Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Tierra West, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Thomas Development Co.</td>
</tr>
<tr>
<td>Request</td>
<td><strong>Zoning Map Amendment (zone change)</strong></td>
</tr>
<tr>
<td></td>
<td>TR F-4-A PLAT OF TRS F-3-A, F-4-A &amp; F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 ATRISCO BUSINESS PARK UNIT 3</td>
</tr>
<tr>
<td></td>
<td>Coors Blvd. NW between Bluewater Rd. NW and Los Volcanes Rd. NW</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Approx. (~) 8.95 acres</td>
</tr>
<tr>
<td>Location</td>
<td>TR F-4-A PLAT OF TRS F-3-A, F-4-A &amp; F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 ATRISCO BUSINESS PARK UNIT 3 Coors Blvd. NW between Bluewater Rd. NW and Los Volcanes Rd. NW</td>
</tr>
<tr>
<td>Size</td>
<td>Approx. (~) 8.95 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>NR-BP</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>MX-M</td>
</tr>
</tbody>
</table>

Summary of Analysis

Request is for a zone change for an approximately 9-acre site on Coors Blvd. NW from NR-BP (Non-residential – Business Park) to MX-M (Mixed-use – Medium Intensity).

The subject site is in an Area of Change and is located on a Major Transit Corridor, as designated by the ABC Comprehensive Plan.

The Zoning Map Amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3).

Property owners within 100 ft. of the subject site and affected neighborhood associations were notified as required. One comment in support of the zone change was received.

Staff recommends approval.
LAND USE MAP

Note: Gray shading indicates County.

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

1 inch = 250 feet

Hearing Date: 9/10/2020
Project Number: PR-2020-004193
Case Numbers: RZ-2020-00020
Zone Atlas Page: J-10
**Table of Contents**

I. Introduction ........................................................................................................................................ 2
II. Analysis of Applicable Ordinances, Plans, and Policies ................................................................. 5
III. Zoning Map Amendment (Zone Change) .......................................................................................... 14
IV. Agency & Neighborhood Concerns ............................................................................................... 18
V. Conclusion ....................................................................................................................................... 18
Findings ................................................................................................................................................ 20
Recommendation ................................................................................................................................... 24
Agency Comments ............................................................................................................................... 25
Site Photos ............................................................................................................................................. 29
Attachments .......................................................................................................................................... 31
I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Development Area</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>NR-BP</td>
<td>Area of Change</td>
<td>Vacant</td>
</tr>
<tr>
<td></td>
<td>NR-BP</td>
<td>Area of Change</td>
<td>Commercial Retail/Convenience Store/Community/Senior Center</td>
</tr>
<tr>
<td>South</td>
<td>NR-SU</td>
<td>Area of Change</td>
<td>Police Substation</td>
</tr>
<tr>
<td></td>
<td>NR-BP</td>
<td>Area of Change</td>
<td>Commercial/Bank</td>
</tr>
<tr>
<td>East</td>
<td>R-ML</td>
<td>Area of Change</td>
<td>Multi-family Residential</td>
</tr>
<tr>
<td>(across Coors Blvd.)</td>
<td>R-1B*</td>
<td>Area of Consistency</td>
<td>Single-family Residential</td>
</tr>
<tr>
<td></td>
<td>MX-L</td>
<td>Area of Change</td>
<td>Car Wash</td>
</tr>
<tr>
<td>West</td>
<td>NR-BP</td>
<td>Area of Change</td>
<td>Commercial Services/Manufacturing/Warehousing</td>
</tr>
<tr>
<td></td>
<td>R-ML</td>
<td>Area of Change</td>
<td>Multi-family Residential</td>
</tr>
</tbody>
</table>

* Note that there is a narrow strip of NR-C zoning along the east side of Coors Blvd., between the right-of-way and the low-density residential development zone R-1B. This narrow strip of NR-C is currently vacant.

Request

This is a request for a Zoning Map Amendment (zone change) for an approximately 9-acre site made up of two parcels known as TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 of Atrisco Business Park Unit 3. The subject site is located on the west side of Coors Blvd. NW, between Bluewater Rd. NW and Los Volcanes Rd. NW. The subject site does not have access onto Bluewater Rd. or Los Volcanes Rd as it is in the middle of the block between these two roads.

The subject site is zoned Non-residential – Business Park (NR-BP). The applicant is requesting a zone change to Mixed-use – Moderate Intensity (MX-M). The application includes a description of and an illustrative site plan for a potential development that would include multi-family units, including multi-family units intended for senior living. Any future proposed site plan will be reviewed and decided by the DRB because the site is over 5 acres.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. In this case, due to the size of the site and its designation as an Area of Change, the EPC is the final decision-
making body unless its decision is appealed. If an appeal is filed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make then make the final decision. The request is a quasi-judicial matter.

The EPC’s role is to ensure that the review and decision criteria for a Zoning Map Amendment – EPC (IDO Subsection 14-16-6-7(F)(3)) are met. This includes the applicant’s burden to demonstrate that the requested zone district is more advantageous to the community as articulated by the Albuquerque / Bernalillo County Comprehensive Plan (ABC Comp Plan), including implementation of patterns of land use, development density and intensity, and connectivity.

Context

The subject site is within the Atrisco Business Park and located directly abutting Coors Blvd. NW between Bluewater Rd. and Los Volcanes Rd. The subject site is currently vacant. To the north and south of the site along Coors Blvd. are relatively small commercial establishments, including a bank and a Big Lots department store. To the south across Bluewater Rd. is a two-story multi-family development. The Atrisco Business Park extends beyond Unser Blvd. to the west and has been mostly developed with a mix of warehousing, manufacturing, commercial, community buildings, and multi-family development. Across Coors Blvd. to the east is primarily single-family residential neighborhoods, which generally extend eastward all the way to Atrisco Dr. and the Rio Grande.

The west side of Albuquerque is developed predominantly with residential uses and, in particular with low-density residential uses, which has led to an imbalance of jobs and housing that exacerbates traffic on the river crossings. The area east of Coors Blvd. and south of Central Ave. is particularly underserved by non-residential retail, service, restaurant, office, and employment uses. Near the subject site, however, the Atrisco Business Park has largely developed with warehousing, manufacturing, distribution, and commercial services uses and Coors Blvd., particularly the west side of the road, has developed with more neighborhood- and regional-serving commercial uses and some multi-family development.

The MRCOG Futures 2040 MTP classifies the Atrisco Business Park as a Reinvestment Center. This designation is for “existing long-time hub of activity but targeted for relatively new redevelopment or additional activity.” This designation aligns with the evolution of Coors Blvd. Previously, this state highway had carried mostly industrial and freight traffic. As the surrounding area has developed and Coors Blvd. has become the primary north-south commuter route on the west side, some freight traffic has moved to Unser Blvd.

Coors Blvd. is designated as a Major Transit Corridor in the ABC Comp Plan with weekday service that runs approximately every 30 minutes. Coors Blvd. has 3 lanes of traffic in each direction with posted speeds of 45 mph. Center medians limit turning movements to major intersections and periodic locations between those intersections. Along Coors Blvd., sidewalks are fairly wide to accommodate people walking and biking; however, vehicle speeds and volumes, as well as a lack of street trees, do not necessarily support biking and walking. To the south, a more recent multi-family development includes street trees, which contribute to a more pleasant walking experience.
History

The site was annexed by the City of Albuquerque in the 1940s. In 1992, the Atrisco Business Park Master Development Plan for IP Uses (industrial park) was approved by the EPC. That plan puts forth standards regarding floor-area ratio, setbacks, architecture, landscaping, parking, screening, lighting, signage, and grading and drainage. The plan was amended in 2004 and 2018 to require edge buffering and to address development of larger lots, respectively. The lots in this application are at the far eastern edge of the Business Park and remain undeveloped and would continue to be controlled by applicable standards in the Master Development Plan if this zone change request is approved (see red X on location map).

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG) as part of the Metropolitan Transportation Plan (MTP), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Coors Blvd. NW as a Regional Principal Arterial. According to the MTP, Regional principal arterials are primarily for long-distance travel, prioritize passenger vehicles, and tend to have higher speeds and more lanes.

The LRRS designates Bluewater Rd. NW and Los Volcanes Rd. NW as Major Collector streets.

Coors Blvd. is the primary freight corridor on the west side of the Rio Grande and there are no truck restrictions. According to the most recent update to the MTP, restrictions to freight movement on Unser north of I-40 “effectively makes Coors Blvd. the sole north-south arterial for freight movements west of the river. Atrisco Vista Blvd, well west of significant commercial development, functions as an arterial route for through movements to markets in far northwest Albuquerque and Rio Rancho.” It is unclear whether these restrictions on Unser impact access to the Atrisco Business Park from Central Ave. or I-40. According to the applicant, the pattern of medians on Coors Blvd. and the increased use of Coors Blvd. by commuters has reduced accessibility to the site, as well as the rest of the Atrisco Business Park, from Coors Blvd.

Comprehensive Plan Corridor Designation

Coors Blvd. is designated as a Major Transit Corridor. This designation is intended for roads that are planned to have frequent transit service. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the
Centers they connect. Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect established neighborhoods.

 Trails/Bikeways

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

The LRBS shows a Proposed Bicycle Lane on Coors Blvd. NW adjacent to the site, and an Existing Bicycle Lane on both Los Volcanes Rd. and Bluewater Rd., the streets to the north and south of the site. There’s also an Existing Bicycle Route on the west side of the block containing the subject site, along Airport Dr. NW.

Transit

ABQ Ride Route #155-Coors serves the subject site along Coors Blvd. This route runs from Gun Club to the Northwest Transit Center, with peak frequencies of 30 minutes weekdays and 45 minutes on Saturdays and Sundays. The subject site is approximately ½-mile north of the ART station at Central and Coors.

Public Facilities/Community Services

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

The Los Volcanes Senior Center and Child Development Center, as well as an APD sub-station, are just northwest of the subject site along Los Volcanes Rd.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. 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).

Zoning

The current zoning, Non-Residential Business Park (NR-BP), accommodates a wide range of nonresidential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses.
The proposed zoning, Mixed-use – Moderate Intensity (MX-M), would provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

There are two primary differences between the existing zoning and the requested zoning:

- The existing NR-BP zoning allows – permissively or conditionally – some more intense non-residential uses that would not be allowed, or that would require a Conditional Use Approval in the MX-M zone, including but not limited to light manufacturing, warehousing, wholesaling and distribution, outdoor vehicle storage, and salvage yards.

- The proposed MX-M allows a variety of residential permitted uses, not including single-family residential. The only residential use allowed in NR-BP is live-work, and it requires a Conditional Use Approval. MX-M would add townhouses, multi-family, a variety of group living uses, and residential community amenities.

**Use-specific Standards**

IDO sub-section 14-16-4-3(B)(7)(c): “In any Mixed-use zone district west of the Rio Grande on properties abutting a Major or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major or Premium Transit Corridor.” This provision is a Use-specific Standard for multi-family residential development, and would require any residential development on the site, as proposed, to be mixed-use and not entirely residential.

**Character Protection Overlay zone (CPO)**

The site is entirely within the Coors Blvd. CPO – 2, which sets out standards for setbacks, building height and bulk, grading, and signage. Provisions in the CPO would apply to development regardless of the zoning, but are subordinate to any conflicting standards in the prior-approved Atrisco Business Park master plan per IDO Subsection 14-16-1-10(A).

**Albuquerque / Bernalillo County Comprehensive Plan (ABC Comp Plan)**

The subject site is located in an Area of Change as designated by the ABC Comp Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. The subject site is also located on a Major Transit Corridor as designated by the ABC Comp Plan. Major Transit Corridors are intended for higher density housing and mixed-use development that will support transit service. The Applicant’s justification relies primarily on these types of policies.

The ABC Comp Plan also contains policies that encourage the development of uses that create base jobs and maintenance of existing land zoned for those kinds of uses, particularly on the west side, where there is generally more housing than jobs, which has exacerbated traffic issues on the river crossings. The following policies and sub-policies in particular encourage fostering job growth, particularly by maintaining land that will support such job growth.
A. POLICY 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side. (addressed by the Applicant, with detailed analysis below)

B. SUB-POLICY 5.6.2.i: Discourage zone changes from industrial uses to either mixed-use or residential zones. (not addressed by the Applicant)

C. POLICY 8.1.5 – Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas. (not addressed by the Applicant)

The existing NR-BP zoning allows a mix of non-residential uses that are generally expected to support base job growth. The requested MX-M zoning retains many of the same non-residential uses, except for the more intense uses like light manufacturing and warehousing. Because many non-residential uses that support base jobs would still be allowed in MX-M, this request does not directly conflict with Policy 5.4.2 or policy 8.1.5. It does, however, conflict with Sub-policy 5.6.2.i. The request may also generally reduce the future opportunities for job growth at this site by allowing residential uses, which may or may not be developed on the subject site.

The goals and policies listed below are cited by the applicant in the zone change justification letter dated June 29, 2020 (see attachment). When a goal or policy is listed and is not applicable, it is because the applicant included it in the zone change justification letter.

**Note:** A summary of the Applicant’s justification is in indented *italics*; Staff’s analysis is indented **bold** text.

The following policies encourage development, higher density residential uses, and/or mixed-use development near Major Transit Corridors, including referring to Centers and Corridors more generally; near transit stops or stations; and in Areas of Change. A summary of the Applicant’s justification for these types of policies and Staff’s analysis follow the list of policies.

- POLICY 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
  - SUB-POLICY 5.1.1.c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
  - SUB-POLICY 5.1.1.g: Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

- POLICY 5.1.10 – Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
  - SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops or stations.

- 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.
- SUB-POLICY 5.6.2.c: Foster a range of housing options at various densities according to each Center or Corridor type.
- SUB-POLICY 5.6.2.d: Encourage higher-density housing and mixed-use developments as appropriate land uses that support transit and commercial retail use.
- GOAL 9.3 – Density: Support increased housing density inappropriate places with adequate services and amenities.
- POLICY 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The site in question is located on a Major Transit Corridor, less than 200 feet from a bus stop, and ½ mile from an Albuquerque Rapid Transit stop at Central and Coors. It is also in an Area of Change and is an infill site per the IDO definition. The change to MX-M would open the possibility for a number of uses on the infill site including live-work and multi-family dwellings, increasing support for transit ridership.

The zone change allows and encourages a number of uses that facilitate the encouragement of employment density, compact development, and infill in a Major Transit Corridor. The MX-M zoning would also permit a number of higher density residential uses that would be appropriately located along a Major Transit Corridor, near an established Activity Center, and adjacent to other developed uses as a way to discourage the need for development at the urban edge. (See also Applicant justification letter for additional explanations for each individual Policy and Sub-policy).

The request would create more opportunities for development of this infill site, which is along a Major Transit Corridor and in an Area of Change. The subject site is served by public transit, with stops for northbound and southbound transit service at Coors Blvd. and Bluewater Rd. The proposed MX-M zoning would allow for a more diverse range of uses that would support employment opportunities and compact development. MX-M also allows residential uses (mostly multi-family and other higher density uses), which are not allowed by the existing NR-BP zoning. This mix of uses are appropriate in this location along a Major Transit Corridor and IDO Sub-section 14-16-4-3(B)(7)(c) would require that any residential development include some mixed or non-residential uses. The request furthers Policy 5.1.1 and Sub-policies 5.1.1.c and 5.1.1.g, Policy 5.1.10 and Sub-policy 5.1.10.a, Policy 5.6.2 and Sub-policies 5.6.2.c and 5.6.2.d, and Goal 9.3 and Policy 9.3.1.

PLAN ELEMENT 5 – Land Use

SUB-POLICY 5.1.1.d: Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Activity Centers to increase housing density and expand housing options and affordability.

Not applicable – the subject site is not located within an Activity Center.
SUB-POLICY 5.1.1.f: Discourage the development of detached single-family housing as inappropriate use in Centers and along Corridors.

Not applicable – neither the existing nor proposed zoning allows single-family residential.

SUB-POLICY 5.1.10.c: Encourage mixed-use development in Centers and near intersections.

Not applicable – the subject site is not within an Activity Center and is in the middle of the block between Bluewater Rd. and Los Volcanes Rd., so it is not located at an intersection.

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

SUB-POLICY 5.2.1.d: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

Policy 5.2.1.d is furthered by this request. The current NR-BP zoning does not allow for any residential uses other than live-work dwellings as a conditional accessory. Limiting any option of residential to one single use and further making it an accessory component. The requested MX-M zoning would allow for a range of income and lifestyle housing options, ranging from multifamily, to townhomes, to group and assisted living facilities to be mixed with commercial development opportunities.

The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would allow various forms of residential development; however, the request does not ensure that those options will be provided or that any residential development would meet a range of incomes or lifestyles. The request furthers Sub-policy 5.2.1.d.

SUB-POLICY 5.2.1.f: Encourage higher density housing as an appropriate use in the following situations:

i. Within designated Centers and Corridors.

ii. In areas with good street connectivity and convenient access to transit.

iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

Policy 5.2.1.f.i through iii. is furthered by this request. The property lies within a Major Transit Corridor and is easily accessible from Coors Blvd, Central Ave, and Interstate-40. With a bus stop located along the Coors frontage of the site, and an Albuquerque Rapid Transit station located on Central Ave less than a ½ mile away, providing convenient access to transit facilities for residential uses that would be allowed under MX-M zoning.

The area surrounding the site provides mixed density patterns, from MX-M to MX-L to R-ML to R-1B and NR-BP. The pattern of the mixture of these zones would be compatible with the proposed MX-M zoning. No major infrastructure would be required to be extended or created due to the proposed development.
The request would permissively allow high density residential uses that the current NR-BP zoning does not allow. The subject site is on a Major Transit Corridor with convenient access to transit. While the site is within the Atrisco Business Park Master Development Plan area, which contains many fairly intense non-residential uses, the development along the west side of Coors in this area includes a mix of multi-family development and smaller-scale commercial development. The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site. The request furthers Sub-policy 5.2.1.f.

SUB-POLICY 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The current NR-BP zoning encourages uses that require daily operations with a large volume of heavy truck traffic entering and exiting a site that is no longer suitable to these types of users. As mentioned in the letter from Maestas & Ward in Appendix B, the site has sat vacant for over three decades. The market has shown that the site is not suitable for a majority of the uses that would be lost in a change from NR-BP to MX-M. Access to, from and within this location would be difficult for heavy trucks. These elements make it more desirable to market the property with a residential aspect to broaden the buyer demographic for the property.

The subject site is vacant and is one of a few vacant sites abutting Coors Blvd. in this area. The applicant has provided documentation explaining why many of the allowed uses in the existing NR-BP zoning are not appropriate for this location, and the development patterns along Coors Blvd. are consistent with the mix of uses and development types that are allowed by the requested MX-M zoning, which may encourage more productive use of the site. The request furthers Sub-policy 5.2.1.n.

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

This site is 8.95 acres where 100% of the adjacent lands have been developed out and contain primary buildings, which meets the IDO definition of infill development. No new infrastructure or public facilities would be needed for this proposed development. The Comp Plan also supports infill and more varied housing opportunities more generally. The proposed zone change will help facilitate these long term goals by supporting additional appropriate growth at the subject site.

The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site. The request furthers Policy 5.3.1.

POLICY 5.3.5 – School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support anticipated increase of students based on proposed dwelling units.

The zone request to MX-M from NR-BP would promote the opportunity for residential and mixed-use development at this location, which is a location of need for housing
opportunities for low-income families. Where residential uses might impact schools, APS has several options to address that impact, which are outlined in the APS comments. MX-M zoning also promotes residential uses in the form of group assisted living and independent senior living. These are residential facilities that do not have children living in them, thus having no impact on school capacities.

Albuquerque Public Schools (APS) comments indicate that the request would impact 3 area schools. West Mesa, the high school that serves the area, has insufficient capacity to support an increase of students. The MX-M zone would allow a mix of residential and non-residential uses and the request is to change the zoning to a zone that allows residential uses. While future development on the subject site may or may not have the impact estimated by APS depending on the specific type of development planned in the future, the request does not further Policy 5.3.5.

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

SUB-POLICY 5.4.1.a: Prioritize higher-density housing where services and infrastructure are available.

Policy 5.4.1.a is furthered by this request. By changing from NR-BP to MX-M higher density housing becomes a permissive use. No additional or upgraded infrastructure improvements are required for the development of the site. The subject site is approximately ½ mile in proximity to the West Route 66 Activity Center. The zone change from NR-BP to MX-M facilitates the goal of prioritizing higher-density housing where services and infrastructure are available.

The request would permissively allow high density residential uses that the current NR-BP zoning does not allow. The subject site is largely surrounded by developed land and existing infrastructure and public facilities are in place to serve the subject site. The land to the west of the site is largely developed with industrial uses that concentrate employment opportunities in this area. The request furthers Sub-policy 5.4.1.a.

POLICY 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side.

SUB-POLICY 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Policy 5.4.2.a is furthered by this zone change request. A change from NR-BP to MX-M would remove 15 permissive uses, many of which rely on freight access, which is not appropriate in this location. If approved, 54 uses in the Civic & Institutional, Commercial, and Industrial categories would still be permissive on the site. Therefore, this request does not reduce the capacity of land zoned for commercial, office, and industrial uses but rather limits it to more appropriate and safe uses at the site in question.

Furthermore, there exist 236 acres of NR-BP zoned land west of this site as well as an additional 1,000 acres regionally that are serving to fulfill this need. These numbers do not include Santolina nor the Upper Petroglyphs where large employment projects are planned.
and underway. All of these locations are more appropriate for NR-BP uses.

The request would change the allowed non-residential uses, removing most allowed industrial uses, but would still allow a mix of commercial and office uses that would support job growth on this site on the west side. The request would also allow residential uses where none are currently allowed. Although the requested MX-M zoning does retain some uses that support job growth, the existing zoning is more supportive of those kinds of uses, and the addition of allowed residential uses, if developed on the site, would degrade existing capacity for job growth on this site located west of the Rio Grande. The request does not further Policy 5.4.2 or Sub-policy 5.4.2.a.

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.

SUB-POLICY 5.6.2.f: Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Not applicable – while the applicant rightly points out that some NR-BP uses have negative impacts for the single-family residential to the east, there may also be negative impacts of uses allowed in the requested MX-M zone. In either case, those negative impacts would be addressed by IDO design standards and residential protections.

SUB-POLICY 5.6.2.g: Encourage development in areas with a highly connected street grid and frequent transit service.

Policy 5.6.2.g is furthered by this request. The proposed zoning would promote uses of multi-family and group living along a major transit corridor and within ½ mile of an Albuquerque Rapid Transit Stop at Coors Blvd. & Central Ave. as well as a bus stop along the frontage of the property. These types of uses have more of a demand for available public transit services in close proximity.

The request would encourage development on property in an Area of Change and along a Major Transit Corridor with peak weekday service frequencies of 30 minutes and with access to ART premium transit service along Central. The subject site is not an area with a highly connected street grid. The request partially furthers Policy 5.6.2 and Sub-policy 5.6.2.g.

PLAN ELEMENT 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.

SUB-POLICY 9.1.1.a: Increase the supply of housing that is affordable for all income levels.

Although the proposed MXM zoning does not guarantee housing affordable for all income levels at this location. It does open this market for affordable housing to this site, increasing the chances for new affordable housing not located along urban edges. The current zoning
of NR-BP outright does not allow any residential uses, eliminating the potential for increasing affordable housing.

SUB-POLICY 9.1.1.b: Provide for the development of quality housing for elderly residents.

Similar to 9.1.1.a, the proposed zone at this location does not guarantee quality housing for elderly residents but it does increase the chances to provide that use. The current NR-BP zoning outright would not allow any housing for elderly residents.

SUB-POLICY 9.1.1.i: Provide for the development of multi-family housing close to public services, transit, and shopping.

The proposed zoning does not guarantee multi-family housing but does increase the probability of multi-family housing at a location that is within close proximity to the West Route 66 Activity Center, an Albuquerque Rapid Transit stop near Coors Blvd. & Central Ave, and within walking distance to various shopping locations such as Big Lots, Walgreens, Family Dollar, Smith’s Grocery, Albertson’s Grocery, and various restaurant establishments.

The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would allow various forms of multi-family and group living residential development. The requested MX-M zone also allows a variety of commercial, office, and other non-residential uses. The Applicant’s justification refers to uses on the illustrative site plan provided with the application, which is not under review by the EPC, so the requested zoning does not ensure that those options will be provided or that any residential development would meet a range of incomes or lifestyles as referenced. The subject site is also near public services, transit, and shopping. The request furthers Policy 9.1.1 and Sub-policies 9.1.1.a, 9.1.1.b, and 9.1.1.i.

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

SUB-POLICY 9.1.2.a: Prioritize support for affordable housing that the market is unable to provide for populations with the lowest income levels and/or special needs.

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

Not applicable – This request is for a zone change to MX-M that would allow for affordable housing to be developed at the site, but there is no guarantee that this Sub-policy will be met based solely on the zoning.

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.

Not applicable – the request would allow residential uses, but the design, quality and materials cannot be guaranteed by a zone change approval and would be addressed through the site plan review process.
POLICY 9.2.2: High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

Not applicable – the request would allow residential uses, but the design, quality and materials cannot be guaranteed by a zone change approval and would be addressed through the site plan review process.

Master Development Plan

The Atrisco Business Park Master Development Plan for IP Uses, adopted in 1992 and updated in 2018, would maintain influence over the development of these lots following the proposed zone change, if approved.

III. ZONING MAP AMENDMENT (ZONE CHANGE)

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

There are several criteria that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

Note: Applicant’s Justification is in indented italics. Staff’s analysis is in indented bold.

(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.

The subject site is located within an Area of Change and is zoned NR-BP, surrounded by R-ML, R-1B, MX-M and NR-BP zoned properties that have been previously developed. Applicable Goals and Policies listed above would be furthered by a zone map amendment to the subject site from NR-BP to MX-M and would be consistent with the general pattern of development along the major transit corridor and in proximity to the West Route 66 Activity Center.

Consistency with the City’s health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request would furthers a preponderance of ABC Comp Plan policies and would be consistent with the City’s health, safety, and general welfare. The response to Criterion (a) is sufficient.

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

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com 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.

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

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

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

The request meets the sub-criteria #2 and 3 above. The subject site is located wholly in an Area of Change. As development along Coors in this area has developed over the decades, the corridor has shifted more from an originally planned industrial area to more of a mixed-use of commercial/retail/residential uses. This supports sub-criteria 2 above. A zone change from NR-BP to MX-M would encourage development and growth, and would reinforce and strengthen the existing established character of the surrounding residential parcels as supported by the Comp Plan. This supports criteria 3 above as demonstrated by the request. The request furthers numerous Comp Plan goals and policies including supporting growth and development by broadening the market use to the site, preserving the distinct surrounding community by discouraging light manufacturing or controversial adult entertainment uses near neighborhoods, and encouraging infill to a vacant tract of land that has not been desirable with the current zoning.

The subject site is located wholly in an area of Change. The Applicant has provided a description of changes to the character and freight accessibility of Coors Blvd., particularly in the area of the subject site to demonstrate that changed community conditions have made this site undesirable for the types of uses most commonly
associated with NR-BP zoning. The Applicant has also demonstrated, through the policy analysis above, would be more advantageous given that it furthers a preponderance of applicable goals policies. 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 will adequately mitigate those harmful impacts.

As shown in the use comparisons tables in Appendix C, the zone change would eliminate permissive and conditional uses that would be harmful to adjacent property, the neighborhood, or the community as the proposed zoning is consistent with the immediate surrounding area. These uses that would be eliminated and help maintain a higher level of air quality for the surrounding area are heavy vehicle equipment sales and fueling, freight terminal and dispatch center, salvage yard, helipads, and light manufacturing.

The majority of permissive uses in MX-M are less intense or potentially harmful to adjacent properties than the permissive uses in NR-BP. In addition, IDO Use-specific Standards and Development Standards will help mitigate potential impacts. 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 request meets the sub-criteria #1. The City and ABCWUA existing infrastructure and previously completed public improvements will have adequate capacity to serve the development made possible by the change of zone because the site is located along a developed major transit corridor.

The request furthers this requirement because the City’s existing infrastructure and public improvements currently have adequate capacity to serve the subject site. 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 the zone change request is not based on the property’s location on a major street.

The Applicant’s justification is not completely based on the subject site’s location on Coors
Bldg. SW. The designation of Coors Blvd. as a Major Transit Corridor is an important part of the justification, but that is based in ABC Comp Plan policies that support development on those types of Corridors. 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 zone change request is not based on the cost of land or economic considerations.*

Economic considerations are a factor, but the applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to allow for uses on the property that are appropriate in an infill site along a Major Transit Corridor. 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.

*The request meets the sub-criteria #1. The zone change request does not result in a spot zone as the proposed zoning is consistent with the abutting and surrounding zoned properties and is identical in use to the multifamily property located to the south of the subject property. The result is a much more desirable transition and blend with the various adjacent zones.*

The request is not a spot zone given the size of the subject site. The requested zoning (MX-M) would be different from the surrounding zoning, but the allowed uses and development types associated with the MX-M zone district would be consistent with the existing development pattern and ABC Comp Plan goals and policies for the location on a Major Transit Corridor. The response to Criterion (h) is sufficient.
IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Most reviewing agencies had no or no adverse comments on this application. Three more extensive comments were submitted:

- Long Range Planning comments concurred with most Comp Plan policies cited by the Applicant, while also highlighting the fact that the “request would not prioritize job growth west of the Rio Grande.” The EPC, as a discretionary decision-making body, must weigh policies about prioritizing west side jobs against policies that encourage more mixed-use and residential development on sites along Major Transit Corridors.
- Albuquerque Public Schools gave enrollment estimates based on the application and commented that a residential development at this site would impact three schools, one of which is already struggling with overcrowding.
- PNM, ABCWUA, and NMDOT submitted comments that should be reviewed and addressed as part of the site plan development process for any future development on the site.

Agency comments begin on p. 25 of this report.

Neighborhood/Public

Notified neighborhoods:

- West Mesa Neighborhood Association
- Los Volcanes Neighborhood Association
- South West Alliance of Neighborhoods
- West Side Coalition of Neighborhood Associations

A neighborhood meeting was held on Tuesday July 28th at 6:00 p.m. There were two in-person attendees and three people attended via Zoom. The applicant provided an overview of the request, as well as information about the illustrative site plan of a potential development project that could be approved with the zone change. Overall, based on the notes provided by the Applicant, those in attendance were generally supportive of the proposed project. The only comment staff received from the public was from West Mesa Neighborhood Association, who stated they approved of the proposed zoning change.

V. CONCLUSION

The request is for a Zoning Map Amendment (zone change) for an approximately 9-acre site made up of two parcels known as TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 of Atrisco Business Park Unit 3. The existing zoning is Non-residential – Business Park (NR-BP) and request is for a zone change to Mixed-use – Moderate Intensity (MX-M).

While the Applicant has provided an illustrative site plan for potential development that is primarily residential, the request is for a zone change from NR-BP to MX-M, a zone that allows a variety of commercial, office, and other non-residential uses, in addition to some higher density
residential uses. This request generally conflicts with some ABC Comp Plan policies that discourage any degradation of entitlements to non-residential uses that support job growth to address the imbalance of jobs and housing on the west side. The requested MX-M zoning would retain a number of non-residential uses, so this zone may still be appropriate in this location; however, the application includes an illustrative plan for potential development that would be almost entirely residential, which does not support the ABC Comp Plan policies about jobs on the west side. The EPC should make its decision based on whether the zone change, and not the proposed development, furthers ABC Comp Plan goals and policies, but should consider the possibility that this zone change could allow development that conflicts with certain policies.

On the other hand, there are also many ABC Comp Plan goals and policies that support mixed-use and higher density development along Major Transit Corridors, Areas of Change, and in locations where the infrastructure and surrounding development are compatible with these types of development. The subject site is in a Major Transit Corridor and an Area of Change, and the general development pattern along Coors Blvd. near the site includes smaller, more neighborhood-scale commercial and multi-family development, so the zone change would further these goals and policies.

Considering this discrepancy in goals and policies that apply to the site, there are more ABC Comp Plan goals and policies that would be furthered by the request, but the EPC should consider the implications of weighing goals and policies that support the request due to the context over goals and policies about job growth on the west side.

Overall, a preponderance of the applicable goals and policies in the ABC Comp Plan would be furthered by this zone change and zone change has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3) based upon changed community conditions and the proposed zoning being more advantageous to the community than the current zoning.

The affected neighborhood organizations are the West Mesa Neighborhood Association, Los Volcanes Neighborhood Association, South West Alliance of Neighborhoods, and the West Side Coalition of Neighborhood Associations.

As of this writing, Staff has received one comment from the West Mesa Neighborhood Association in support of the request.

Staff recommends approval.
FINDINGS – RZ-2020-00020, September 10, 2020 – Zoning Map Amendment (Zone Change)

1. This is a request for a Zoning Map Amendment (zone change) for an approximately 8.95-acre site made up of two vacant parcels known as TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 of the Atrisco Business Park Unit 3 subdivision, located on Coors Blvd NW between Bluewater Rd. and Los Volcanes Rd.

2. The applicant requests a zone change from Non-residential – Business Park (NR-BP) to Mixed-use – Moderate Intensity (MX-M), which would disallow certain industrial uses and allow some residential uses, retaining the majority of non-residential uses currently allowed in the NR-BP zone district.

3. The subject site is within the Atrisco Business Park Master Development Plan for IP Uses.

4. The Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan) and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

5. The subject site is within an Area of Change as designated by the ABC Comp Plan.

6. The subject site is on a Major Transit Corridor as designated by the ABC Comp Plan.

7. The request generally furthers the following applicable ABC Comp Plan goals and policies that encourage development, higher density residential uses, and/or mixed-use development near Major Transit Corridors, including referring to Centers and Corridors more generally; near transit stops or stations; and in Areas of Change:

   A. POLICY 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
      • SUB-POLICY 5.1.1.c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
      • SUB-POLICY 5.1.1.g: Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

   B. POLICY 5.1.10 – Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
      • SUB-POLICY 5.1.10.a: Encourage higher-density residential developments within ¼ mile of transit stops or stations.

   C. 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.
      • SUB-POLICY 5.6.2.c: Foster a range of housing options at various densities according to each Center or Corridor type.
      • SUB-POLICY 5.6.2.d: Encourage higher-density housing and mixed-use developments as appropriate land uses that support transit and commercial retail use.

   D. GOAL 9.3 – Density: Support increased housing density inappropriate places with adequate services and amenities.
E. POLICY 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request would create more opportunities for development of this infill site, which is along a Major Transit Corridor and in an Area of Change. The subject site is served by public transit, with stops for northbound and southbound transit service at Coors Blvd. and Bluewater Rd. The proposed MX-M zoning would allow for a more diverse range of uses that would support employment opportunities and compact development. MX-M also allows residential uses (mostly multi-family and other higher density uses), which are not allowed by the existing NR-BP zoning. This mix of uses are appropriate in this location along a Major Transit Corridor and IDO Sub-section 14-16-4-3(B)(7)(c) would require that any residential development include some mixed or non-residential uses.

8. The request generally furthers the following applicable ABC Comp Plan policies related to supporting development that encourages complete communities by broadening the options for development:

A. POLICY 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from the surrounding neighborhoods.
   - SUB-POLICY 5.2.1.d: Encourage development that broadens housing options to meet a range of incomes and lifestyles.
   - SUB-POLICY 5.2.1.f: Encourage higher density housing as an appropriate use in the following situations:
     - Within designated Centers and Corridors.
     - In areas with good street connectivity and convenient access to transit.
     - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.
   - SUB-POLICY 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The subject site is on a Major Transit Corridor with convenient access to transit. The existing development pattern along Coors Blvd. in the area around the site includes a mix of multi-family development and smaller-scale commercial development. The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would retain many of the non-residential uses that are more compatible with the existing pattern of development along Coors Blvd.

9. The request generally furthers the following applicable ABC Comp Plan policy related to infill development:

A. POLICY 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.
The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site.

10. The request generally furthers the following applicable ABC Comp Plan policy related to housing near jobs and where services and infrastructure are available:

A. POLICY 5.4.1 – Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.
   ▪ SUB-POLICY 5.4.1.a: Prioritize higher-density housing where services and infrastructure are available.

The request would permissively allow high density residential uses that the current NR-BP zoning does not allow. The subject site is largely surrounded by developed land and existing infrastructure and public facilities are in place to serve the subject site. The land to the west of the site is largely developed with industrial uses that concentrate employment opportunities in this area.

11. The request partially furthers the following applicable ABC Comp Plan policy related to Areas of Change:

A. 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.
   ▪ SUB-POLICY 5.6.2.g: Encourage development in areas with a highly connected street grid and frequent transit service.

The request would encourage development on property in an Area of Change and along a Major Transit Corridor with peak weekday service frequencies of 30 minutes and with access to ART premium transit service along Central. The subject site is not an area with a highly connected street grid.

12. The request generally furthers the following applicable ABC Comp Plan policy related to housing options:

A. POLICY 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
   ▪ SUB-POLICY 9.1.1.a: Increase the supply of housing that is affordable for all income levels.
   ▪ SUB-POLICY 9.1.1.b: Provide for the development of quality housing for elderly residents.
   ▪ SUB-POLICY 9.1.1.i: Provide for the development of multi-family housing close to public services, transit, and shopping.

The request would permissively allow residential uses that the current NR-BP zoning does not allow, and would allow various forms of multi-family and group living residential development. The requested MX-M zone also allows a variety of commercial, office, and other non-residential uses. The Applicant’s justification refers to uses on the illustrative site.
plan provided with the application, which is not under review by the EPC, so the requested zoning does not ensure that those options will be provided or that any residential development would meet a range of incomes or lifestyles as referenced. The subject site is also near public services, transit, and shopping.

13. The applicant has adequately justified the request pursuant to IDO Section 6-7(F)(3) Review and Decision Criteria for Zoning Map Amendments. All of the applicable criteria have been met, as follows:

(a) Consistency with the City’s health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request would furthers a preponderance of ABC Comp Plan policies and would be consistent with the City’s health, safety, and general welfare.

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

(c) The subject site is located wholly in an area of Change. The Applicant has provided a description of changes to the character and freight accessibility of Coors Blvd., particularly in the area of the subject site to demonstrate that changed community conditions have made this site undesirable for the types of uses most commonly associated with NR-BP zoning. The Applicant has also demonstrated, through the policy analysis above, would be more advantageous given that it furthers a preponderance of applicable goals policies.

(d) The majority of permissive uses in MX-M are less intense or potentially harmful to adjacent properties than the permissive uses in NR-BP. In addition, IDO Use-specific Standards and Development Standards will help mitigate potential impacts.

(e) The request furthers this requirement because the City’s existing infrastructure and public improvements currently have adequate capacity to serve the subject site.

(f) The Applicant’s justification is not completely based on the subject site’s location on Coors Blvd. SW. The designation of Coors Blvd. as a Major Transit Corridor is an important part of the justification, but that is based in ABC Comp Plan policies that support development on those types of Corridors.

(g) Economic considerations are a factor, but the applicant’s justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to allow for uses on the property that are appropriate in an infill site along a Major Transit Corridor.

(h) The request is not a spot zone given the size of the subject site. The requested zoning (MX-M) would be different from the surrounding zoning, but the allowed uses and development types associated with the MX-M zone district would be consistent with the existing development pattern and ABC Comp Plan goals and policies for the location on a Major Transit Corridor.
14. 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 it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.

15. As of this writing, Staff has received one comment from the West Mesa Neighborhood Association in support of the request.

RECOMMENDATION

APPROVAL of Project #: 2020-004193, RZ-2020-00020, a request for a Zone Map Amendment from NR-BP to MX-M for TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A and TR F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 of Atrisco Business Park Unit 3, located on Coors Blvd. NW between Bluewater Rd. and Los Volcanes Rd., based on the preceding Findings.

Name
Title

Notice of Decision cc list:
Tierra West LLC, 5571 Midway Park Pl., Albuquerque, NM, 87109, vperea@tierrawestllc.com
La Mame LLC, 4310 Wellesley Dr. NE, Albuquerque, NM, 87107
Thomas Development Co., 413 W. Idaho St., Suite 200, Boise, ID, 83702, tdc@thomasdevelopment.com
West Mesa Neighborhood Association, Dee Silva, ddee4329@aol.com
West Mesa Neighborhood Association, Steven Budenski, stevenbudenski@gmail.com
Los Volcanes Neighborhood Association, Max Garcia, max_garcia@msn.com
Los Volcanes Neighborhood Association, Ted Trujillo, nedcarla@live.com
South West Alliance of Neighborhoods (SWAN), Jerry Gallegos, jgallegoswccdg@gmail.com
South West Alliance of Neighborhoods (SWAN), Johnny Pena, johnnypena@comcast.net
Westside Coalition of Neighborhoods, Elizabeth Haley, ekhaley@comcast.net
Westside Coalition of Neighborhoods, Rene Horvath, aboard111@gmail.com
Alan Varela, avarela@cabq.gov
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

This zoning map amendment request would change the property from a Non-residential Business Park (NR-BP) zone district to one that allows mixed-uses, but for the intent of developing multi-family residential uses. This request is consistent with many applicable goals and policies in the Comprehensive Plan, as cited by the applicant. The request does not address Policy 5.4.2 and sub-policy a, West Side Jobs: Foster employment opportunities on the West Side. This request would not prioritize job growth west of the Rio Grande, because the purpose is to obtain a zone that allows a multi-family development instead of the commercial and industrial uses allowed by the existing zoning.

If approved, the requested MX-M zone requires at least 50 percent commercial uses on the ground floor, pursuant to the use-specific standards for multi-family residential dwellings.

The EPC should carefully consider whether the requested zoning map amendment is appropriate to match other nearby residential and multi-family uses or whether the conflict with the jobs to housing goal and policies would warrant keeping the property zoned NR-BP.

CITY ENGINEER

Transportation Development

No objection to the request.

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

No Comments

PARKS AND RECREATION

No Objection

POLICE DEPARTMENT/PLANNING

TRANSIT DEPARTMENT

- On the Coors Boulevard Major Transit Corridor.
- Fixed Route 155 runs north/south on Coors Boulevard connecting the Northwest Transit Center at Coors and Ellison with a turn-around at Coors and Gun Club.
- There is a stop pair for the 155 at Coors and Cloudcroft Road at the northeastern extremity of the site. Walk distance from the site centroid is only about 650 feet or about 1/8th of a mile.
COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

No adverse comment to the proposed zone change.

For information only: An Availability Statement is currently being researched for this site. Once executed this statement will dictate the requirements for service.

It is to be noted that an existing waterline transects the site from north to south. Any proposed development shall remain clear of this existing infrastructure and, at a minimum, outside of any public waterline easement that the infrastructure resides within.

ALBUQUERQUE PUBLIC SCHOOLS

a. EPC Description: RZ-2020-00020 – Zone Map Amendment (Zone Change).


c. Site Location: Located on Coors Blvd. NW between Coors Blvd. and Bluewater Road.

d. Request Description: This is a request for a zoning amendment from NR-BP (Non-Residential Business Park) to MX-M (Mixed Use, Moderate Intensity) on approximately 8.94 acres for the construction of a multi-family residential development and senior living complex. The multi-family component will consist of 136 units (apartment complex and additional buildings with one-bedroom loft units)

e. Case comments: The development of residential dwellings has direct impacts to Albuquerque Public Schools. A residential development at this location will have impacts to Susie Rayos Marmon Elementary School, Tres Volcanes Collaborative Community K-8 School, and West Mesa High School. West Mesa High School suffers from overcrowding and development will be a strain on the school.

   i. Residential Units: **136**
   ii. Est. Elementary School Students: **35**
   iii. Est. Middle School Students: **15**
   iv. Est. High School Students: **15**
   v. Est. Total # of Students from Project: **65**

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

### School Capacity

<table>
<thead>
<tr>
<th>School</th>
<th>2020-2021 Enrollment Projections</th>
<th>Facility Capacity</th>
<th>Space Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Susie Rayos Marmon Elementary School</td>
<td>570</td>
<td>660</td>
<td>90</td>
</tr>
<tr>
<td>Tres Volcanes Collaborative Community K-8 School</td>
<td>1,152</td>
<td>1,420</td>
<td>268</td>
</tr>
<tr>
<td>West Mesa High School</td>
<td>1,802</td>
<td>1800</td>
<td>-2</td>
</tr>
</tbody>
</table>

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

BERNALILLO COUNTY

No adverse comments to zone change.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments. For Informational purposes:

• Coors Blvd. is an NMDOT limited access facility. Please refer to the State Access Management Manual (SAMM) or contact Acting District 3 Engineer Rick Padilla at 505-934-0354 or Rick.Padilla@state.nm.us with any questions about access control.
• Coors Blvd. is functionally classified as a Principal Arterial roadway in the subject area.
• Bluewater Rd. is functionally classified as a Principal Arterial roadway in the subject area.
• Coors Blvd. is listed as primary transit in the Long Range Transit System.
• Coors Blvd. is listed as part of the National Highway System (NHS).
• Coors Blvd. is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency’s Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.
• A proposed bike lane is identified in the Long Range Bikeway System (LRBS) on Coors Blvd. in the project area.
• Appendix G of the MTP recommends the following as it relates to the proposed project:
- Adopt mixed-use and higher-density zoning along transit corridors to support ridership
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT is requesting that the engineering consultant and contractor coordinate with NMDOT Assistant Traffic Engineer Margaret Haynes at Margaret.haynes@state.nm.us or 505-288-2086 as to discuss the development potential impacts to NM 45 and the need for offsite improvements.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for approval for Project #2020-004193 (RZ-2020-0002) Zoning Map Amendment (Zone Change) Located on Coors Blvd. NW between Coors Blvd, and Bluewater Rd NW

1. An existing underground distribution line is located along the west side and north lot line side of the subject site. It is the applicant’s obligation to abide by any conditions or terms of those easements.

2. The developer shall contact PNM’s New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

4. It is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the subject site. PNM’s standard is for trees to be planted outside the PNM easement.
SITE PHOTOS

Looking south toward and across the subject site from the Los Volcanes Senior Center parking lot north of the subject site. The land immediately past this fence is part of the Thomas & Betts parcel – the subject site is slightly farther south in the photo.

Looking north across the subject site from the Bank of Albuquerque parking lot south of the subject site.
Looking northeast across the subject site from the Bank of Albuquerque parking lot south of the subject site.

Looking west across the subject site from the east side of Coors Blvd.
ATTACHMENTS
HISTORY
ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 16, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12. A solid 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

Admin: Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).

Sheet Index
1. Illustrations Site Plan
2. Landscape Development Plan
3. Development Sketches
4. Development Sketches
5. Development Sketches
6. Conceptual Overall Drainage Plan (fully developed)
7. Conceptual Overall Drainage Plan (partially developed)
8. Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
9. Conceptual Grading & Drainage Plan (20 acre sites)
10. Conceptual Grading & Drainage Plan (Interim condition)

Project Team Directory
Prepared For:
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 766-2038

Prepared By:
Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0562

Planning/Landscape Architecture
Cossaras Planning, Inc.
610 Gold SW, Suite 215
Albuquerque, New Mexico 87102
(505) 764-3801

Civil Engineer
Easterling & Associates, Inc.
10131 Coyote Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 888-8021

October 28, 1992
TYPICAL 20 ACRE SITE

SITE DATA
- Net Site Area: 151,250 sq. ft. (3.5 acres)
- Building Area: 21,350 sq. ft. (3.7 acres)
- Parking Spaces Required: 608 (2-bay)
- Street Parking Spaces Provided: 608 (2-bay)
- Landscape Area Required: 102,250 sq. ft.
- Landscape Area Provided: 126,900 sq. ft.

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, waste collection, and other facilities is essential to eliminate visual pollution and enhance the overall appearance of the site. The following guidelines are intended to provide standards for the placement of such devices.

The following guidelines are intended to provide standards for the placement of such devices.

- Building fences shall be located at least 10 feet from any property line and shall be at least 7 feet in height.
- Parking lot fences shall be located at least 10 feet from any property line and shall be at least 6 feet in height.
- All fences shall be constructed of wood, metal, or other durable materials and shall be of uniform height.
- Fences shall be designed to blend in with the overall landscape of the site.

LIGHTING STANDARDS

In order to enhance the safety, security, and overall appeal of the site, adequate illumination is essential. The lighting design shall be in accordance with the International Association of Lighting Designers (IALD) code and shall be designed to meet the specific needs of the site.

- Street lighting standards require a minimum of 30 lux at 20 feet above the road surface.
- Parking lot lighting standards require a minimum of 20 lux at 20 feet above the road surface.
- Additional landscape lighting is encouraged to enhance the overall ambience of the site.

BRUSH CLEARANCE STANDARDS

All vegetation shall be cleared to a minimum of 8 feet from any property line and shall be maintained to a height of 1 foot.

DEVELOPMENT SKETCHES

ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
333 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9300 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Eastling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

October 20, 1983
Sheet 4 of 10
ATRISCO BUSINESS PARK
MASTER DEVELOPMENT PLAN FOR IP USES

EPC Case No. Z-92-57
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.

2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscaped buffer shall be provided between all property lines for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (sheet 3).

Project Team Directory
Prepared By:

Sunwest Bank
Special Assists Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0582

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold St. SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer
Eastern & Associates, Inc.
10131 Cohn Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

October 28, 1992
ILLUSTRATIVE MASTER DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

Prepared For:
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:
Garrett Group, Inc.
9309 Avenue de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Exasterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

FILE NO. P-52-07
I CERTIFY THAT THIS MASTER DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING REQUIREMENTS OF THE CITY OF ALBUQUERQUE AND THAT THE CONDITIONS HAVE BEEN SATISFIED.

PLANNING DIRECTOR
APPROVED AS TO REQUIREMENTS
CITY ENGINEER
WATER RESOURCES
TRAFFIC

Sheet 1 of 10
October 28, 1992

ATRISCO BUSINESS PARK

Lot 2
I-P
35.1 ac

Honeywell

Lot 1
I-P
35.1 ac

50' Reserved for Drainage Facilities

50' Drainage and Utility Easement

10' Drainage and Utility Easement

130' Permanent Drainage Easement

Atrisco Business Park Boundary

Note: All setbacks and easements shall apply to all properties within Atrisco Business Park.

Right-Of-Way Requirements:

35' Road
35' Road
65' Road
65' Road
35' Road

50' Building Setbacks / 60' Parking Setbacks for Principal Arterial Streets - Typical

50' Building Setbacks / 20' Parking Setbacks for Collector Streets - Typical

50' Drainage and Utility Easement

20' Building Setbacks / 20' Parking Setbacks for Principal Arterial Streets - Typical

75' Drainage and Utility Easement

SITE VICINITY

LAND USE

NET ACRES

I-P
349.6

Note: Lot lines and interior roads are for illustrative purposes only. Parcel lines and interior road alignments will be established in accordance with future planning desires.

Atrisco Business Park Subdivision.
DEVELOPMENT STANDARDS

The purpose of these Development Standards is to provide a framework to create a high quality, clean, and visually attractive environment. These standards are intended to guide the development of the area in such a manner that will ensure that the area is preserved for all time. This standard shall be applied to all properties within the Artriso Business Park.

LANDSCAPE CONCEPT

The primary purpose of the landscape concept is to create a framework for the development of the area. This standard shall be applied to all properties within the Artriso Business Park. It is intended to guide the development of the area in such a manner that will ensure that the area is preserved for all time. This standard shall be applied to all properties within the Artriso Business Park.

LANDSCAPE STANDARDS

The following are minimum standards for the development of specific core landscape plans.

A minimum of 30% of the total site area shall be used for the development of the area. This shall be determined in accordance with the guidelines provided in this standard. The area shall be developed in such a manner that will ensure that the area is preserved for all time. This standard shall be applied to all properties within the Artriso Business Park.

MAIN PLANT MATERIALS

1. The area shall be developed in such a manner that will ensure that the area is preserved for all time. This standard shall be applied to all properties within the Artriso Business Park.

PLANT PALETTE

The following are minimum standards for the development of specific core landscape plans.

1. The area shall be developed in such a manner that will ensure that the area is preserved for all time. This standard shall be applied to all properties within the Artriso Business Park.

TYPICAL 2.5 ACRE SITE

DEVELOPMENT SKETCHES

ATRISO BUSINESS PARK

COORS CORRIDOR PLAN EXCEPTIONS

Safetys

- S facilities along Coors Boulevard shall be in conformance with the Coors Corridor Plan.

- Temporary signage along Coors Boulevard shall be in conformance with the Coors Corridor Plan.

TYPICAL 10 ACRE SITE

SITE DATA

- Net Building Area: 75,000 sf.
- Building Area: 55,000 sf.
- Parking Spaces Required: 320 spaces.
- Landscape Area Required: 22,000 sf.
- Landscape Area Provided: 55,000 sf.

PREPARED FOR:

- SunWest Bank
- Special Assets Department
- 300 Roma Avenue NW
- Albuquerque, New Mexico 87102

- Garrett Group, Inc.
- 5300 Avenida de la Luna NE
- Albuquerque, New Mexico 87111

- Consensus Planning, Inc.
- 610 Gold SW, Suite 216
- Albuquerque, New Mexico 87113

- Easterling & Associates, Inc.
- 10131 Coors Boulevard NW, Suite H-7
- Albuquerque, New Mexico 87114

- Water, Energy, and Efficiency
- USGBC LEED Gold Certified
- 50% Consensus Planning, Inc.
- 610 Gold SW, Suite 216
- Albuquerque, New Mexico 87113
TYPICAL SITE HYDROLOGY

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>ACRE</th>
<th>LAND TREATMENT TYPE</th>
<th>P0</th>
<th>P1</th>
<th>P2</th>
<th>P3</th>
<th>P4</th>
<th>MAX ALLOWABLE DISCHARGE (CFS)</th>
<th>MAX ALLOWABLE POND VOLUME (ACRES)</th>
<th>REQUIRED POND VOLUME (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNDEVELOPED</td>
<td>1.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>DEVELOPED</td>
<td>2.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
</tr>
</tbody>
</table>

**CONCLUSION:** The pond volume required for a 24-hour storm event is approximately 1.00 acre-feet. The pond has enough volume available to store the additional volume of the 12-hour storm. A 2.00-acre pond is recommended for the 24-hour storm event.

**NOTES:**

1. The maximum allowable discharge rates shown on the map are for a 10-acre site. These rates are based on the 10-year storm event and can be modified based on local regulations.

**LEGEND:**

- **Contours:** 50, 100, 150, 200, 250
- **Drainage Area Boundary:** Indicates the area drained by the pond.
- **Drainage Pipe:** Unlined, gravity flow pipe.
- **Drainage Inlet:** Unlined, gravity flow pipe.
- **Drainage Outlet:** Unlined, gravity flow pipe.
- **Drainage Structure:** Unlined, gravity flow pipe.
- **Drainage Structure:** Unlined, gravity flow pipe.

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

**ATRISCO BUSINESS PARK**

Prepared For: Sunwest Bank
Special Assets Department
300 Roma Avenue NW
Albuquerque, New Mexico 87120

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Converse Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87120

Eastering & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

Prepared By: Sunwest Bank
Special Assets Department
300 Roma Avenue NW
Albuquerque, New Mexico 87120

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Converse Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87120

东契宁 & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

DATE: July, 1992

Sheet 8 of 10
5. THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET ARE FOR ALL AREAS OF UNDERSIZED REQUIRED PONDING AREAS. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE LARGER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

6. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED EAST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

7. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED WEST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

8. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED NORTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

9. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED SOUTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

10. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED EAST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

11. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED WEST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

12. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED SOUTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

13. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED NORTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

14. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED EAST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

15. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED WEST OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

16. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED SOUTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.

17. THE MAXIMUM ALLOWABLE 100-YEAR STORM WATER DISCHARGE RATES FOR THE Site LOCATED NORTH OF THE UNDERSIZED REQUIRED PONDING AREAS ARE SHOWN AS SHOWN ON THIS SHEET. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR THE SMALLER AREA OF UNDERSIZED REQUIRED PONDING AREAS IS SHOWN AS SHOWN ON THIS SHEET.
ZONING

Please refer to IDO Subsection 14-16-2-5(B) for the NR-BP zone district and IDO Subsection 14-16-2-4(C) for the MX-M zone district.
APPLICATION INFORMATION
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<table>
<thead>
<tr>
<th>Administrative Decisions</th>
<th>Decisions Requiring a Public Meeting or Hearing</th>
<th>Policy Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Archaeological Certificate (Form P3)</td>
<td>□ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>□ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
</tr>
<tr>
<td>□ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>□ Master Development Plan (Form P1)</td>
<td>□ Adoption or Amendment of Historic Designation (Form L)</td>
</tr>
<tr>
<td>□ Alternative Signage Plan (Form P3)</td>
<td>□ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>□ Amendment of IDO Text (Form Z)</td>
</tr>
<tr>
<td>□ Minor Amendment to Site Plan (Form P3)</td>
<td>□ Demolition Outside of HPO (Form L)</td>
<td>□ Annexation of Land (Form Z)</td>
</tr>
<tr>
<td>□ WTF Approval (Form W1)</td>
<td>□ Historic Design Standards and Guidelines (Form L)</td>
<td>□ Amendment to Zoning Map – EPC (Form Z)</td>
</tr>
<tr>
<td></td>
<td>□ Wireless Telecommunications Facility Waiver (Form W2)</td>
<td>□ Amendment to Zoning Map – Council (Form Z)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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@ceba.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)
N/A Interpreter Needed for Hearing? ______ if yes, indicate language:
X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
X Letter of authorization from the property owner if application is submitted by an agent
X Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
X 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 the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

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

AMENDMENT TO IDO TEXT

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

ZONING MAP AMENDMENT – EPC

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

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

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

Signature: [Signature]
Printed Name: Ronald J. Bohanan
Date: 7/30/2020

FOR OFFICIAL USE ONLY

Project Number: PR-2020-004193
Case Numbers: RZ-2020-00020

Staff Signature: Vanessa A. Segura
Date: 7/30/2020

Effective 5/17/18
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Thomas Development Co. DATE OF REQUEST: 5/26/20 ZONE ATLAS PAGE(S): J-10-Z

CURRENT:
ZONING NR-BP
PARCEL SIZE (AC/SQ. FT.) 8.95 AC

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [x] From NR-BP To MX-M
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [x]
EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:
LOT OR TRACT # Tr F-4-A & Tr F-6-A-2 BLOCK #
SUBDIVISION NAME: Atrisco Business Park, Unit 3

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

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: 126 - Multi-Family Bldg
50 - Senior Living Bldg
BUILDING SIZE: 83,140 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Vinny Perea, PE, Tierra West DATE 5/26/20
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3991

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [x] BORDERLINE [ ]
THRESHOLDS MET? YES [ ] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:
Minimum peak hour traffic volumes do not meet the COA peak hour thresholds for a TIS.
Coors Blvd. and Bluewater NW.

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

TRAFFIC ENGINEER 5/26/2020

TRAFFIC ENGINEER DATE

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

TIS -SUBMITTED ____/____/____
-FINALIZED ____/____/____ TRAFFIC ENGINEER DATE

Revised January 20, 2011
7/29/2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE:   ZONE MAP AMENDMENT-EPC APPROVAL
       TR F-4-A & F-6-A-2 PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
       BUSINESS PARK UNIT 3
       ZONE ATLAS MAP: J-10-Z

Dear Mr. Serrano:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of La Mame, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Richard Brunacini
Print Name

Signature
manager

Title
7/29/2020

Date
August 17, 2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Serrano:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Thomas Development Co. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Thomas C. Mannschreck
Print Name

Signature

President, Thomas Development Co.
Title

August 17, 2020

Date

TCM: mdl
August 21, 2020

Mr. Dan Serrano, Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: ZONING MAP AMENDMENT- EPC
SAN ROQUE/LA SERENA
TR F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP J-10-Z

Dear Chairman Serrano:

Tierra West, LLC on behalf of Thomas Development Co., requests approval of a Zoning Map Amendment (Zone Change) for the above referenced sites from Non-Residential Business Park (NR-BP) to Mixed Use – Moderate (MX-M).

Site Location & History
The development site is located on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The site is bordered on the north by a Big Lots store, to the south Bank of Albuquerque, and on the west a large 40 acre electrical component manufacturer known as Thomas and Betts. To the east of the property across Coors Blvd is R-1B residential. The subject property is currently undeveloped vacant land and is part of the platted Atrisco Business Park. The current zoning of NR-BP is designated to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. (pg. 42 IDO)

Context: Westside Jobs Housing Balance
The comprehensive plan (5-7) states that along with ensuring adequate land on the West Side for future employment opportunities more options for higher-density housing that can be better served by transit and located closer to jobs and services are important strategies in addressing the jobs-housing imbalance and improving the quality of life for West Side residents.

To facilitate the type of sustainable development that addresses the housing imbalance we need to focus on not only bringing the proper commercial developments to the west side but also the type of mixed-use development that is going to work in conjunction with the very business parks and commercial developments that we are promoting.

The requested change from NR-BP to MX-M facilitates that overarching narrative as well as the specific policy goal by making higher density housing a permissive use at a location immediately. Furthermore MX-M by its very nature and definition is a zone type that promotes the balance sought by this area of the comprehensive plan.

In terms of ensuring adequate capacity for employment development, it should be noted that there exists 236 Acres of NR-BP zoned land west of this site as well as an additional 1,000 acres regionally that are serving to fulfill this need. It is also worth noting that these numbers
do not include Santolina or the Upper Petroglyphs where large employment projects are planned and underway. Lastly, the NR-BP and MX-M share a combined 54 identical uses that are not residential in nature, thus this request does not diminish employment opportunities on the west side.

**Context**
The Site is located in an Area of Change and is located along a Major Transit Corridor as designated by the IDO. The site is approximately ¼ mile north of the designated West Route 66 Activity Center. An area of change is defined as an area where growth and development is encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

The proposed development will include residential developments for multi-family living and senior living. The senior living component, known as La Serena, will be a 3-story 25,455 square foot building with 72 units. The multi-family living component, known as San Roque, will be a 4-story 42,835 square foot building with 118 units. There will also be 7 detached buildings for garages and 1-bedroom lofts above, the 7 buildings will have a total of 18 dwelling units. Site amenities for each of these developments will include libraries, fitness centers, common space areas, secure resident parking, community gardens, solarium, and dog play yard. A current site plan of the proposed development is attached with this letter for your visual reference. Both the multi-family and the senior living components of this development is geared towards affordable housing and has been thoroughly studied to be as such per the local median incomes and standard market renters rates for the metropolitan area.

The site is currently undeveloped. Changing from NR-BP to MX-M use would allow the site to be constructed in such a manner that all commercial activities and uses would be located along the main floors immediately adjacent to Coors Blvd. These uses include but are not limited to office spaces, business centers for residents, gym and workout facilities, and leasing offices. The operator would propose gated access to the premises. At this time consideration for non-tenant amenities being considered include but are not limited to a salon, coffee shop, and convenient store; providing for a true mixed use component.

While not located within the designated Route 66 Westside activity center, the proximity to the activity center combined with the housing options that are tailored to both seniors and affordability are completely within the spirit of what the Comprehensive Plan is trying to accomplish with desired growth being targeted in Centers and corridors.

**Notice to Associations and Neighboring Property Owners**
Property owners within 100 ft and the affected neighborhood associations, West Mesa neighborhood association, Los Volcanes neighborhood association, Southwest Alliance of Neighborhoods, and the Westside coalition of Neighborhood Associations were all notified as required. An informational pre-application neighborhood meeting at the Legacy Church
located on Central Ave. was held on the evening of Thursday, July 28th, 2020 for in person and virtual Zoom meeting discussions with interested neighbors.

**Traffic Impact and On-Site Parking**

The property location is adjacent to Coors Blvd, a major transit corridor. A zone change from NR-BP to MX-M is considered a down zone and therefore should have a reduced traffic impact than the original zoning. As shown in Exhibit A (Truck Turn Movement Exhibit), heavy truck operations generally associated with NR-BP present an unnecessary health and safety risk for all transit activities on Coors due to the access constraints in and out of the site.

**Drainage and Landscaping**

Topography is generally flat across the site, with minor slopes from northwest to southeast where it ponds in a low point near the southeast corner of the site, excess drainage flows onto Coors Blvd. There, the excess runoff is captured by an existing storm drain that conveys the flow north into the existing diversion channel near Interstate-40. This site lies within the Atrisco Business Park Master Plan, where peak discharge of the site is limited to 0.1 cfs/acre. The proposed drainage concept will convey onsite developed flows from east to west to an onsite drainage detention pond along the west property line of the site. This pond will tie into the existing storm drain located at the northwest corner of the property, the detention pond and outlet will be sized accordingly to meet the 0.1 cfs/acre peak discharge rate as required by the Atrisco Business Park Master Plan.

The landscape plan when developed would provide site landscaping that meets the landscape requirements of the City of Albuquerque. Landscape buffers are also designed to meet the requirements of the City Zoning Code as well as the Coors Character Protection Overlay Zone. Plants shown on the plan will be low to medium water use, thereby promoting water conservation while creating an attractively landscaped site.

**Zoning Map Amendment Justification**

We feel the zone change request from NR-BP to MX-M is justified under IDO Subsection 14-16-6-7(F).) The Comprehensive Plan Goals and Policies listed below provide justification for EPC to support the zone change and site plan request.

This request furthers the following Comprehensive Plan Goals and Policies.

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

**Policy 5.1.1: Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
(c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Response: The request furthers the 5.1.1.c by facilitating a use category that will allow for compact development and infill along a Major Transit Corridor. The tables in Appendix C highlight:

i. New uses allowed under MX-M
ii. Uses allowed under both MX-M and NR-BP
iii. Uses allowed in NR-BP that would no longer be allowed in MX-M.

As can be seen from the tables in Appendix C, the zone change when considered in perpetuity, still allows and encourages a number of uses that facilitates the encouragement of employment density, compact development, and infill in Centers and Corridors.

The MX-M zoning would also permit a number of higher density residential uses, that would be appropriately located near an established Activity Center and adjacent to other developed uses as a way to discourage the need for development at the urban edge.

(d) Encourage the development of multi-unit, multi-story apartments and mixed use residential buildings in Activity Centers to increase housing density and expand housing options and affordability.

Response: This request partially furthers 5.1.1.d The MX-M zone allows the development of multi-unit and multi-story apartments in Activity Centers. While not located within the defined activity center, the site is located within walking distance (½ mile) of the Route 66 West Side activity center. The MX-M designation would facilitate the ability for the market to offer expanded housing options and affordability in the immediate vicinity of the Route 66 West Side Activity Center.

(f) Discourage the development of detached single-family housing as inappropriate use in Centers and along corridors.

Response: The request furthers policy 5.1.1.f as single-family detached housing is not an allowable use in MX-M zoning per table 4.2 in the IDO.

(g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Response: The request partially furthers policy 5.1.1.g. The site in question is adjacent to an established neighborhood, located on a major transit corridor, and is an infill site. The change to MX-M would open the possibility for a number of uses on the infill site including live-work and multi-family dwellings, increasing support for transit ridership.

Per the IDO definitions, Infill Development is an area of platted or unplatted land that includes no more than 20 acres of land and where at least 75% of the parcels adjacent to the proposed development have been developed and contain existing primary buildings, which is the case at the subject site.
The site in question is located less than 200 feet from a Bus Stop located along a
major transit corridor and ½ mile from an Albuquerque Rapid Transit stop at Central
and Coors. This immediate proximity to transit services, including a premium transit
corridor, furthers 5.1.1.g.

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

(a) Encourage higher-density residential developments within ¼ mile of
transit stops or stations.
Response: Policy 5.1.10.a is furthered by this request. The change from NR-BP to
MX-M would allow for the possibility of higher density residential to be located within
¼ mile of a transit stop. Actual distance is approximately 200 feet.

(c) Encourage mixed-use development in Centers and near intersections.
Response: Policy 5.1.10.c is partially furthered by this request. The change from NR-
BP to MX-M would allow for a mixed use development to be located near the
intersection of Coors and Central (½ mile) the Route 66 West Side Activity Center.

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

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

(d) Encourage development that broadens housing options to meet a
range of incomes and lifestyles.
Response: Policy 5.2.1.d is furthered by this request. The current NR-BP zoning
does not allow for any residential uses other than live-work dwellings as a
conditional accessory. Limiting any option of residential to one single use and
further making it an accessory component. The requested MX-M zoning would
allow for a range of income and lifestyle housing options, ranging from multi-
family, to townhomes, to group and assisted living facilities to be mixed with
commercial development opportunities.

(f) Encourage higher density housing as an appropriate use in the
following situations:
   i. Within designated Centers and Corridors.
   ii. In areas with good street connectivity and convenient access to
      transit.
   iii. In areas where a mixed density pattern is already established
       by zoning or use, where it is compatible with existing land uses,
       and where adequate infrastructure is or will be available.
Response: Policy 5.2.1.f.i through iii. is furthered by this request. The property
lies within a Major Transit Corridor and is easily accessible from Coors Blvd,
Central Ave, and Interstate-40. With a bus stop located along the Coors frontage
of the site, and an Albuquerque Rapid Transit station located on Central Ave
less than a ½ mile away, providing convenient access to transit facilities for
residential uses that would be allowed under MX-M zoning.
The area surrounding the site provides mixed density patterns, from MX-M to MX-L to R-ML to R-1B and NR-BP. The pattern of the mixture of these zones would be compatible with the proposed MX-M zoning. Appropriate and required infrastructure is already in place and readily available to the site. No major infrastructure would be required to be extended or created due to the proposed development.

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

Response: Policy 5.2.1.n is partially furthered by this request. The current zoning of NR-BP encourages uses pertaining more towards light manufacturing, warehousing, and wholesale distribution. These uses require daily operations with a large volume of heavy truck traffic entering and exiting a site that is no longer suitable to these types of users. As mentioned in the letter from Maestas & Ward in Appendix B, the site has sat vacant on the market for over three decades. The market has shown that these types of industrial/warehousing users require site selection that provides easier and closer access to Interstate-40. The site is not suitable for a majority of the uses that would be lost in a change from NR-BP to MX-M (reference tables appendix C) due to its existing conditions of access from Coors Blvd. Vehicles both entering and exiting the site would have to travel through a shared drive aisle with the Bank of Albuquerque to the south or a private access road north of the site.

As shown in the exhibit, Appendix A, heavy truck turn movements through these access points would be extremely tight and would require exiting trucks to cross three lanes of traffic to make a right-turn movement. These elements make it more desirable to market the property with a residential aspect to broaden the buyer demographic for the property.

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

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

Response: Per the IDO, infill development is considered to be 20 acres of land or less where at least 75% of the adjacent area is developed and contains primary buildings. This site is 8.95 acres where 100% of the adjacent lands have been developed out and contain primary buildings. This property is the last undeveloped property along the Coors Blvd corridor in this immediate area that can utilize the public transit and community center facilities associated with this area. No new infrastructure or public facilities would be needed for this proposed development.

The comprehensive plan (5-6) acknowledges that "The challenge from both a regional and environmental perspective is to encourage infill development that provides a viable alternative to suburban sprawl and reduces pressure in rural and single family neighborhoods". It further goes on to state that a successful strategy will “support opportunities for high-quality, affordable infill, which tend to be rare.” This zone
change will help facilitate these long term goals by supporting additional appropriate growth at the subject site.

**Policy 5.3.5: School Capacity:** Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support anticipated increase of students based on proposed dwelling units.

**Response:** The zone request to MX-M from NR-BP would promote the opportunity for residential and mixed-use development at this location, which is a location of need for housing opportunities for low-income families. However, in our experience on previous residential projects, we have worked closely with Albuquerque Public Schools to alleviate issues and concerns relating to school capacity. APS has looked closely into school capacities within the districts of residential development to see how the development will impact those schools. To help address concerns of overcrowding, APS looks into the following options:

- Construct new schools
- Add portables
- Lease facilities
- Use of other public facilities
- Schedule changes
- Float teachers
- Boundary adjustments
- Grade reconfiguration

It is also worth mentioning that MX-M zoning also promotes residential uses in the form of group assisted living and independent senior living. These are residential facilities that do not have children living in them, thus having no impact on school capacities.

**Comprehensive Plan 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.

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

(a) **Prioritize higher-density housing where services and infrastructure are available.**

**Response:** Policy 5.4.1.a is furthered by this request. By changing from NR-BP to MX-M higher density housing becomes a permissive use. No additional or upgraded infrastructure improvements are required for the development of the site. The subject site is approximately ½ mile in proximity to the West Route 66 Activity Center. The zone change from NR-BP to MX-M facilitates the goal of prioritizing higher-density housing where services and infrastructure are available.

**Policy 5.4.2: West Side Jobs:** Foster employment opportunities on the West Side

(a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth
Response: Policy 5.4.2.a is furthered by this zone change request. A change from NR-BP to MX-M results in:

- 15 NR-BP Uses being removed from being permissive on the site. A majority of these uses rely on heavy truck operations. And as shown in Exhibit A (Truck Turn Exhibit) these types of heavy truck operations are not appropriate for this site and are in direct conflict with public health and safety based on the unsafe turning movements that would be required.
- 54 NR-BP Uses in the categories of Civic & Institutional, Commercial, and Industrial are still permissive on the site, this results in 78% of the already zoned NR-BP uses still being available under the MX-M. Therefore this Zone Change request does not reduce the capacity of land zoned for commercial, office, and industrial use but rather limits it to more appropriate and safe uses at the site in question.

Furthermore as described in the letter from NAI Maestas & Ward (Exhibit B), there exists 236 Acres of NR-BP zoned land west of this site as well as an additional 1,000 acres regionally that are serving to fulfill this need. It is also worth noting that these numbers do not include Santolina nor the Upper Petroglyphs where large employment projects are planned and underway. All of the locations referenced above are far more likely to be developed with NR-BP specific uses as:

- They have the required acreage to support large trailer storage.
- They are much more practical from a logistics and operations perspective in regards to freeway access
- They can be developed without significant traffic and safety conflicts in regards to heavy truck use.
- Are not being developed across the street from single family residential.

Comprehensive Plan 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 the Areas of Consistency reinforces the character and intensity of the surrounding area.

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

c) Foster a range of housing options at various densities according to each Center or Corridor type.
Response: Policy 5.6.2.c is furthered by this request. The change from NR-BP to MX-M allows 16 new permissive uses, 6-9 of which are housing options of various appropriate densities suited to be located on a Major Transit Corridor.

d) Encourage higher-density housing and mixed use developments as appropriate land uses that support transit and commercial retail use.
Response: Policy 5.6.2.d is furthered by this request. The change from NR-BP to MX-M facilitates the encouragement of higher density housing and mixed use development. The project site is ¼ mile from a transit stop and the MX-M designation would allow for higher density housing to be mixed with commercial retail components in future developments.
f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Response: Policy 5.6.2.d is furthered by this request. The change from NR-BP to MX-M would allow for negative impacts of certain permissive NR-BP uses such as Adult Entertainment, Adult Retail, Helipad, Recycling drop-off bin facility, contractor yards, and self storage to be removed while still allowing less disruptive uses highlighted in Appendix C to still be used.

For example within the NR-BP zone a 65’ tall self storage facility could be built in similar fashion to the facility at Coors and I-40 where the EPC has been presented at length the lighting problems and grievances this has caused with neighborhoods in the same vicinity.

h) Encourage development in areas with a highly connected street grid and frequent transit service.

Response: Policy 5.6.2.h is furthered by this request. The proposed zoning would promote uses of multi-family and group living along a major transit corridor and within ½ mile of an Albuquerque Rapid Transit Stop at Coors Blvd & Central Ave. as well as a bus stop along the frontage of the property. These types of uses have more of a demand for available public transit services in close proximity.

g) Encourage development where adequate infrastructure and community services exist.

Response: Policy 5.6.2.g is furthered by this request. MX-M zoning at this site would allow for broader marketing to include multi-family and group living residential that is currently not allowed under the NR-BP zoning. The proposed site for potential development would not facilitate any additional public infrastructure upgrades, all required services and community services can adequately support this development.

Comprehensive Plan Goal 9.1 Supply: Ensure a sufficient supply and range of high quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

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.

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

Response: The request partially furthers this policy. Although the proposed MX-M zoning does not guarantee housing affordable for all income levels at this location. It does open this market for affordable housing to this site, increasing the chances for new affordable housing not located along urban edges. The current zoning of NR-BP outright does not allow any residential uses, eliminating the potential for increasing affordable housing.

b) Provide for the development of quality housing for elderly residents.

Response: The request partially furthers this policy. Similar to 9.1.1.a, the proposed zone at this location does not guarantee quality housing for elderly residents but it
does increase the chances to provide that use. The current NR-BP zoning outright would not allow any housing for elderly residents.

i) **Provide for the development of multi-family housing close to public services, transit, and shopping.**

*Response:* The request partially furthers this policy. The proposed zoning does not guarantee multi-family housing but does increase the probability of multi-family housing at a location that is within close proximity to the West Route 66 Activity Center, an Albuquerque Rapid Transit stop near Coors Blvd & Central Ave, and within walking distance to various shopping locations such as Big Lots, Walgreens, Family Dollar, Smith’s Grocery, Albertson’s Grocery, and various restaurant establishments.

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

a) **Prioritize support for affordable housing that the market is unable to provide for populations with the lowest income levels and/or special needs.**

*Response:* The area where this proposed zoning is located, near Coors and Central and on a major transit corridor, is predominantly of a demographic of lower income individuals and families. Affordable housing availability has been dwindling in the metro area as demand has been increasing. This property does not currently allow any residential uses, as it is zoned NR-BP. Going to MX-M would allow multi-family and senior group living uses that can be geared towards affordable housing rates, opening the market for these types of uses to come to an area of need for this type of housing.

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

*Response:* The area where this property is located is along a Major Transit Corridor however does not allow high density residential uses. The request of zone change to MX-M would give more opportunity for higher density affordable residential use along a Major Transit Corridor.

**Comprehensive Plan Goal 9.2 Sustainable Design:** Promote housing design that is sustainable and compatible with the natural and built environment.

**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.

*Response:* The area that this proposed development is located is near Coors and Central and on a major transit corridor. The density of the proposed development is more than appropriate based on the proximity to adjacent transit, employment areas, and relationship to Coors Blvd.

**Policy 9.2.2 High Quality:** Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.
Response: The proposed development will provide quality class A product to low-income residents, moderate-income residents, and to senior citizens that would not be possible at this location with the current NR-BP zone designation. As mentioned previously the quality of housing proposed is typically out of reach for the targeted tenant based on typical rents.

The high quality items included in this development that may not be typical for affordable housing includes but is not limited to: individual washer and dryers in each unit, 9' ceilings, personal balconies, community gardens, community spaces, community dog run area, library, fitness center, office space, community clubhouse and kitchen, gated and secure parking areas

At this time, energy conservation in the form of Solar or Photovoltaic are being explored for inclusion in the development if such an approach proves to be viable. Strategies for energy and water conservation, acoustic isolation, and natural daylighting techniques will be incorporated to promote sustainability and a heightened resident experience.

Comprehensive Plan Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.
Response: The request furthers the above listed goal and policy by changing to a zone that allows medium to high intensity residential uses along a designated Major Transit Corridor, this reduces the future need and demand of these types of developments occurring at the urban edge while facilitating the proper density for sites along a major transit corridor. The current zoning of NR-BP does not allow for any residential uses.

IDO Section 6-7(F)(3) - Review and Decision Criteria for Zoning Map Amendments

The justification presented below addresses the zone change request requirements pursuant to IDO Section 6-7(F)(3).

6-7(F)(3)(a)
The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.
Response: The subject site is located within an Area of Change and is zoned NR-BP, surrounded by R-ML, R-1B, MX-M and NR-BP zoned properties that have been previously developed. Applicable Goals and Policies listed above would be furthered by a zone map amendment to the subject site from NR-BP to MX-M and would be consistent with the general
pattern of development along the major transit corridor and in proximity to the West Route 66 Activity Center.

6-7(F)(3)(b)
If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

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

6-7(F)(3)(c)
If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

Response: The request meets the sub-criteria #2 and 3 above. The subject site is located wholly in an Area of Change. As development along Coors in this area has developed over the decades, the corridor has shifted more from an originally planned industrial area to more of a mixed-use of commercial/retail/residential uses. This supports sub-criteria 2 above. A zone change from NR-BP to MX-M would encourage development and growth, and would reinforce and strengthen the existing established character of the surrounding residential parcels as supported by the Comp Plan. This supports criteria 3 above as demonstrated by the request. The request furthers numerous Comp Plan goals and policies including supporting growth and development by broadening the market use to the site, preserving the distinct surrounding community by discouraging light manufacturing or controversial adult entertainment uses near neighborhoods, and encouraging infill to a vacant tract of land that has not been desirable with the current zoning.
6-7(F)(3)(d)
The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response: As shown in the use comparisons tables in Appendix C, the zone change would eliminate permissive and conditional uses that would be harmful to adjacent property, the neighborhood, or the community as the proposed zoning is consistent with the immediate surrounding area. These uses that would be eliminated and help maintain a higher level of air quality for the surrounding area are heavy vehicle equipment sales and fueling, freight terminal and dispatch center, salvage yard, helipads, and light manufacturing.

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

Response: The request meets the sub-criteria #1. The City and ABCWUA existing infrastructure and previously completed public improvements will have adequate capacity to serve the development made possible by the change of zone because the site is located along a developed major transit corridor.

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

Response: The justification for the zone change request is not based on the property’s location on a major street.

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

Response: The zone change request is not based on the cost of land or economic considerations.

6-7(F)(3)(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.

Response: The request meets the sub-criteria #1. The zone change request does not result in a spot zone as the proposed zoning is consistent with the abutting and surrounding zoned properties and is identical in use to the multifamily property located to the south of the subject property. The result is a much more desirable transition and blend with the various adjacent zones.

Summary
The zone change presented in this request has shown to be substantially aligned with the major applicable goals of the Comprehensive Plan, in addition the individual policy justifications have demonstrated that the MX-M is much more advantageous to the surrounding community and neighborhood as a whole. Through the exhibits and discussion of development patterns on the west side, including available lands for development, we have clearly demonstrated that due to the large amount of available land that is geared towards development of industrial and employment centers on the west side, both in the City and Bernalillo County, this property would not adversely impact or reduce opportunities for employment in this area.

The proposed zoning, also helps to facilitate numerous other policies by providing for an increase in mixed-use housing opportunities for area residents within immediate proximity to job opportunities, activity centers, and transit facilities. The NR-BP uses removed by this zone change have clearly been shown to have an adverse impact on the health, safety, sense of place, and quality of life of the neighboring community. Of the 72 allowable NR-BP uses, 54 are still retained by this zone change request, maintaining the original vision of the planned area while furthering and strengthening numerous Comprehensive Plan goals and policies. Moving from an NR-BP zone to an MX-M zone would not adversely impact traffic along a major transit corridor. The change in zoning would allow for practical and achievable access and traffic patterns that would not jeopardize public safety based on the current existing conditions seen along the Coors corridor. As noted in the letter, many of the NR-BP uses that would no longer be allowed present these types of conflicts and would be mitigated by an approved zone change.

We respectfully request approval of the proposed zone change from Non-Residential Business Park (NR-BP) to Mixed Use – Medium Intensity (MX-M), which allows for more development opportunity for a site that has sat vacant on the market for over three decades.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Tom Mannschreck, Thomas Development, Co.
    Barbara Mannschreck, Thomas Development, Co.
    Michelle Landay, Thomas Development, Co.
    Ben White, erstad Architects

JN: 2020010.00

RRB/vp/db/jg
PROPOSED SITE PLAN
Appendix A

Heavy Truck Turn Movements
Appendix A - Truck Turn Movements
Appendix B

NAI Maestas & Ward
Support Letter
August 19, 2020

To: Dan Serrano, Chair, Environmental Planning Commission
From: Jim Wible/Keith Meyer – NAI Maestas & Ward
Re: Project #2020-004193 – Zone Map Amendment

Dear Chairman Serrano,

The site under consideration is currently zoned NR-BP and previously was zoned SU-1 for Planned Industrial Park uses prior to implementation of the IDO.

As land and industrial commercial real estate brokers with a combined 32 years’ experience, we are involved in evaluations for development of land parcels on a daily basis. The subject site was chosen for this proposed use because we believe the character of the neighborhood along Coors Boulevard has changed from Industrial Park to retail and residential uses. We believe this because we have sold over 200 Acres of Industrial Land in the past five years, including 4 acres under contract on Airport Road less than a half mile away, and Leased over 1,000,000/SF of Industrial property during the same time frame, including the new 70,000/SF Bunzl facility on Bluewater, and our industrial clients would not consider this parcel for their industrial uses.

We would ask that the EPC commission members consider the following when evaluating this case as it relates to the requested zone change.

- The subject site has been available for industrial uses for at least three decades with no takers
- Industrial development is taking place further west than this site, and moving in a westerly direction. There is approximately 236 acres of NR-BP zoned land west of this proposed site still available. There is also over 1,000 acres of master planned land near or around Atrisco Vista Boulevard in the County.
- Objections we have heard as to why the subject property has not developed as an industrial site center around the poor truck access to I-40
- Large parcels have developed where large truck access is easier along the Unser Blvd. corridor
- Coors Blvd has developed with retail and residential uses and the resultant heavy automotive traffic. This can create conflicts with industrial trucking uses
- The number of traffic signals to get to this site from I-40 versus alternative industrially zoned sites along Unser and 98th Street makes this site less desirable for industrial park uses.
- NR-BP uses are now requiring significant trailer parking because of the recently enacted trucking rules restricting driver hours. This Class A multifamily

Appendix B
development provides a much more attractive streetscape on Coors where retail and other single family residential uses exist.

- Based on our experience, if the situation were reversed, and we were trying to take an MX-M zoned parcel to NR-BP uses on this site, we believe the neighborhood associations would be vehemently opposed to having an intense industrial use fronting on Coors, whereas they have written letters of support for this use.

- A Class A multifamily development also serves as an excellent buffer between the existing single family residential and retail uses and the industrial uses.

- Future industrial development is moving further west as witnessed by the move of Federal Express and the Amazon Fulfillment Center to Atrisco Vista Boulevard. We are also working with an Albuquerque Economic Development opportunity that would consume 60+ acres off of Atrisco Vista in the next two years.

- While the City has indicated they do not want to convert land designated for jobs to housing west of the river, there is a demonstrated shortage of affordable housing, especially Class A affordable housing, city wide.

Based on this, we hope you will concur that these changed conditions that lead to the rezoning of this site into a Senior and Affordable Family Housing development is the highest and best use for the site and the community.

Respectfully submitted,

Keith Meyer, CCIM, SIOR

Jim Wible, CCIM
Appendix C

Use Comparison Tables
## New Permissive Uses with ZC

<table>
<thead>
<tr>
<th>Zone District &gt;&gt;</th>
<th>MX-M</th>
<th>NR-BP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Living</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, townhouse</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td>P</td>
<td>CA</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Group Living</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted living facility or nursing home</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community residential facility, small</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community residential facility, medium</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community residential facility, large</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Group home, small</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Group home, medium</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Sorority or fraternity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential community amenity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Residential community amenity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>General retail, medium</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Grocery store</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Liquor retail</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community center or library</td>
<td>P</td>
<td>C</td>
</tr>
</tbody>
</table>

Total New Uses Added: 16
### Appendix C

#### Allowable Uses Not Changed by the Zone Change

<table>
<thead>
<tr>
<th>Zone District &gt;&gt;</th>
<th>MX-M</th>
<th>NR-BP</th>
<th>COMMERCIAL USES (contd)</th>
<th>MX-M</th>
<th>NR-BP</th>
<th>COMMERCIAL USES (contd)</th>
<th>MX-M</th>
<th>NR-BP</th>
<th>COMMERCIAL USES (contd)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL USES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult or child day care facility</td>
<td>P</td>
<td>P</td>
<td>Food, Beverage, and Indoor Entertainment</td>
<td>P</td>
<td>P</td>
<td>Personal and business services, small</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Elementary or middle school</td>
<td>P</td>
<td>P</td>
<td>Auditorium or theater</td>
<td>P</td>
<td>P</td>
<td>Personal and business services, large</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>High school</td>
<td>P</td>
<td>P</td>
<td>Bar</td>
<td>P</td>
<td>P</td>
<td>Research or testing facility</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>P</td>
<td>P</td>
<td>Catering service</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Museum or art gallery</td>
<td>P</td>
<td>P</td>
<td>Health club or gym</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks and open space</td>
<td>P</td>
<td>P</td>
<td>Nightclub</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious institution</td>
<td>P</td>
<td>P</td>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports field</td>
<td>P</td>
<td>P</td>
<td>Tap room or tasting room</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University or college</td>
<td>P</td>
<td>P</td>
<td>Other indoor entertainment</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vocational school</td>
<td>P</td>
<td>P</td>
<td>Lodging</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
<td>Motor Vehicle-related</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation and Entertainment</td>
<td></td>
<td></td>
<td>Car wash</td>
<td>P</td>
<td>P</td>
<td>Wind energy generation</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Drive-in theater</td>
<td>C</td>
<td>C</td>
<td>Car wash</td>
<td>P</td>
<td>P</td>
<td>Architecturally integrated</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td><strong>Retail Sales</strong></td>
<td></td>
<td></td>
<td>Light vehicle fueling station</td>
<td>P</td>
<td>P</td>
<td>Co-location</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Bakery goods or confectionery shop</td>
<td>P</td>
<td>P</td>
<td>Light vehicle fueling station</td>
<td>P</td>
<td>P</td>
<td>Freestanding</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Farmers’ market</td>
<td>P</td>
<td>P</td>
<td>Light vehicle repair</td>
<td>P</td>
<td>P</td>
<td>Roof-mounted</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>General retail, small</td>
<td>P</td>
<td>P</td>
<td>Light vehicle repair</td>
<td>P</td>
<td>P</td>
<td>Public utility co-location</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Pawn shop</td>
<td>P</td>
<td>P</td>
<td>Paid parking lot</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
<td>Parking structure</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park-and-ride lot</td>
<td>P</td>
<td>P</td>
<td>Offices and Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit facility</td>
<td>P</td>
<td>P</td>
<td>Bank</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture and Animal-related</td>
<td></td>
<td></td>
<td>Club or event facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community garden</td>
<td>P</td>
<td>P</td>
<td>Commercial services</td>
<td>P</td>
<td>P</td>
<td>Medical or dental clinic</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Veterinary hospital</td>
<td>P</td>
<td>P</td>
<td>Medical or dental clinic</td>
<td>P</td>
<td>P</td>
<td>Mortuary</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Other pet services</td>
<td>P</td>
<td>P</td>
<td>Mortuary</td>
<td>P</td>
<td>P</td>
<td>Office</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**Total Uses Not Changed: 54**
## Appendix C

### No Longer Conditional with ZC

<table>
<thead>
<tr>
<th>Zone District &gt;&gt;</th>
<th>MX-M</th>
<th>NR-BP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daytime gathering facility</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Overnight shelter</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL USES (contd.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation and Entertainment</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Amphitheater</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freight terminal or dispatch center</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Railroad yard</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture and Animal-related</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General agriculture</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td><strong>Motor Vehicle-related</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy vehicle and equipment sales, rental, fueling, and repair</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Outdoor vehicle storage</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste and Recycling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvage yard</td>
<td></td>
<td>C</td>
</tr>
</tbody>
</table>

Total Uses No Longer Conditional: 9
<table>
<thead>
<tr>
<th>Zone District &gt;&gt;</th>
<th>MX-M</th>
<th>NR-BP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture and Animal-related</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kennel</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Food, Beverage, and Indoor Entertainment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult entertainment</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES (contd.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Recreation and Entertainment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other outdoor entertainment</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Retail Sales</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult retail</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Building and home improvement materials store</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>General retail, large</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Helipad</td>
<td>CA</td>
<td>P</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Fabrication, and Assembly</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light manufacturing</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Telecommunications, Towers, and Utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Geothermal energy generation</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Waste and Recycling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling drop-off bin facility</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Wholesaling and Storage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehousing</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Wholesaling and distribution center</td>
<td>C</td>
<td>P</td>
</tr>
</tbody>
</table>

Total Uses No Longer Permissive: 15
Still Conditional: 17
Appendix D

West Mesa Neighborhood Association Support Letter
August 10, 2020

The West Mesa Neighborhood Association (WMNA) is a community-based organization that began in 1996 as the "Lavaland Vecinos." We have been extensively involved with the safety, beautification and growth in the Southwest Mesa-Interstate 40 (1-40) south and the Rio Grande River west-for most of this time. We have also been involved to bringing more amenities and enhancements to this community. Our area encompasses nearly 3,300 residential homes and more than 100 businesses that we strive to enrich and engage our neighborhood with the focus of "PRIDE IN COMMUNITY ".

I attended a zone change meeting with Zoom from Thomas Development, erstad Architects, and Tierra west Derek Bohannan derek@volopervidi.com 505-858-3100. These companies came to get feedback from local residents and businesses in the area of Coors and Bluewater Northwest. North of Bank of Albuquerque Bank open land west side of Coors for current zoning change has limits to what can be built on this land for two affordable multifamily and senior living housing apartments. These apartments will begin building Feb 2021 which 14 months to be completed.

Current zoning is Nonresidential business park (NR_BP) no household living or groups living permissible uses. So, no apartments allowed with current zoning of which a change must be done to MX-M Mixed -use moderate Intensity 74 units 3 stories; 117 units 4 stories. Member on zoom stated the colors are too dark and to lighten them stated by Rene. The unit's names were 1) La Serna 3 floors, 2) San Rogue 4 floors. In addition, were 1) community rooms and centers, courtyards and play areas. Combined –Individual garages, dog play yard, community gardens; solar and WIFI included; overall apartments were above standards and Members attended has approved zoning changes to MX-M.

This letter will be emailed to the suzannasanchez@cabq.gov, as approved by NA.by email.

Our goals for upcoming year 2020 with the help of businesses donations is to improve and maintain families and children in our community outreach. We will provided the following activities in WMNA; a Halloween Party on Halloween Day in October; APS donation Title I Homeless in November, and blankets for homeless street families’ in November/December for our community. With your help and your donations of, we hope to further these programs. We would like to thank you in advance for your generosity.

Respectfully,

Steven Budenski
President, West Mesa Neighborhood Association
Home address:  5732 La Anita Ave NW
Albuquerque, New Mexico 87105-
Cell (505) 489-1218; Stevenbudenski@gmail.com

Mike Quintana, VP, westmesa63@gmail.com, 505-933-0277
Alex Klebenow, Secretary, LaVoce@aol.com, (505) 980-6869
Dee Silva, Treasurer, Ddee4329@aol.com, 505-362-7737
STAFF INFORMATION
PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a $50 PRT fee.

Applicant Name: ___________________________ Phone#: 505-858-3100 Email: RRB@TIERRAWESTLLC.CO

PROJECT INFORMATION:

*For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.*

Size of Site: __________ Existing Zoning: NR-BP Proposed Zoning: MX-M

Previous case number(s) for this site: V-87-78 Z-84-47-3

Applicable Overlays or Mapped Areas: CPO - CHARACTER PROTECTION OVERLAY ZONE (3-4) COORS BLVD CPO:

Residential – Type and No. of Units: TBD

Non-residential – Estimated building square footage: __________ No. of Employees: __________

Mixed-use – Project specifics: __________

LOCATION OF REQUEST:

Physical Address: ATRISCO BUSINESS PARK UNI T3 Zone Atlas Page (Please identify subject site on the map and attach) J10Z

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

THE OWNER FOR THE PROPERTY HAS A POTENTIAL USER THAT WOULD LIKE TO CONSTRUCT

MULTIFAMILY PROJECT. THE PROPERTY IS ZONED NR-BP

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

WHAT WOULD BE THE PROCESS TO APPLY FOR A ZONE CHANGE TO MX-M? IS THIS AN AREA OF CONSISTENCY OR CHANGE AND WHAT OTHER IDO CRITERIA IS NEEDED FOR THE ZONE CHANGE?

**Lines, Area of Change, Reused or Occur Center,**

PPO

"ATRISCO Business Park Master Plan"

"Default $100 residential Lot Size/Height Balance"

"Western Board Ed Winn 1st Avenue"

"Major IS Proviens Tramway"
PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a $50 PRT fee.

<table>
<thead>
<tr>
<th>PA#: 20-055</th>
<th>Received By:</th>
<th>Official Use only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: 2-25-2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>APPOINTMENT DATE &amp; TIME: Monday, March 2, 2020 @ 2:00pm</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicant Name: RON BOHANNAN  
Phone#: 505-858-3100  
Email: RRB@TIERRAWESTLLC.COM

PROJECT INFORMATION:

*For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.*

- **Size of Site:** 7.04
- **Existing Zoning:** NR-BP
- **Proposed Zoning:** MX-M

Previous case number(s) for this site: V-87-78 Z-84-47-3

Applicable Overlays or Mapped Areas: CPO - CHARACTER PROTECTION OVERLAY ZONE (3-4) COORS BLVD CPO-

Residential – Type and No. of Units: TBD

Non-residential – Estimated building square footage: No. of Employees:

Mixed-use – Project specifics:

LOCATION OF REQUEST:

Physical Address: ATRISCO BUSINESS PARK UNIT 3  
Zone Atlas Page (Please identify subject site on the map and attach) J10Z

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

THE OWNER FOR THE PROPERTY HAS A POTENTIAL USER THAT WOULD LIKE TO CONSTRUCT MULTIFAMILY PROJECT. THE PROPERTY IS ZONED NR-BP

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

WHAT WOULD BE THE PROCESS TO APPLY FOR A ZONE CHANGE TO MX-M? IS THIS AN AREA OF CONSISTENCY OR CHANGE AND WHAT OTHERIDO CRITERIA IS NEEDED FOR THE ZONE CHANGE?
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-055  Date: 3/12/20  Time: 2 pm
Address: Atrisco Business Park Unit 3

AGENCY REPRESENTATIVES AT MEETING:
Planning: Linda Rumpf  LRumpf@cabq.gov  924-3342
Code Enforcement: Carl Garan
Fire Marshall: __________________________
Transportation: _________________________
Other: ________________________________

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Potential multifamily project

SITE INFORMATION:
Zone: NR-BP → MX-M  Size: 7.04 AC
Use: MultiFamily (proposed)
Overlay Zone: CPO 2/Chars Blvd.  Mayr-Transit
Comp Plan Area Of: Chaney  Comp Plan Corridor: ______
Comp Plan Center: ______  MPOS or Sensitive Lands: ______
Parking: S-5, P. 225  MR Area: ______
Landscaping: S-6, P. 251  Street Trees: 5-6(1) P. 258
Use Specific Standards: Taxe 4.2.1 P.130, 4.3(BX7) Multi-family P.131
Dimensional Standards: S-1, P. 189, Taxe S-1-2, P. 194

*Neighborhood Organization/s: Los Volcanes NA, Westside Coalition, SIA

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

PROCESS:
Type of Action: Zone Map Amendment
Review and Approval Body: EPC  Is this PRT a requirement? Yes
<table>
<thead>
<tr>
<th>NOTES:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area of Change</strong></td>
<td><strong>CPO-2</strong></td>
</tr>
<tr>
<td>Zone Change</td>
<td>NR-BP → MX-M</td>
</tr>
<tr>
<td>* 6.7(F) Zoning Map Amendment - EPC, p. 426</td>
<td></td>
</tr>
<tr>
<td>* 6.7(F)(3) REVIEW + Decision Criteria, p. 427</td>
<td></td>
</tr>
<tr>
<td>Dwelling definitions, p. 459</td>
<td></td>
</tr>
<tr>
<td>* Apartments? Yes</td>
<td></td>
</tr>
<tr>
<td>CPO-2 3-4(c) Coors Blvd, p. 70</td>
<td></td>
</tr>
<tr>
<td>MX-M Summary, p. 27</td>
<td></td>
</tr>
<tr>
<td>* Atrisco Business Park Master Development Plan</td>
<td></td>
</tr>
<tr>
<td>- is silent on residential use IDO</td>
<td></td>
</tr>
<tr>
<td>* West side - see Q08s Holleyng Balena Comp Plan</td>
<td>p 2.6</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>May Transit/MX-M - check the IDO</strong></td>
<td>p. 5-7</td>
</tr>
</tbody>
</table>
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance
TO: Vinny Perea and Ron Bohannan, Tierra West, LLC
FROM: Terra Reed, Senior Planner
       City of Albuquerque Planning Department
PHONE: (505) 924-3475
DATE: Monday, August 17, 2018
RE: Project #2020-004193, Zone Change – Atrisco Business Park

I have reviewed your application, including the justification letter for the proposed Zone Map Amendment (zone change). This letter includes some suggestions that may help clarify and strengthen the justification that you have provided. Please provide an updated justification letter by close of business on Friday, August 21 so that I can address any changes in my staff report. If this deadline is a problem, please let me know as soon as possible. If you can provide a Word document or digital PDF in addition to a signed and scanned copy, that would be great.

To confirm, we have a scheduled Zoom meeting on Wednesday, August 19 at 2:00 pm to review this letter and any questions you may have.

General Comments:

- A zone change request should be based on whether the zone change, and specifically the proposed zoning (use entitlements and any applicable IDO development standards), meets the criteria in Subsection 14-16-6-7(F)(3). Your justification relies heavily on the proposed project, which should not be the basis of the EPC’s determination. You should instead focus on justifying whether the proposed zoning (MX-M) is more appropriate than the current zoning (NR-BP) given the location, surrounding development, etc. You may briefly describe the proposed development in your letter, but the justification should be more about the zoning than that development. Further, when you do reference the proposed development, it is inappropriate to call it a mixed-use development. Per IDO definitions, multi-family residential with services just for residents (gyms, shared spaces, etc.) is not mixed-use; it is residential.
- There are a lot of typographical and grammatical errors throughout the letter, which can make your justifications difficult to follow. I recommend reviewing the letter for typos, grammar, and consistency before resubmitting.
- APS has identified that the addition of residential uses at this site may impact already strained school capacity, particularly for West Mesa High School. You may want to acknowledge that impact, which is true for most residential development west of the river, in your application.
- The request also may be seen as in direct opposition to Comp Plan Policy 5.4.2 West Side Jobs. While the Comp Plan does encourage higher density housing near jobs, as opposed to low-density residential, the proposed project directly proposes reducing land capacity for base employment and the clustering of job opportunities in business.
parks. You may want to address that concern and underline the opportunities for employment that would still exist under the proposed zoning.

- As a heads up, if EPC approves the zone change, you may need to replat the site to combine the two lots, the development standards in the Atrisco Business Park Master Development Plan will apply to development on the site, you will need an Archaeological Certificate per Subsection 6-5(A)(1).

**Process Comments:**

As noted in my email on Friday, your application is incomplete as submitted with relation to notice requirements. It is your responsibility as an applicant to confirm whether the buffer map used to determine what property owners need to be noticed is correct or not. If we do not receive proof that the notice was sent to all property owners within 100 ft. of the subject property, it may be necessary to defer this application to a future hearing date.

In addition, there are some additional issues with your notice that you need to address and should note for future applications:

- Your notice and justification letters say that the application is on behalf of Thomas Development Co. Your application includes an authorization letter from La Mame, LLC, the property owner, but not Thomas Development Co. **Please clarify in your updated justification letter who this application is being submitted on behalf of and provide a letter of authorization from Thomas Development Co., as they are referenced in your notice letters.**

- A request for a Neighborhood Meeting should make it very clear from the beginning that it is a request for a Neighborhood Meeting, as required by Subsection 14-16-6-4(C) of the IDO. The letter refers instead to 14-16-6-4(K), which is the public notice requirement, and it isn’t clear until later in the letter that you are offering a Neighborhood Meeting. This is somewhat misleading to recipients.

- In the email notice that you sent to Neighborhood Association representatives, you refer to Subsection 14-16-6-4(K) as “Mailed Public Notice”. 6-4(K) is about public notice generally and this is email, not mail. It would be more accurate to refer to Subsection 14-16-6-4(K)(4), which is the email requirement.

Information regarding the EPC process, including the calendar and staff reports, can be found at: [http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission](http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission)

The EPC public hearing for September 2020 is the 10th. Final staff reports will be available one week prior, on September 3rd or 4th.

**Zone Map Amendment (zone change) – Justification and Policy Analysis**

Please see the notes below for your consideration in revising the justification letter.
• Most of the policies you list are generally appropriate, but your justification is based on the proposed development and not the proposed zoning. Please revise your justifications to address the proposed zoning and not the proposed development.

• Policies that refer to quality design are not appropriate to justify a zone change. The zone change criteria are not based on the proposed development, but on the entitlements associated with the proposed zoning.

• I recommend addressing the specific sub-policies in your justification instead of trying to justify a policy and all listed sub-policies in explanation. Sometimes this works, but in most cases, it makes your justification difficult to follow and you often fail to address all of the sub-policies that you list.

• R-270-1980 was repealed and replaced with IDO Subsection 14-16-6-7(F). Your letter (p. 3) should refer to this subsection of the IDO, not to R-279-1980. Also, any reference to the City Zoning Code should instead refer to the IDO – the Zoning Code was repealed when the IDO was adopted.

• You reference Section 2.4 of the Comprehensive Plan. Section 2 of the Comp Plan is narrative content about growth and development and does not include goals or policies. Your policy justification should be based on adopted goals and policies, not narrative.

• In two instances, you list cross-references to other policies (Policies 5.4.1.c and 7.3.5.c) as policies that this application furthers. You later reference those listed policies, which is fine, but you shouldn’t list the cross-references in your application.

Policies in Chapter 4

Comprehensive Plan Chapter 4 is intended to protect existing/established neighborhoods. This property is not in a neighborhood, so these goals and policies do not apply to this property.

Policies in Chapter 5

In general, these policies are mostly appropriate, unless specified otherwise below, but your justification needs to refer to why the proposed zoning supports these policies.

• **Policy 5.1.1: Desired Growth**
  o Action 5.1.1.4 is not appropriate – this project is not a public-private project. In general Actions in the Comp Plan are directed toward City departments and partner agencies and do not apply to most private development projects.
  o Note that the Rapid Ride on Central Ave. was replaced with ART.

• **Policy 5.2.1: Land Uses**
  o Nothing about the proposed zoning requires future development to be affordable or Class A. You need to focus on the proposed zoning.

• **Policy 5.6.2: Areas of Change**
  o Make sure that you address all sub-policies that you list in your response (or respond to each sub-policy individually).
  o In this section, you include a table of uses allowed in each zone that aren’t allowed in the other. Please review this list to ensure that it is complete and accurate. Many of the listed uses are inconsistent with IDO terminology; you
inconsistently acknowledge whether MX-M allows a use conditionally, which is misleading; and you reference live-work in both categories.

Policies in Chapter 7

These policies and the associated justification focus solely on the proposed uses and site layout rather than the zone change. Your justification needs to refer to why the \textit{proposed zoning} supports these policies, which in most cases it doesn’t. Unless you can justify the proposed zoning, you should not reference these policies.

Policies in Chapter 9

In general, these policies are mostly appropriate, unless specified otherwise below, but your justification needs to refer to why the \textit{proposed zoning} supports these policies.

- Policy 9.1.2: Affordability
  - This justification is entirely dependent on the proposed development and your claim that the rents will be “affordable.” This is not an appropriate policy justification for a zone change because the zoning does not require that any development provide affordable housing.

\textbf{IDO Section 6-7(F)(3) - Review and Decision Criteria for Zoning Map Amendments}

6-7(F)(3)(a):

- Strengthen the policy justification above to support this criterion.
- It is not entirely accurate to say that the property is surrounded by R-ML. There is R-ML zoning in the area, but the property is surrounded by NR-BP, with R-1 adjacent across Coors and R-ML and R-MH in the surrounding area.
- In the last sentence of this paragraph, you refer to Commuter Corridors. Coors is a Major Transit Corridor, not a Commuter Corridor. It is also unclear why you refer to Efficient Development goals and policies in particular, when you list other goals and policies above.

6-7(F)(3)(b): Fine.

6-7(F)(3)(c):

- Fine, but please specify up front which of the 3 sub-criteria you are addressing.
- While it is true that MX-M may be appropriate in this location, you need to address why MX-M is \textit{more advantageous} to the community than NR-BP in this location.

6-7(F)(3)(d):

- This is generally fine; however, you should state all of the uses that would become allowable with the proposed zoning (the table earlier in your letter may be more appropriate here) and directly address whether those uses might be harmful to surrounding properties (or why they are not).
- You state that MX-M would be “more predictable” than NR-BP, which is not true. The uses allowed in NR-BP are just as predictable as MX-M.
6-7(F)(3)(e): Fine, but please specify up front which of the 4 sub-criteria you are addressing.

6-7(F)(3)(f): Fine.

6-7(F)(3)(g): Fine.

6-7(F)(3)(h):

- Because of the size of the property, we might not necessarily consider this a spot zone, but the lots you are requesting a zone change for only abut lots zoned NR-BP with commercial development. For this reason, you need to more clearly justify in this letter why the MX-M zone is more appropriate than the existing NR-BP zoning.
- The EPC is not reviewing the site plan for this project. All the EPC is considering at this point is the proposed zone change.
Vinny,

I’ve been digging into your application and noticed an issue with the property owner notice. The buffer map that you requested only includes one of the two parcels in the application (see below – the buffer is only for the property in blue, but the application includes the parcel outlined in red). You will need to resubmit a request for a buffer map for BOTH parcels and send notice of your application to any additional property owners included in the revised buffer. It looks like it may only be a couple of additional properties, but I will need you to send me proof of those additional letters being sent out by the time we meet next Wednesday for your application to be considered complete.

Please let me know if you have any other questions.

Thank you,
TERRA L REED
long range senior planner
she | her | hers
o 505.924.3475
e treed@cabq.gov
cabq.gov/planning
Vinny,

I hate to do this after you just did some additional notification, but there have been some internal discussions about the expectations for notice given the circumstances around COVID-19. We are working on getting this information onto the Planning Department’s website for consistency for all applicants, but you will need to re-notice everyone (Neighborhood Associations and all property owners within 100 ft.) with a letter that includes the Zoom information for the meeting, which I have provided below. This includes the email notice to NA representatives.

In addition, when you post your sign, you need to make sure that the Zoom link, Meeting ID, at least 2 Zoom phone numbers, and the “Find Your Local Number” link (the information highlighted in yellow, below) are written on the sign or on something attached to the sign in a manner that is legible from 3 ft. away. Please provide me with a timestamped photo of your posted sign(s) when they are put up.

Please provide documentation that all of this notice is provided at least 15 days prior to the hearing (next Wednesday, August 26th) so that we can ensure that all legal notice requirements are covered. Also, please note that you will need to do the same for your other case – I believe Shawn will be communicating that information to you – and plan to continue this practice for the duration of the time that we are holding hearings via Zoom. In the future, you will likely need to contact City staff to get the Zoom information for your notice letters/emails. We are working to provide information on how to do that on the website.

EPC - September 10, 2020

Join Zoom Meeting
https://cabq.zoom.us/j/95170033733

Meeting ID: 951 7003 3733
One tap mobile
+13017158592,,95170033733# US (Germantown)
+13126266799,,95170033733# US (Chicago)

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

Meeting ID: 951 7003 3733
Find your local number: https://cabq.zoom.us/u/aeCzG8gSxl

Thank you,
From: Vinny Perea <vperea@tierrawestllc.com>
Sent: Monday, August 17, 2020 3:52 PM
To: Reed, Terra L. <treed@cabq.gov>
Cc: Bolen, Rebecca A. <rbolen@cabq.gov>; Ron Bohannan <rrb@tierrawestllc.com>; Derek Bohannan (Derek@volopervidi.com) <Derek@volopervidi.com>; Kristl Walker <kwalker@tierrawestllc.com>; Jaimie Garcia <jgarcia@tierrawestllc.com>
Subject: RE: [#2020010] PR#2020-004193 - project memo

Terra,

For the additional neighbor notifications, attached are the following:

- Neighborhood notification letter for the additional 100-ft buffer neighbors.
- The proof of mailing for the additional 100-ft buffer neighbors that were not included in the initial submittal package.
- ONC Email for NA list update – there are no changes to the NA’s from the original submittal package.
- 100 ft Buffer Request Email from Diego Ewell – the email includes the updated buffer map and the updated list of property owners. This doesn’t include the Sonntag Enterprises address that you listed below but we did include that letter to send out.

Let us know if you have any questions regarding the recent neighborhood notifications.

Thanks,

Vinny Perea, PE
Civil Engineer

5571 Midway Park Pl, NE
Albuquerque, NM 87109
(505)858-3100

PRIVILEGED AND CONFIDENTIAL
The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.
From: Reed, Terra L.  [mailto:treed@cabq.gov]  
Sent: Monday, August 17, 2020 3:12 PM  
To: Vinny Perea  
Cc: Bolen, Rebecca A.; Ron Bohannan; Derek Bohannan (Derek@vologervidi.com) (Derek@vologervidi.com); Kristl Walker; Jaimie Garcia  
Subject: RE: [#2020010] PR#2020-004193 - project memo  

Vinny,  
Glad to hear you are working on the notice. I was looking over the original properties and noticed that the original list did not include SONNTAG ENTERPRISED INC, which is the property owner for 469 63rd st. Can you make sure that property owner is noticed as well if you haven’t already caught it in the updated map?

Please don’t forget to send me a copy of the updated buffer map with the proof of mailing for whatever additional notice you end.

Thanks,  
Terra  

From: Vinny Perea <vperea@tierrawestllc.com>  
Sent: Monday, August 17, 2020 2:15 PM  
To: Reed, Terra L. <treed@cabq.gov>  
Cc: Bolen, Rebecca A. <rbolen@cabq.gov>; Ron Bohannan <rrb@tierrawestllc.com>; Derek Bohannan (Derek@vologervidi.com) (Derek@vologervidi.com) <Derek@vologervidi.com>; Kristl Walker <kwalker@tierrawestllc.com>; Jaimie Garcia <jgarcia@tierrawestllc.com>  
Subject: RE: [#2020010] PR#2020-004193 - project memo  

Thank you Terra,  

We will begin reviewing the comments and have reached out to Thomas Development Co. for an agent authorization letter. We are also working on sending out the remaining neighborhood letters from the updated 100-ft buffer we received from ONC, those should be going out later this afternoon and I will send you that documentation once they have been mailed.

We look forward to discussing this project with you on Wednesday for our Zoom meeting.

Thanks,  

Vinny Perea, PE  
Civil Engineer  

5571 Midway Park Pl, NE  
Albuquerque, NM 87109  
(505)858-3100  

PRIVILEGED AND CONFIDENTIAL  
The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.
Vinny,

Please see attached project memo, which provides some feedback and recommendations for your justification letter. We will be happy to answer any questions you have at our meeting on Wednesday.

In addition to the issue with your property owner notice, we noticed that there is an inconsistency in your application. You provided an authorization letter from La Mame, LLC, but all of your public notice and your justification letter say that the application is on behalf of Thomas Development Co. Please provide an authorization letter from Thomas Development Co. with your updated notice documentation by the time of our meeting on Weds.

Please provide an updated justification letter by COB on Friday, August 21.

Let me know if you have any questions before we meet on Wednesday.

Thank you,

TERRA L REED
long range senior planner
she | her | hers
o 505.924.3475
e treed@cabq.gov
cabq.gov/planning
NEIGHBORHOOD MEETING
AND COMMENTS
San Roque/La Serena Zone Map Amendment - Summary of Neighborhood Meeting

- Meeting located at Legacy Church in Student Center meeting room, 7201 Central Ave, NW Albuquerque, NM 87121.
- Meeting Began around 6:00 PM in the evening.
- There were 2 attendees in-person, 3 attendees via Zoom meeting.
- Discussions began with introductions of Thomas Development, Co. and associated development team partners.
- PowerPoint presentation discussion of the following:
  - Site Location
  - Proposed Site Development Plan and uses
  - Discussion of Thomas development Co. history in the Albuquerque metro area
  - Discussion of building floor plans, color/material render designs, and site amenities.
  - Discussion of current zoning comparing and contrasting to proposed zoning.
  - Time, location, and date of EPC Hearing.
- Questions from attendees concerning the proposed development were as follows:
  - One neighbor requested for the developer to consider lighter shades of brown and gray tones to one of the buildings as presented in the PowerPoint. Developer explained they will explore lighter tone colors for that particular building.
  - One neighbor mentioned concerns about one of the buildings close proximity to the Coors Blvd right-of-way line. Response to the neighbor was that the building meets the 15’ landscape buffer that fronts Coors Blvd, per the IDO overlay zone requirements and that buildings closer to the right-of-way line is promoted since this is a Major Transit Corridor area.
- Overall feeling from attendees was supportive of the development and zone change request to a site they believed would never be developed.
- Meeting adjourned around 7:15 PM.
San Roque/La Serena
Neighborhood Meeting Agenda
Location: Legacy Church – 7201 Central Ave NW, Albuquerque, NM 87121
Date/Time – Tuesday, July 28th 6pm-8pm

1. Meeting Introductions (10 minutes)
   a. Thomas Development
   b. Erstad Architects
   c. Tierra West

2. PowerPoint Presentation (45 minutes – 1 hour)
   a. Project Overview - TDC
      i. Who is Thomas Development and their track record
      ii. Management of the units & its track record
      iii. How long is the project going to be held by Thomas Development
      iv. How building these units helps the jobs in the area
      v. Affordable Housing Units what it means & why this location
      vi. Senior Living why this location

   b. Zone Change Proposal and Changes – T-W
      i. Site location, existing conditions
      ii. Proposed development summary
      iii. Existing Zoning – requirements
      iv. Proposed Zoning – requirements

   c. Site and Proposed Building Design - eA
      i. Site
         1. Two buildings – site arrangement
         2. Access points
         3. Carports, Garages/loft units
         4. Site Amenities
      ii. San Roque
         1. 4-story, 117 units, 2’s & 3’s, family apartments
         2. Unit arrangement, balconies, central courtyard
         3. Primary entrance, Community rooms
         4. ‘commercial’ presence along Coors Blvd – activity along street
         5. Fourth floor roof deck
         6. Contemporary NM style, stucco, stone veneer, trellises, balcony railings
            a. Offset massing and height, provides variety, breaks down scale
            b. warm earth tones, textures and accent colors for visual interest
iii. La Serena
   1. 3-story, 74 units, 1's & 2's, senior apartments 55+
   2. Unit arrangement, private balconies
   3. Entrance, drop-off
   4. Central community rooms – spill out to patio
   5. Amenities incl. fitness room, library, top floor solarium w/ balcony
   6. Traditional style w/ stucco, clay tile roof, stone veneer, decorative tile, steel railings and trellises

3. EPC Hearing Date & Time – T-W (5 minutes)

4. Next Steps, Timeline – TDC (5 minutes)

5. Questions/Comments from Public – All (30 minutes)

6. Meeting Adjourned
   a. Please Sign-In
<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doug</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rene Horvath</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoom Attendees: Kathleen Adams</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Legacy Church - 7201 Central Ave. NW  
451 B 457 Courts Blvd. NW  
San Rogue B La Serena  
Zone Map Amendment - EPC Approval  

Neighborhood Meeting Attendance/Sign in Sheet - 07.28.2020, 6:00 p.m.
July 15, 2020

Ms. Dee Silva
West Mesa NA
313 63rd Street NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Ms. Silva:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answers any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@voloprivi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperera@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
July 15, 2020

Mr. Steven Budenski
West Mesa NA
5732 La Anita Avenue NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Budenski:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-8-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co. is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answers any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@volopervidi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
July 15, 2020

Mr. Max Garcia
Los Volcanes NA
6619 Honeylocust Avenue NW
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Garcia:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-5-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answer any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
Mr. Max Garcia  
July 15, 2020  
Page 2

opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):  
Ronald R. Bohannan, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
rbb@tierrawestllc.com  
505-858-3100

Derek Bohannan,  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
derek@volopervidi.com  
505-858-3100

Vinny Perea, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
vperea@tierrawestllc.com  
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

CC:  
Dee Silva, West Mesa NA  
Steven Budenski, West Mesa NA  
Max Garcia, Los Volcanes NA  
Ted Trujillo, Los Volcanes NA  
Jerry Gallegos, SWAN Coalition  
Johnny Pena, SWAN Coalition  
Elizabeth Haley, Westside Coalition NA  
Rene Horvath, Westside Coalition NA

JN:  
RRB/vp/jg
July 15, 2020

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Trujillo:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answer any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@volopervidi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
July 15, 2020

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Gallegos:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co. is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answers any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
rrb@tierrawestllc.com  
505-858-3100

Derek Bohannan,  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
derek@volopervidi.com  
505-858-3100

Vinny Perea, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
vperea@tierrawestllc.com  
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

cc:  Dee Silva, West Mesa NA  
Steven Budenski, West Mesa NA  
Max Garcia, Los Volcanes NA  
Ted Trujillo, Los Volcanes NA  
Jerry Gallegos, SWAN Coalition  
Johnny Pena, SWAN Coalition  
Elizabeth Haley, Westside Coalition NA  
Rene Horvath, Westside Coalition NA

JN:  RRB/vp/jg
July 15, 2020

Mr. Johnny Pena
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Pena:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answer any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the iDO, you have 15 days from 07/15/2020 to respond. by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@volopervidi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,
Ronald R. Bohannan, P.E.

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
July 15, 2020

Ms. Elizabeth Haley
Westside Coalition NA
6005 Chaparral Circle NW
Albuquerque, NM 87114

RE: ZONE MAP AMENDMENT-EPC APPROVAL
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Ms. Haley:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answers any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

If you don't feel that facilitating meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@volopervidi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]
Ronald R. Bohannan, P.E.

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pens, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
July 15, 2020

Ms. Renee Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

RE: ZONE MAP AMENDMENT-EPC APPROVAL  
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3  
ZONE ATLAS MAP: J-10-Z

Dear Ms. Horvath:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2)Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for Zone Map Amendment - EPC approval to be reviewed and decided by the Environmental Planning Commission.

Zone Map Amendment  
Tierra West LLC on behalf of Thomas Development Co. is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tracts F-4-A and F-6-A-2 PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

All parties involved are both aware and very sensitive to the current situation we collectively find ourselves in as it relates to COVID-19 and the measures, both voluntary and mandated, that are being taken to move forward successfully as a community. We are willing to and intend to move forward with a neighborhood meeting that will follow the government-mandated regulatory health orders to assure that everyone will be able to express their thoughts on the development while practicing social distancing measures.

Following the EPC process for Zone Map Amendment will be application submittals to the Development Review Board for a lot line adjustment, vacation of public drainage easement, and Site Plan for Building Permit. We will send out notification letters to you for those application submittals when we get to that period, but would be willing to answers any questions regarding those DRB applications during a meeting for the EPC Zone Map Amendment.

Per the IDO, you have 15 days from 07/15/2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the
opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on 7/30/2020 to be heard by the Environmental Planning Commission on 9/10/2020.

Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don’t feel that facilitated meeting is needed but have questions, please contact Derek R Bohannan, Ronald R. Bohannan or Vinny Perea at Tierra West from the contact information provided below.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Derek Bohannan,
5571 Midway Park Place NE
Albuquerque, NM 87109
derek@volopervidi.com
505-858-3100

Vinny Perea, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

CC: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN:
RRB/vp/jg
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Dee Silva
West Mesa NA
313 63rd Street NW
Albuquerque, NM 87105

Jerry Gallegos
SWAN Coalition
5921 Central Avenue NW
Albuquerque, NM 87105

Certified Mail Fee
$3.55

Postage
$0.90

Total Charge
$4.45

5921 Central Avenue NW
Albuquerque, NM 87105

PS Form 3800, A1
Dear Applicant:

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Mesa NA</td>
<td>Dee</td>
<td>Silva</td>
<td><a href="mailto:ddee4329@aol.com">ddee4329@aol.com</a></td>
<td>313 63rd Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87107</td>
</tr>
<tr>
<td>West Mesa NA</td>
<td>Steven</td>
<td>Budenski</td>
<td><a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a></td>
<td>5732 La Anita Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Max</td>
<td>Garcia</td>
<td><a href="mailto:max_garcia@msn.com">max_garcia@msn.com</a></td>
<td>6619 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Ted</td>
<td>Trujillo</td>
<td><a href="mailto:nederca@live.com">nederca@live.com</a></td>
<td>6601 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Jerry</td>
<td>Gallegos</td>
<td><a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a></td>
<td>5921 Central Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87107</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Johnny</td>
<td>Pena</td>
<td><a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a></td>
<td>5921 Central Ave. NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87107</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87112</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)
If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification:  https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

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

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster=cabq.gov  
Sent: Tuesday, July 14, 2020 2:05 PM  
To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>  
Cc: Office of Neighborhood Coordination <onc@cabq.gov>  
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Environmental Planning Commission  
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Jaimie Garcia
Telephone Number
505-858-3100
Email Address
jgarcia@tierrawestllc.com
Company Name
Tierra West, LLC
Company Address
5571 Midway Park Place NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
R F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 CONT 7.0487 AC M/L
Physical address of subject site:
Subject site cross streets:
Coors Blvd NW and Bluewater Rd NW
Other subject site identifiers:
This site is located on the following zone atlas page:
J-10-Z

This message has been analyzed by Deep Discovery Email Inspector.
<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Mail (base)</td>
<td>$3.85</td>
</tr>
<tr>
<td>Extra Services &amp; Fees (check box, add $2)</td>
<td>$2.85</td>
</tr>
<tr>
<td>Return Receipt (optional)</td>
<td>$0.85</td>
</tr>
<tr>
<td>Certified Mail Restricted Delivery</td>
<td>$0.00</td>
</tr>
<tr>
<td>Adult Signature Required</td>
<td>$0.00</td>
</tr>
<tr>
<td>Adult Signature Restricted Delivery</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Postage: $0.50

Johnny Pena
5921 Central Ave NW
Albuquerque, NM 87105

For delivery information, visit our website at www.usps.com.
**U.S. Postal Service®**
**CERTIFIED MAIL® RECEIPT**

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

<table>
<thead>
<tr>
<th>Certified Mail®</th>
<th>$2.85</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Postage</td>
<td>$4.70</td>
</tr>
</tbody>
</table>

**Postmark Here**

<table>
<thead>
<tr>
<th>Postmark Here</th>
<th>Postmark Here</th>
</tr>
</thead>
</table>

**Sent To**

Ted Trujillo  
Los Volcanes NA  
6601 Honeylocust Avenue NW  
Albuquerque, NM 87121

**Max Garcia**  
6619 Honeylocust Avenue  
Albuquerque, NM 87121

**For delivery information, visit our website at www.usps.com®**
When I requested a project number, Mr. Budenski gave me the information below. Does this go with your case?

zone map amendment-epc approval

TY F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO
BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-2
IDO SECTION 14-16-6-4 (D)

On Mon, Aug 10, 2020 at 2:28 PM Sanchez, Suzanna A. <suzannasanchez@cabq.gov> wrote:

Do you have a project #?

Hi Suzanna,

West Mesa NA approved zoning changes to build on property.

steven budenski

president

505-489-1218

This message has been analyzed by Deep Discovery Email Inspector.
NOTIFICATION

Note that the applicant was required to re-notice for this project to include the Zoom login information for the EPC Hearing. This appendix includes all notice sent by the applicant and is organized to include the most recent notice first.
August 20, 2020

RE:  ZONE MAP AMENDMENT-EPC
     COORS BLVD NW AND BLUEWATER RD NW
     TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
     AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
     UNIT 3
     ZONE ATLAS MAP: J-10-Z

To Whom It May Concern:

We recently sent you a neighborhood notification letter in regards to an application we have
submitted to the Environmental Planning Commission for the subject property for a zone map
amendment request. The zone map amendment will be for changing from NR-BP to MX-M.
Due to the given circumstances of the COVID-19 health and safety precautions, this
Environmental Planning Commission hearing will be held virtually via a public Zoom meeting.
There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the
link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-715-8592
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you
would like to review the agenda and/or the staff report when they become available, they can
be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-
agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not
hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Mr. Steven Budenski
West Mesa NA
5732 La Anita Avenue NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Budenski:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-715-8592
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Mr. Ted Trujillo  
Los Volcanes NA  
6601 Honeylocust Avenue NW  
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC  
COORS BLVD NW AND BLUEWATER RD NW  
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3  
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK  
UNIT 3  
ZONE ATLAS MAP: J-10-Z

Dear Mr. Trujillo:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:  
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:  
+1-301-715-8592  
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:  
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Ms. Dee Silva
West Mesa NA
313 63rd Street NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
   COORS BLVD NW AND BLUEWATER RD NW
   TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
   AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
   UNIT 3
   ZONE ATLAS MAP: J-10-Z

Dear Ms. Silva:

We recently sent you a neighborhood notification letter in regards to an application we have
submitted to the Environmental Planning Commission for the subject property for a zone map
amendment request. The zone map amendment will be for changing from NR-BP to MX-M.
Due to the given circumstances of the COVID-19 health and safety precautions, this
Environmental Planning Commission hearing will be held virtually via a public Zoom meeting.
There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the
link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-715-8592
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8qSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you
would like to review the agenda and/or the staff report when they become available, they can
be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-
agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not
hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc:    Dee Silva, West Mesa NA
      Steven Budenski, West Mesa NA
      Max Garcia, Los Volcanes NA
      Ted Trujillo, Los Volcanes NA
      Jerry Gallegos, SWAN Coalition
      Johnny Pena, SWAN Coalition
      Elizabeth Haley, Westside Coalition NA
      Rene Horvath, Westside Coalition NA

JN:    2020010

RRB/vp/jg
August 20, 2020

Mr. Max Garcia
Los Volcanes NA
6619 Honeylocust AvenueNW
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Garcia:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M.

Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-715-8592
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxI

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Mr. Johnny Pena
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Pena:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-715-8592
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vpereaa@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Ms. Rene Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

RE:  ZONE MAP AMENDMENT-EPC  
COORS BLVD NW AND BLUEWATER RD NW  
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3  
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK  
UNIT 3  
ZONE ATLAS MAP: J-10-Z

Dear Ms. Horvath:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:  
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:  
+1-301-715-8592  
+1-312-626-6799

Find your local number:  https://cabq.zoom.us/u/aeCzG8gSxI

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:  
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Hailey, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
August 20, 2020

Ms. Elizabeth Haley
Westside Coalition of NA
6005 Chaparral Circle NW
Albuquerque, NM 87114

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Ms. Haley:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:
+1-301-775-8972
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8qSxl

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

cc:  Dee Silva, West Mesa NA
     Steven Budenski, West Mesa NA
     Max Garcia, Los Volcanes NA
     Ted Trujillo, Los Volcanes NA
     Jerry Gallegos, SWAN Coalition
     Johnny Pena, SWAN Coalition
     Elizabeth Haley, Westside Coalition NA
     Rene Horvath, Westside Coalition NA

JN:  2020010

RRB/vp/jg
August 20, 2020

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Avenue NW  
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC  
COORS BLVD NW AND BLUEWATER RD NW  
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3  
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK  
UNIT 3  
ZONE ATLAS MAP: J-10-Z

Dear Mr. Gallegos:

We recently sent you a neighborhood notification letter in regards to an application we have submitted to the Environmental Planning Commission for the subject property for a zone map amendment request. The zone map amendment will be for changing from NR-BP to MX-M. Due to the given circumstances of the COVID-19 health and safety precautions, this Environmental Planning Commission hearing will be held virtually via a public Zoom meeting. There will be no in-person attendance allowed to the hearing.

The Zoom EPC Hearing will be held on Thursday, September 10th at 8:30 AM. Below is the link and dial-in information to be able to attend this hearing.

Join Zoom Meeting:  
https://cabq.zoom.us/j/95170033733

Meeting ID: 961 7003 3733

Dial-In Information:  
+1-301-715-8592  
+1-312-626-6799

Find your local number: https://cabq.zoom.us/u/aeCzG8gSxI

EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:  
http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.
Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

c: Dee Silva, West Mesa NA
   Stevan Budenski, West Mesa NA
   Max Garcia, Los Volcanes NA
   Ted Trujillo, Los Volcanes NA
   Jerry Gallegos, SWAN Coalition
   Johnny Pena, SWAN Coalition
   Elizabeth Haley, Westside Coalition NA
   Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
Jerry Gallegos  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

Elizabeth Haley  
Westside Coalition of NA  
6005 Chaparral Circle NW  
Albuquerque, NM 87114
Rene Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque, NM 87120

Steven Budenski  
West Mesa NA  
5732 La Anita Avenue NW  
Albuquerque, NM 87105

LBJ ENTERPRISES LLC  
5601 HIGHWAY 95 NO SUITE 730  
LAKE HAVASU CITY AZ 86404-8551
CRANK FRANKY COORS CAR WASH INC
800 EL ALHAMBRA CIR NW
LOS RANCHOS DE ALBUQUERQUE NM
87107

CASTILLO GERARDO R & ROSALIA
457 63RD ST NW
ALBUQUERQUE NM 87105-1413

LA MAME LLC
4310 WELLESLEY DR NE
ALBUQUERQUE NM 87107
NELSON LARRY & DOLORES
529 COORS BLVD SW
ALBUQUERQUE NM 87121

ANTHEM OIL LLC
4421 IRVING BLVD NW UNIT 3
ALBUQUERQUE NM 87114-5919

ANAYA JOSEPH J & MARY E
461 63RD ST NW
ALBUQUERQUE NM 87105
VEGA RAUDEL & LEONORILDA
5414 PUNTA ALTA AVE NW
ALBUQUERQUE NM 87105

CRES - BOKF NA ATTN: PROPERTY TAX ADMINISTRATOR
1 WILLIAMS CENTER FLOOR 11
TULSA OK 74192-0140

WESTERN ALBUQ LAND HOLDINGS LLC
C/O GARRETT DEV CORP/JEFF GARRETT
6900 E. CAMELBACK ROAD, SUITE 607
SCOTTSDALE, AZ 85251-2518
TIERRA WEST, LLC

SENA TRINIDAD & DOLORES
433 63RD ST NW
ALBUQUERQUE NM 87105-1413

TIERRA WEST, LLC

AMÉRACE CORPORATION
6625 BLUEWATER RD NW
ALBUQUERQUE NM 87105

Sonntag Enterprise Inc.
469 63rd St.
Dee Silva
Wast Mesa NA
313 63rd Street NW
Albuquerque, NM 87105

Max Garcia
Los Volcanes NA
6619 Honey Locust Avenue NW
Albuquerque, NM 87121

Johnny Pena
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email Address</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Mesa NA</td>
<td>Dee</td>
<td>Silva</td>
<td><a href="mailto:d.dee4329@aol.com">d.dee4329@aol.com</a></td>
<td>313 63rd Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87105</td>
<td>5053627737</td>
<td></td>
</tr>
<tr>
<td>West Mesa NA</td>
<td>Steven</td>
<td>Budenski</td>
<td><a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a></td>
<td>5732 La Anita Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87105</td>
<td>5054891218</td>
<td></td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Max</td>
<td>Garcia</td>
<td><a href="mailto:max_garcia@msn.com">max_garcia@msn.com</a></td>
<td>6619 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
<td>5054012280</td>
<td></td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Ted</td>
<td>Trujillo</td>
<td><a href="mailto:nedcarla@live.com">nedcarla@live.com</a></td>
<td>6601 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
<td>5058508375</td>
<td>5058360336</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Jerry</td>
<td>Gallegos</td>
<td><a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a></td>
<td>5921 Central Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87105</td>
<td>5053855809</td>
<td>5058362976</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Johnny</td>
<td>Pena</td>
<td><a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a></td>
<td>5921 Central Ave. NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87105</td>
<td>5053213551</td>
<td>5058362976</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>5054074381</td>
<td></td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5058982114</td>
<td></td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail.

https://www.cabq.gov/planning/urban-design-development/public-notice

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification:

https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:


Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

If your permit or project 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.

Thanks,
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
Kristl Walker
Telephone Number
505-858-3100
Email Address
kwalker@tierrawestllc.com
Company Name
Tierra West LLC
Company Address
5571 Midway Park Pl
City
Albuquerque
State
NM
ZIP
87109

Legal description of the subject site for this project:
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 CONT 7.0487 AC M/L

Physical address of subject site:
Coors Blvd NW

Subject site cross streets:
Coors Blvd NW and Bluewater Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:
J-10-Z

This message has been analyzed by Deep Discovery Email Inspector.
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

Legend
- Bernalillo County Parcels

Notes
- Buffer: 235 Ft.
- ROW Coors: 135 Ft.
MARTINEZ JESUS & MARY R  
441 63RD ST NW  
ALBUQUERQUE NM 87105  

LOZANO JOSE J  
7813 RANCHWOOD DR NW  
ALBUQUERQUE NM 87120-4029  

GUTIERREZ MARY ANN  
426 63RD ST NW  
ALBUQUERQUE NM 87105-1414  

CASTILLO GERARDO & ROSALIA  
457 63RD ST NW  
ALBUQUERQUE NM 87105-1413  

CASTILLO GERARDO R & ROSALIA  
457 63RD ST NW  
ALBUQUERQUE NM 87105-1413  

JARAMILLO TOM B  
2020 S PLAZA ST NW  
ALBUQUERQUE NM 87104-1400  

CASTILLO GERARDO R & ROSALIE  
457 63RD ST NW  
ALBUQUERQUE NM 87105-1413  

429 63RD STREET NW LLC  
1806 CONITA REAL AVE SW  
ALBUQUERQUE NM 87105  

LA MAME LLC  
4310 WELLESLEY NE  
ALBUQUERQUE NM 87107  

NELSON LARRY & DOLORES  
929 COORS BLVD SW  
ALBUQUERQUE NM 87121  

465COORSALBQ LLC  
PO BOX 219  
SAN BRUNO CA 94066-0219  

MANRIQUEZ SALVADOR  
6323 BLUEWATER RD NW  
ALBUQUERQUE NM 87105-1918  

LA MAME LLC  
4310 WELLESLEY DR NE  
ALBUQUERQUE NM 87107  

SENA TRINIDAD & DOLORES  
433 63RD ST NW  
ALBUQUERQUE NM 87105-1413  

AMERACE CORPORATION  
6625 BLUEWATER RD NW  
ALBUQUERQUE NM 87105  

ANTHEM OIL LLC  
4421 IRVING BLVD NW UNIT 3  
ALBUQUERQUE NM 87114-5919  

AKRATOS LLC  
5951 JEFFERSON ST NE SUITE A  
ALBUQUERQUE NM 87109-3450  

LBJ ENTERPRISES LLC  
5601 HIGHWAY 95 NO SUITE 730  
LAKE HAVASU CITY AZ 86404-8551  

ANAYA JOSEPH J & MARY E  
461 63RD ST NW  
ALBUQUERQUE NM 87105  

CRES - BOKF NA ATTN: PROPERTY TAX ADMINISTRATOR  
1 WILLIAMS CENTER FLOOR 11  
TULSA OK 74192-0140  

CRANK FRANKY COORS CAR WASH INC  
800 EL ALHAMBRA CIR NW  
LOS RANCHOS DE ALBUQUERQUE NM 87107  

VEGA RAUDEL & LEONORILDA  
5414 PUNTA ALTA AVE NW  
ALBUQUERQUE NM 87105  

WESTERN ALBUQ LAND HOLDINGS LLC  
C/O GARRETT DEV CORP/JEFF GARRETT  
6900 E. CAMELBACK ROAD, SUITE 607  
SCOTTSDALE AZ 85251-8044
August 17, 2020

RE: PROPERTY OWNER NOTIFICATION
ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS
PARK UNIT 3 AND TR F-6-A-2 PLAT OF TRS F-6-A-1 &
F-6-A-2 ATRISCO BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

To whom it may concern:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a nearby property owner that Tierra West, LLC has submitted an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We have submitted a zoning map amendment request to the Environmental Planning Commission.

**Environmental Planning Commission - Zone Map Amendment**

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.

The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]

Ronald R. Bohannan, P.E.

JN: 2020010

RRB/vp/jg
LBJ ENTERPRISES LLC
5601 HIGHWAY 95 NO SUITE 730
LAKE HAVASU CITY AZ 86404-8551

CRANK FRANKY COORS CAR WASH INC
800 EL ALHAMBRA CIR NW
LOS RANCHOS DE ALBUQUERQUE NM
87107
Sonntag Enterprised Inc.
469 63rd St
Albuquerque, NM 87105
TIERRA WEST, LLC

July 30, 2020

Ms. Dee Silva
West Mesa NA
313 63rd Street NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-5-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Ms. Silva:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co., is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice.

Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below.

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

To: ddee4329@gmail.com; stevenbudenski@gmail.com; max_garcia@msn.com; nedcarla@live.com; jgallegoswccdg@gmail.com; johnnyepena@comcast.net; ekhaley@comcast.net; aboard111@gmail.com

RE: NEIGHBORHOOD ASSOCIATION EMAIL NOTIFICATION
ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Trujillo:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

**Environmental Planning Commission - Zone Map Amendment**

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use—Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior
living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice.

Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.

The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperera@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

CC:  Dee Silva, West Mesa NA
      Steven Budenski, West Mesa NA
      Max Garcia, Los Volcanes NA
      Ted Trujillo, Los Volcanes NA
      Jerry Gallegos, SWAN Coalition
Respectfully,

Jaimie N. Garcia  
Project Coordinator  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 Office  
505-858-1118 Fax  
jgarcia@tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.
Your message has been delivered to the following recipients:

Ron Bohannan (rrb@tierrawestllc.com)

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

.RE: [#2020010]
2020010/Coors ...

* Please note the email letter was sent without the attachment, resent email with attachment 2nd time, you've have provided proof of both emails submitted to neighbors. (with attachment & without attachment) Thy.

jaimie
1/30
Your message has been delivered to the following recipients:

Vinny Perea (vperea@tierrawestllc.com)

Subject: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

Without attachment
Your message has been delivered to the following recipients:

Vinny Perea (vperea@tierrawestllc.com)

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

![attachment]
Your message has been delivered to the following recipients:

Kristi Walker (kwalker@tierrawestllc.com)

Subject: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

[2000010]
2020010/Coors ...

w/o attachment
Your message has been delivered to the following recipients:

Kristi Walker (kwalker@tierrawestlc.com)

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

RE: [#2020010]
2020010/Coors ...

attachment.
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com

ddee4329@gmail.com

jgallegoswccdg@gmail.com

stevenbudenski@gmail.com

ekhaley@comcast.net

johnnyepena@comcast.net

Subject: #2020010] 2020010/Coops Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

Message Headers
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com

ddee4329@gmail.com

jgallegoswccdg@gmail.com

stevenbudenski@gmail.com

ekhaley@comcast.net

johnnyepena@comcast.net

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

Message Headers
Your message has been delivered to the following recipients:

carla@live.com

Subject: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

[attachment]

[attachment]

2020010/Coors ...

w/o attachment
Your message has been delivered to the following recipients:

nedcarla@live.com

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

RE: [#2020010]
2020010/Coors ...
Your message has been delivered to the following recipients:

max_garcia@msn.com

Subject: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

[small icon]

[#2020010]
2020010/Coors ...

w/o attachment
Jaimie Garcia

From: postmaster@outlook.com
To: max_garcia@msn.com
Sent: Thursday, July 30, 2020 11:08 AM
Subject: Delivered: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

Your message has been delivered to the following recipients:

max_garcia@msn.com

Subject: RE: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

RE: [#2020010]
2020010/Coors ...

w/attachment
Your message has been delivered to the following recipients:

Ron Bohannan (rrb@tierrawestllc.com)

Subject: [#2020010] 2020010/Coors Blvd NW and Bluewater Rd NW - EPC Submittal- Zone Map Amendment

[Image: w/o attachment]
July 30, 2020

Mr. Steven Budenski
West Masa NA
5732 La Anita Avenue NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Budenski:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperera@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

c: Dee Silva, West Mesa NA
   Steven Budenski, West Mesa NA
   Max Garcia, Los Volcanes NA
   Ted Trujillo, Los Volcanes NA
   Jerry Gallegos, SWAN Coalition
   Johnny Pena, SWAN Coalition
   Elizabeth Haley, Westside Coalition NA
   Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vpl/jg
July 30, 2020

Mr. Max Garcia
Los Volcanes NA
6619 Honeylocut Ave. NW
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Garcia:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Haley, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

Mr. Ted Trujillo
Los Volcanes NA
6601 Honeylocust Avenue NW
Albuquerque, NM 87121

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Trujillo:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

**Environmental Planning Commission - Zone Map Amendment**

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

RE:  ZONE MAP AMENDMENT-EPC
     COORS BLVD NW AND BLUEWATER RD NW
     TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
     AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
     UNIT 3
     ZONE ATLAS MAP: J-10-Z

Dear Mr. Gallegos:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use-Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque's website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
Steven Budenski, West Mesa NA
Max Garcia, Los Volcanes NA
Ted Trujillo, Los Volcanes NA
Jerry Gallegos, SWAN Coalition
Johnny Pena, SWAN Coalition
Elizabeth Hailey, Westside Coalition NA
Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

Mr. Johnny Pena
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Mr. Pena:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Peña, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

Ms. Elizabeth Haley
Westside Coalition
6005 Chaparral Circle NW
Albuquerque, NM 87114

RE: ZONE MAP AMENDMENT-EPC
 COORS BLVD NW AND BLUEWATER RD NW
 TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
 AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
 UNIT 3
 ZONE ATLAS MAP: J-10-Z

Dear Ms. Haley:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque's website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperea@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Dee Silva, West Mesa NA
    Steven Budenski, West Mesa NA
    Max Garcia, Los Volcanes NA
    Ted Trujillo, Los Volcanes NA
    Jerry Gallegos, SWAN Coalition
    Johnny Pena, SWAN Coalition
    Elizabeth Haley, Westside Coalition NA
    Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
July 30, 2020

Ms. Rene Horvath
Westside Coalition of NA
5515 Palomino Dr, NW
Albuquerque, NM 87120

RE: ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

Dear Ms. Horvath:

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

On July 15, 2020 a Neighborhood Association letter was sent certified mail per the mailed public notice procedure under the Integrated Development Ordinance under the Subsection 14-16-6-4(K) (2). Please accept this letter as an update to the previous notice. Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.
The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque’s website link below:

www.cabq.gov/planning

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperera@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

c: Dee Silva, West Mesa NA
   Steven Budenski, West Mesa NA
   Max Garcia, Los Volcanes NA
   Ted Trujillo, Los Volcanes NA
   Jerry Gallegos, SWAN Coalition
   Johnny Pena, SWAN Coalition
   Elizabeth Haley, Westside Coalition NA
   Rene Horvath, Westside Coalition NA

JN: 2020010

RRB/vp/jg
Dear Applicant:

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Mesa NA</td>
<td>Dee</td>
<td>Silva</td>
<td><a href="mailto:ddee4329@aol.com">ddee4329@aol.com</a></td>
<td>313 63rd Street NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>West Mesa NA</td>
<td>Steven</td>
<td>Budenski</td>
<td><a href="mailto:stevenbudenski@gmail.com">stevenbudenski@gmail.com</a></td>
<td>5732 La Anita Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Max</td>
<td>Garcia</td>
<td><a href="mailto:max_garcia@msn.com">max_garcia@msn.com</a></td>
<td>6619 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
<tr>
<td>Los Volcanes NA</td>
<td>Ted</td>
<td>Trujillo</td>
<td><a href="mailto:nedcarla@live.com">nedcarla@live.com</a></td>
<td>6601 Honeylocust Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Jerry</td>
<td>Gallegos</td>
<td><a href="mailto:jgallegoswccd@gmail.com">jgallegoswccd@gmail.com</a></td>
<td>5921 Central Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
<td>Johnny</td>
<td>Pena</td>
<td><a href="mailto:johnnyepena@comcast.net">johnnyepena@comcast.net</a></td>
<td>5921 Central Ave. NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87102</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Elizabeth</td>
<td>Haley</td>
<td><a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a></td>
<td>6005 Chaparral Circle NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87112</td>
</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Rene</td>
<td>Horvath</td>
<td><a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a></td>
<td>5515 Palomino Drive NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87121</td>
</tr>
</tbody>
</table>

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. [https://www.cabq.gov/planning/urban-design-development/public-notice](https://www.cabq.gov/planning/urban-design-development/public-notice)
If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

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

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster=cabq.gov
Sent: Tuesday, July 14, 2020 2:05 PM
To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
   Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Jaimie Garcia

Telephone Number
505-858-3100

Email Address
jgarcia@tierrawestllc.com

Company Name
Tierra West, LLC

Company Address
5571 Midway Park Place NE

City
Albuquerque

State
NM

ZIP
87109

Legal description of the subject site for this project:
R F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 CONT 7.0487
AC M/L

Physical address of subject site:
Subject site cross streets:
Coors Blvd NW and Bluewater Rd NW

Other subject site identifiers:
This site is located on the following zone atlas page:
J-10-Z

This message has been analyzed by Deep Discovery Email Inspector.
July 30, 2020

RE: PROPERTY OWNER NOTIFICATION
ZONE MAP AMENDMENT-EPC
COORS BLVD NW AND BLUEWATER RD NW
TR F-4-A PLAT OF TRS F-3-A, F-4-A, F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TR F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK
UNIT 3
ZONE ATLAS MAP: J-10-Z

To whom it may concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) (2) Mailed Public Notice, we are notifying you as a nearby property owner that Tierra West, LLC will be submitting an application(s) for Thomas Development Co. per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment
Tierra West LLC on behalf of Thomas Development Co, is seeking a zone map amendment through the EPC process for the property located at 441 & 457 Coors Blvd NW, on the west side of Coors Boulevard NW and north of Bluewater Rd NW and consists of approximately 8.95 acres. The legal descriptions of which are Tract F-4-A PLAT OF TRS F-3-A,F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3 and Tract F-6-A-2 PLAT OF TRS F-6-A-1 & F-6-A-2 ATRISCO BUSINESS PARK UNIT 3. Currently the zoning is Non-Residential Business Park (NR-BP) and we are seeking a change to Mixed Use–Moderate (MX-M) zone.

The intent of the development is to offer affordable housing for 136 multi-family living units as well as an additional 72 units geared towards affordable independent senior living. The development stakeholders are looking forward to meeting with the community to ensure that a shared vision for this property is reached before moving forward with the required EPC hearing.

Due to the updated meeting policies and guidelines regarding COVID-19 an online zoom meeting will take the place of the normal Environmental Planning Commission hearing that is held at Plaza Del Sol. The public hearing for this request will be on September 10, 2020 at 8:30 am.

The agenda for the Environmental Planning Commission meeting is posted on the City website. The agenda includes information on accessing the EPC meeting. Meeting details and agendas will be available on the City of Albuquerque's website link below:

www.cabq.gov/planning
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):
Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vinny Perea
5571 Midway Park Place NE
Albuquerque, NM 87109
vperera@tierrawestllc.com
505-858-3100

Sincerely,

[Signature]
Ronald R. Bohannan, P.E.

JN: 2020010
RRB/vp/jg
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

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

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

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

4. TIME
   Signs must be posted from August 26, 2020 To September 10, 2020

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

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

[Signature]
(Applicant or Agent) 7/30/2020
(Date)

I issued 1 signs for this application, 7/30/2020 Vanessa A Segura
(Date) (Staff Member)

PROJECT NUMBER: PR-2020-004193

Revised 2/6/19