Environmental Planning Commission

Staff Report

Agent: Shanna Schultz, City of Albuquerque Council Services
Applicant: City of Albuquerque Council Services, City Counselor, Dist. 4, Brook Bassan
Request: Text Amendments to the Integrated Development Ordinance (IDO) to remove all references to Safe Outdoor Spaces (SOSs) (Council Bill No. O-22-33).
Location: City-wide

Staff Recommendation

That a recommendation of DENIAL of RZ-2022-00043 be forwarded to the City Council, based on the Findings beginning on Page 16.

Staff Planners
Catalina Lehner, AICP-Principal Planner
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Summary of Analysis

The request is for a recommendation to City Council regarding Council Bill No. O-22-33, which would eliminate all references to Safe Outdoor Spaces, or SOSs, in the Integrated Development Ordinance (IDO). The IDO was recently updated via the 2021 Annual Update amendment process. Language addressing safe outdoor spaces was included in amendments during Council’s review, which were adopted via Council Bill No. O-22-10 (Enactment O-2022-022) in June 2022 and became effective on July 28, 2022.

Bill No. O-22-33 was drafted in June 2022 and referred to the Planning Department for EPC review and recommendation. The EPC is a recommending body; the City Council will make the final decision.

The proposed bill would necessitate various text amendments throughout the IDO, in all locations where Safe Outdoor Spaces are mentioned, specified, and/or discussed. The text amendments to include Safe Outdoor Spaces were part of the 2021 Annual Update to the IDO. On August 15, 2022, City Council adopted Resolution 22-56, which placed a moratorium on review and decision for all SOS applications. The Mayor vetoed the Resolution via E-22-126 on September 7, 2022.

The request has not been adequately justified pursuant to the IDO Review and Decision Criteria for a City-wide text Amendment in IDO 14-16-6-7(D)(3)(a-c). Staff finds that the proposed text amendments are not generally consistent with applicable Comprehensive Plan Goals and Policies and conflict with them. Overall, the request would not promote the health, safety or general welfare of the broader community.

Therefore, Staff recommends that a recommendation of denial be forwarded to the City Council.
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I. INTRODUCTION

Request
The request is for a recommendation to City Council regarding Council Bill No. O-22-33 (see attachment), which would amend the Integrated Development Ordinance (IDO) to eliminate all references to Safe Outdoor Spaces, or SOSs.

The IDO was recently updated via the 2021 Annual Update amendment process. Language addressing Safe Outdoor Spaces was included in the amendments, which were adopted via Council Bill No. O-22-10 (Enactment O-2022-022). The amendments included a definition of Safe Outdoor Spaces, Use-Specific Standards, and some references to them. The 2021 amendments became effective on July 28, 2022 and are part of the IDO currently in effect.

Scope
Like other IDO text amendments regarding uses and standards, the proposed text amendments to the IDO associated with Bill No. O-22-33 would apply generally throughout the City (City-wide) and fall under Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)]. Therefore, the request is a legislative matter.

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

City-wide text amendments are legislative in nature and are reviewed using a legislative process. City Councilors will be acting in a legislative capacity when adopting city-wide text amendments.

II. OVERVIEW

Background
Upon adoption in May 2018, the Integrated Development Ordinance (IDO) established an annual update process, which is required pursuant to Subsection 14-16-6-3(D). IDO text amendments can apply City-wide [Subsection 14-16-6-7(D)] or can be particular to a defined Small Area [Subsection 14-16-6-7(E)]. The proposed text amendments called for in Bill No. O-22-33 would apply City-wide.

At its December 16, 2021 regular hearing, the EPC voted to forward a recommendation of approval of the third IDO Annual Update (2021 Annual IDO Update, Project #PR-2018-001843/RZ-2021-00048, see attachment) to the City Council. The City Council passed Bill No. O-22-10 (Enactment No. O-2022-022), which contained changes to the IDO for the 2021 annual update, at its June 6, 2022 meeting (see attachment).

The Mayor did not sign Bill No. O-22-10 within the 10 days allowed for signature; nor did he exercise veto power. Pursuant to City Charter Article XI, Section 3, the Bill went into full effect on July 28, 2022 without Mayoral approval or signature (see attachment).
On August 15, 2022, City Council adopted Resolution 22-56, which placed a moratorium on review and decision for all SOS applications. The Mayor vetoed the Resolution via E-22-126 on September 7, 2022, which City Council failed to override.

Bill No. O-22-33 was drafted in June 2022 and referred to the Planning Department for EPC review and recommendation.

Context
The SOS term was originally adopted due to the significant issue of people experiencing homelessness in the City. Homelessness is a subject of great concern and affects public health, safety, and general welfare. More information is available at the Family and Community Services (FCS) Department webpage: https://www.cabq.gov/family/services/homeless-services

The dialogue regarding homelessness continues. Options such as campgrounds and overnight shelters continue to be discussed. Council Bill No. O-22-10, the IDO Annual Update 2021, included amendments to help address homelessness, such as making an overnight shelter conditional in the MX-M zone (see also Section IV of this report).

After EPC reviewed the IDO update in its capacity as a recommending body, City Council added amendments during the Land Use, Planning, and Zoning Committee review and at full City Council hearings. The idea to allow safe outdoor spaces (SOSs) emerged from the dialogue about homelessness and was intended to provide another option to address it.

In addition to the rules and regulations for SOSs in the IDO, more information about Safe Outdoor Spaces is available at the Planning Department webpage: https://www.cabq.gov/planning/safe-outdoor-spaces/

The city’s first Safe Outdoor Space, at Menaul Blvd. and I-25, was approved as of August 2022. Several appeals have been filed. Several other SOS applications have been submitted.

III. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES
Applicable ordinances, plans, and policies are in regular text followed by Staff analysis in bold italics.

Integrated Development Ordinance (IDO)

With the 2021 IDO Annual Update amendments, SOS was added as a temporary, allowable land use in the mixed-use and non-residential zone districts in IDO Table 4-2-1. IDO Section 14-16-7-1 defined SOS as a lot, or a portion of a lot, developed to provide designated spaces for occupancy by tents, recreational vehicles, and/or light vehicles.

Use-specific standards in IDO Subsection 14-16-4-3(G)(8) limited the scale and location of SOS throughout the city. Only two SOSs are allowed in each Council district. Each SOS is limited to a maximum of 40 designated spaces and 50 people. Larger SOSs (more than 10 designated spaces and 15 or more occupants) must be separated from each other by at least 660 feet. SOSs are prohibited within 330 feet of low-density residential development in a Residential zone district. A
safe outdoor space is required to offer social services and support facilities, which must be reviewed by the City’s Family & Community Services Department.

Definitions

Campground or Recreational Vehicle Park: A lot developed or used for occupancy by tents and/or recreational vehicles for transient dwelling purposes. A campground/recreational vehicle park may include recreational services, facilities, and activities for use by the public and residents to provide comprehensive livability options.

Religious Institution: A structure or place where worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held, together with its accessory buildings, that is operated, maintained, and controlled under the direction of a religious group. Incidental activities include, but are not limited to, school and recreational facilities, parking, caretaker’s housing, religious leader’s housing, philanthropic or humanitarian activities, and group living facilities such as convents or monasteries.

Safe Outdoor Space: A lot, or a portion of a lot, developed to provide designated spaces for occupancy by tents, recreational vehicles, and/or light vehicles. Designated spaces are provided to occupants at no charge. A safe outdoor space offers social services and support facilities. See also Campground and Recreational Vehicle and Vehicle Definitions for Recreational Vehicle and Light Vehicle.

Criteria for IDO Text Amendment-Citywide

The request is required to meet the review and decision criteria for Amendment to IDO Text-Citywide in Subsection 14-16-6-7(D)(3)(a-c). The justification letter provided (see attachment) does not adequately demonstrate that the request meets the criteria as required.

The requirement is in plain text; Staff analysis follows in **bold italic** text.

**Criterion 14-16-6-7(D)(3)(a)**

The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

*The proposed City-wide text amendments are inconsistent with the spirit and intent of the Comprehensive Plan because they are not consistent with a preponderance of applicable Goals and policies in the Comprehensive Plan. The applicant cited Goals and policies related to Community Identity, Land Use, Urban Design, and Economic Development, but did not provide sufficient justification to show how the request is consistent with them.*

*The amendment applies to both Areas of Consistency and Areas of Change, as Safe Outdoor Spaces are an allowed use in a variety of non-residential zones that exist in both Areas. Staff analysis reveals several instances of conflict, so the request does not meet Criterion 14-16-6-7(D)(3)(a). See Section III of this report for Staff’s policy analysis.*
Criterion 14-16-6-7(D)(3)(b)
The proposed amendment does not apply to only one lot or development project. The proposed City-wide text amendments would apply throughout the City and not to only one lot or development project. The changes would apply across a particular zone district or for all approvals of a certain type. Therefore, the proposed City-wide amendments are legislative in nature. Proposed changes to specific zones (ex. mixed-use and non-residential zone districts) would apply equally in all areas with the same designation and are not directed toward any specific lot or project. Procedural changes would apply to all approvals of a certain type. Therefore, the request meets Criterion 14-16-6-7(D)(3)(b).

Criterion 14-16-6-7(D)(3)(c)
The proposed amendment promotes public health, safety, and welfare. The request does not promote the public health, safety, and general welfare of the City because the proposed text amendments would remove an option to combat homelessness. The proposed amendments would remove the ability to allow camps that are sanctioned and maintained, which are permissive in numerous non-residential zone districts. This would not promote public health, safety and welfare, because it conflicts with several Comprehensive Plan goals and policies that address homelessness and housing options for vulnerable populations.

From another perspective, the proposed amendments are intended to address community-wide issues related to land use and locally unwanted land uses. In some instances, the SOS land use could be a nuisance to surrounding neighbors. By removing SOSs as a permissive use these needs are balanced with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods. However, SOS are only allowed in non-residential zones.

Additionally, the request presents conflicts with other applicable Comprehensive Plan Goals and policies (see Section III for Staff’s in-depth policy analysis.) Therefore, in sum, the request does not meet Criterion 14-16-6-7(D)(3)(c).

Albuquerque Code of Ordinances- City Charter
The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

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

Enacting a bill to revise and supersede the text of the Integrated Development Ordinance (IDO), which applies City-wide, is a legislative function allowed by general law and the City charter. It is an exercise in local self-government (City Charter, Article 1).
Article IX, Environmental Protection
“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

Removing references to Safe Outdoor Spaces (SOS) in the IDO generally expresses the Council’s desire to ensure the proper use and development of land and maintain an aesthetic and humane urban environment City-wide (City Charter, Article IX).

Article XVII, Planning
Section 1. The Council is the city’s ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city’s ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the IDO is an instance of the Council exercising its role as the City’s ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

Albuquerque/Bernalillo County Comprehensive Plan
The Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and unincorporated County. Applicable Goals and policies are listed below, followed by Staff analysis in bold italic text. Staff analysis is based upon a revised project letter submitted on September 2, 2022.

Chapter 4 – Community Identity

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

The request to remove Safe Outdoor Spaces (SOSs) from the IDO would ensure that SOSs are no longer allowed in any zone, meaning that there would be no designated, regulated place for homeless persons to camp. SOSs are already prohibited in residential zones. The Use Specific Standards ensure that they do not occur within 330’ of low-density residential uses, though they could develop in the MX zones where higher density residential uses are allowed. However, there are no protections for higher density housing communities so the proposed legislation would have no effect. Furthermore, the proposed legislation would remove requirements that the camps be subject to standards that require sanitary facilities and monitoring- thereby removing regulations that protect communities and improve public safety, as well as protect homeless persons who need a safe place to go. Therefore, the request is inconsistent with Goal 4.1- Character.

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
The request is not sufficiently related to quality development to determine if it would be encouraged or discouraged or if it would consistent with neighborhood character. Policy 4.1.1- Distinct Communities does not apply.

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

The request is not sufficiently related to ensuring appropriate scale, location of development, mix of uses, and character of building design. Therefore, Policy 4.1.2 – Identity and Design does not apply.

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

Subpolicy a) Respect existing neighborhood values and social, cultural, recreational resources.
Subpolicy c) Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request to remove SOS would be consistent in enhancing, protect, and preserving the long-term health and vitality of neighborhoods because it would remove a use that is temporary. A temporary use would not respect neighborhood values because the use is allowable in both Areas of Change and Areas of Consistency. Though the use is only permissive in non-residential zone districts, it would not stabilize neighborhoods or enhance their attractiveness. The request is partially consistent with Policy 4.1.4 and subpolicies a and c.

Chapter 5 – Land Use

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

This Goal generally applies to developments that introduce a new land use or create a mix of uses in a community. The request is not sufficiently related to fostering communities where residents can live, work, learn, shop, and play together. Therefore, Goal 5.2 - Complete Communities does not apply.

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

Subpolicy a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. NA- The request is not sufficiently related to bringing in goods, services, and amenities.

Subpolicy c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns. NA – The
request is not sufficiently related to design standards or long-established residential development patterns, and already are prohibited in residential zones.

Subpolicy f) Encourage higher density housing as an appropriate use in the [listed] situations. NA- the request is not sufficiently related to encouraging higher density housing.

The request would remove SOS as a temporary use and the standards that regulate them. SOS are currently allowed in MX zone districts, where higher density housing is allowed, and in non-residential zones. Prohibiting SOS in every zone would not contribute overall to creating a healthy or sustainable community, whether distinct or not, because there would be no allowance for safe, regulated spaces where homeless persons could go so they can get off the street and/or not congregate in neighborhood areas such as parks. Removing an option to deal with the increase of homeless persons is not sustainable in the long-term. The request is inconsistent with Policy 5.2.1- Land Uses.

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.

SOS are a temporary use only allowed in non-residential zones and conditionally in the MX zones. They do not affect development patterns directly and do not use infrastructure permanently due to their temporary nature and limited application throughout the City. Therefore, Goal 5.3 – Efficient Development Patterns does not apply.

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

SOS are currently allowed as a temporary use in MX zones (conditionally) and in non-residential zones (permissively). Despite the protections of the Use-Specific Standards (ex. two SOSs limit per Council District and prohibition within 330’ of low-density residential development), immediate neighbors may consider SOS objectionable. The request would remove a tool to address homelessness in a socially responsible manner and safely regulate campsites for homeless persons. Camping will continue to happen and homelessness affects the City as a whole; the request would remove the opportunity for the use to be distributed evenly, located carefully, and regulated. The request is inconsistent with Policy 5.3.7 - Locally unwanted land uses.

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.

The request is not sufficiently related to balancing jobs and housing across the region by prioritizing job growth. Rather, the request would remove a temporary use from the IDO. Goal 5.4- Jobs-Housing Balance, does not apply.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.
The request is not sufficiently related to fostering employment opportunities on the west side (or elsewhere). Rather, it would remove a temporary use from the IDO. Policy 5.4.2 – West Side Jobs does not apply.

Chapter 7: Urban Design

Goal 7.3 - Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would not result in design of development and streetscapes and is insufficiently related to Goal 7.3-Sense of Place, which therefore does not apply.

Policy 7.3.5- Development Quality: Encourage innovative and high-quality design in all development.

The request is not sufficiently related to innovate and high-quality design and would eliminate a temporary use. Therefore, Policy 7.3.5-Development Quality, does not apply.

Goal 7.5- Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The request is not sufficiently related to site design to know if it would create places that would respond to the high desert environment. Goal 7.5 – Context-Sensitive Design, does not apply.

Policy 7.5.1- Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The request is not sufficiently related to landscape design to determine if it would encourage or discourage landscape treatments to enhance our sense of place. Policy 7.5.1 -Landscape Design does not apply.

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The request is not sufficiently related to creating places where business and talent will stay and thrive. Rather, it would remove a temporary use from the IDO. Goal 8.1 – Placemaking, does not apply.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request would remove SOS as a temporary use. SOS are currently allowed conditionally in MX zones and permissively in non-residential zones, which could potentially accommodate employment growth. However, SOS are a temporary use. The request is partially consistent with Policy 8.1.5 – Available Land.
Chapter 9: Housing

Goal 9.4- Homelessness: Make homelessness rare, short-term, and non-recurring.

*SOS are one way to help address homelessness and work toward making it rare, short-term, and non-recurring; a full range of options is needed for the good of the City as a whole. The request would remove a tool to accommodate homeless persons in a safe manner, and therefore is inconsistent with goal 9.4- Homelessness.*

Policy 9.4.2- Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

*The request would reduce options to help people experiencing homelessness by eliminating Safe Outdoor Spaces, places where this population can camp safely and in a regulated manner. Although other options would remain available, overall there would be fewer tools available to combat homelessness due to the request. Therefore, the request is inconsistent with Policy 9.4.2 – Services.*

Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

*The request would decrease the capacity to provide Safe Outdoor Spaces, which is a temporary housing option that provides a service for the City’s most vulnerable populations. Therefore, the request is inconsistent with Goal 9.5- Vulnerable Populations.*

Chapter 12 – Public Services

Goal 12.3- Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

*The request would eliminate the ability to plan, coordinate, and provide Safe Outdoor Spaces for the City’s most vulnerable residents, who are experiencing homelessness and need safe, regulated, and sanitary places to camp so that the overall health, safety, and well-being of all residents is safeguarded. The request is inconsistent with Goal 12.3 – Public Services.*

IV. ANALYSIS OF PROPOSED BILL

Council Bill No. O-22-33 would amend the Integrated Development Ordinance (IDO) to eliminate all references to Safe Outdoor Spaces, or SOSs, in the IDO (current version that became effective on July 28, 2022 and incorporated amendments from the 2021 annual update).

Explanation of Content
The proposed legislation would eliminate all references to Safe Outdoor Spaces, or SOSs, in the Integrated Development Ordinance which were adopted via Council Bill No. O-22-10 (Enactment O-2022-022) and effective on July 28, 2022. See below table for a list of text amendments in all locations where safe outdoor spaces are mentioned, specified, and/or discussed.
New language is [underlined and bracketed]. Deleted language is underlined and struck through. Requested text amendments to the amended 2021 IDO are in grey highlighting. Explanations are in **bold italics**.

**Resulting Revisions to the IDO:**

1. Page 150, Table 4-2-1: Allowable Uses.

   **The substantive change is to remove the allowable use term “Safe outdoor space” from Table 4-2-1. This action would remove the use as Conditional Temporary and Temporary in all zone districts and would no longer be allowed.**

2. Page 161, Section 4-3(C)(8): Religious Institution

   A. 4-3(C)(8)(a) Incidental activities, including but not limited to recreational activities, educational activities, overnight shelters, and campgrounds, are allowed, provided that all of the following requirements are met.
B. a. For safe outdoor spaces, the following provisions do not apply:
   i. The required distance separation from R-A, R-1, or R-T zone districts pursuant to Subsection 14-16-4-3(G)(8)(d).
   ii. The Council District cap in Subsection 14-16-4-3(G)(8)(k).

   [a.] b. If Table 4-2-1 indicates an allowable use as a Conditional Use in the relevant zone district, a Conditional Use Approval is not required.
   [b.] c. If a use-specific standard in Section 14-16-4-3 indicates that a Conditional Use is required under a particular context, then a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) is required.

   As explained above, the “Safe outdoor space” use is being removed; therefore, all references to the use would be removed from all use-specific standards. Two references to the term would be removed from the use-specific standards for religious institutions as an incidental activity, which may cause implications for religious institutions in the future. Please see the discussion section below for more information.

3. Page 216, Section 4-3(G)(8), Page 216

A.  4-3(G)(8) Safe Outdoor Space
B.  4-3(G)(8)(a)-through-4-3(G)(8)(k)

   All references to “Safe Outdoor Space” are being removed from the IDO, therefore the use-specific standards for the use would be removed.

4. Page 271, Table 5-5-1: Minimum Off-street Parking Requirements

<table>
<thead>
<tr>
<th>TEMPORARY USES</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circus</td>
<td>4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or watch activities</td>
</tr>
<tr>
<td>Construction staging, trailer, or office</td>
<td>No requirement</td>
</tr>
<tr>
<td>Dwelling, temporary</td>
<td>1 space / DU</td>
</tr>
<tr>
<td>Fair, festival, or theatrical performance</td>
<td>4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or watch activities</td>
</tr>
<tr>
<td>Garage or yard sale</td>
<td></td>
</tr>
<tr>
<td>Hot air balloon takeoff/landing</td>
<td>No requirement</td>
</tr>
<tr>
<td>Open air market</td>
<td></td>
</tr>
<tr>
<td>Park-and-ride facility, temporary</td>
<td></td>
</tr>
<tr>
<td>Real estate office or model home</td>
<td>2 spaces / 1,000 sq. ft. GFA of office</td>
</tr>
<tr>
<td>Safe outdoor space</td>
<td>2 spaces / project site</td>
</tr>
<tr>
<td>Seasonal outdoor sales</td>
<td>2 parking spaces per vendor stall</td>
</tr>
</tbody>
</table>

[1] 30 in. pew or bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.
[2] Stacking space requirements in Subsection 14-16-5-5(I) apply if designed to be accessed from motor vehicles.

As stated above, the use is being removed from the IDO, so no parking requirements for this use are needed.
5. Page 591, Section 7-1: Definitions

**Safe Outdoor Space**
A lot, or a portion of a lot, developed to provide designated spaces for occupancy by tents, recreational vehicles, and/or light vehicles. Designated spaces are provided to occupants at no charge. A safe outdoor space offers social services and support facilities. See also *Campground and Recreational Vehicle and Vehicle Definitions for Recreational Vehicle and Light Vehicle*.

The definition of Safe Outdoor Space would be removed from the IDO, since all other references to the term are being removed.

**Discussion/Implementation Issues**
The purpose of the request is to remove all references to the term Safe Outdoor Space (SOS) in the IDO. The use was originally included with the 2021 IDO amendments, which allowed for the temporary use and conditional use of Safe Outdoor Spaces pursuant to Table 4-2-1: Allowable Uses. The 2021 amendment also included use-specific standards, parking requirements, and a definition for SOSs.

The applicant is requesting to remove all references to the term in the IDO because it does not further applicable goals and policies within the Comprehensive Plan related to land use, and there are minimal design standards that would protect surrounding neighborhoods and quality of development (see attachment).

**Religious Institutions**
Removing SOS as an allowable use from the IDO, as well as all references to the term, could cause unintended consequences. The SOS use was added to use-specific standards for Religious Institutions as an allowable incidental activity [see IDO 14-16-4-3(c)(8)]. Removing the use as a definition and as an incidental activity could cause an implication for religious institutions that have applied and/or been approved for a SOS.

The RLUIPA Act of 2000 enacted land use provisions that protect individuals, houses of worship, and other religious institutions from discrimination in zoning and landmarking laws (42 U.S.C. §§ 2000cc, et seq.). If the request is approved, a currently allowable use for religious institutions that have applied to be a SOS would no longer be in compliance with City regulations. Due to the RLUIPA Act, governments cannot impose, limit, or exclude any religious assembly from a land use regulation that does not apply to other applicants. In this case, because the SOS would be removed as an allowable use for all applicants, the City is likely within its rights to remove this use, although the City would be risking litigation by religious institutions who might assert that providing SOSs is part of their right to worship and to serve religious missions.

Religious institutions are allowed to provide indoor sleeping accommodations because overnight shelter is included in both the definition of religious institution and the use-specific standards for the religious institution use. If the City removes SOS as a use in the IDO, religious institutions that want to provide outdoor sleeping accommodations would need to meet the requirements for the Campground and Recreational Vehicle use. The use-specific standard for that permanent primary
use include water-flush toilets, an expense that may make the use infeasible for religious institutions.

**USS & The Larger Context**

The proposed amendments would remove the ability to allow homeless camps that are sanctioned, maintained, and permissive in a variety of mixed use and non-residential zone districts in the IDO including all MX zone districts as a conditional temporary use and in NR-C, NR-BP, NR-LM and NR-GM zone districts as a permissive temporary use. The IDO provides use specific standards that place stringent limitations on both small scale and large-scale SOSs in addition to prohibiting them within 330 feet of low-density residential development in a Residential zone district and only allowing two per Council district. Use specific standards can be found in IDO section 14-16-4-3(G)(8). Additionally, SOSs are required to offer social services and support facilities, in which a Operations Plan, Management Plan, and Security Agreement that outlines how requirements will be met must be reviewed and signed off by the City’s Family & Community Services Department before applying to operate as a SOS with the City.

This request would remove a tool for combatting homelessness and, therefore, would not promote public health, safety and welfare, because a variety of Comprehensive Plan goals and policies that would address homelessness and provide housing options for vulnerable populations, would be would not be met.

Staff is recommending that a recommendation of denial be forwarded to the City Council, in part due to the unintended consequences that can occur for religious institutions in addition to removing a use that could help to “create a future where homelessness is rare, short-lived, and non-recurring (Comp Plan 9-13). Furthermore, the applicant has failed to provide adequate justification for the request as it pertains to criterion a-c in the IDO Subsection 14-16-6-7(D)(3). There are conflicts with a preponderance of applicable Goals and polices that the applicant provided in response to these criteria, and some Goals and policies do not apply to the request.

**Suggested Revisions**

If the City wants to retain the ability for religious institutions to provide outdoor sleeping accommodations as a safe outdoor space, Staff recommends that the definition of a Safe Outdoor Space remain within the IDO as a term, within the religious institution definition, and within the use-specific standards for religious institution. The substance of the use-specific standards for Safe Outdoor Space would move to the religious institution use to eliminate the possibility of future conflicts.

Although staff is recommending that a recommendation of denial be forwarded, if the EPC wants to forward a recommendation of approval, the following, existing standards would still be eliminated as inapplicable to religious institutions:

4-3(G)(8)(a) This use is limited to 2 years, and the Permit – Temporary Use may be extended for an additional 2 years. A new Permit – Temporary Use pursuant to Subsection 14-16-6-5(D) shall not be approved within 6
months of the last date that the use was allowed in a previous Permit – Temporary Use.

4-3(G)(8)(d) Any portion of a lot in use as a safe outdoor space shall be at least 330 feet in any direction from any property zoned R-A, R-1, R-MC, or R-T that contains low-density residential development.

4-3(G)(8)(j) This use is prohibited adjacent to Major Public Open Space.

4-3(G)(8)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District.

4-3(G)(8)(h)3. The management plan shall, at a minimum, include the following statement: “No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space.”

VI. AGENCY & NEIGHBORHOOD COMMENTS

Reviewing Agencies
City departments and other interested agencies reviewed this application, which was submitted on August 2, 2022. Few agency comments were received. Agency Comments begin on p. 20

Neighborhood/Public
Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are listed in the attachments and include all Neighborhood Associations City-wide, which were notified as required.

The applicant has stated that they are submitting this request, in part, due to an abundance of backlash from constituents about the SOS use. As of this writing, there is no known opposition to the request. Staff has not been contacted.

VII. CONCLUSION
The request is for a recommendation to City Council regarding Council Bill No. O-22-33, which would eliminate all references to Safe Outdoor Spaces, or SOSs, in the Integrated Development Ordinance (IDO).

The proposed bill would necessitate various text amendments throughout the IDO, in all locations where safe outdoor spaces are mentioned, specified, and/or discussed. The text amendments to include safe outdoor spaces were part of the 2021 Annual Update to the IDO.

Staff finds that the request is generally inconsistent with applicable Comprehensive Plan Goals and policies and conflicts with them. Additionally, the request does not promote public health, safety, or general welfare because it would remove an option to combat homelessness in the City.

Affected City-wide neighborhood organizations have been notified as required. Staff is not aware of any opposition to the proposed legislation as of this writing.

Staff recommends that a recommendation of DENIAL of the request be forwarded to the City Council.

1. The request is for a recommendation to City Council regarding Council Bill No. O-22-33 (see attachment), which would amend the Integrated Development Ordinance (IDO) to eliminate all references to Safe Outdoor Spaces, or SOSs.

2. The IDO was recently updated via the 2021 Annual Update amendment process. Language addressing Safe Outdoor Spaces was included in the amendments, which were adopted via Council Bill No. O-22-10 (Enactment O-2022-022). The 2021 amendments became effective on July 28, 2022 and are part of the IDO currently in effect. The amendments included a definition of Safe Outdoor Spaces, Use-Specific Standards, and some references to them.

3. Bill No. O-22-33 was drafted in June 2022 and referred to the Planning Department for EPC review and recommendation. Like other IDO text amendments regarding uses and standards, the proposed text amendments to the IDO associated with Bill No. O-22-33 would apply generally throughout the City (City-wide) and fall under Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)]. Therefore, the request is a legislative matter.

4. On August 15, 2022, City Council adopted Resolution 22-56, which placed a moratorium on review and decision for all SOS applications. The Mayor vetoed the Resolution via E-22-126 on September 7, 2022.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the Revised Ordinances of Albuquerque (ROA) 1994 are incorporated herein by reference and made part of the record for all purposes.

6. The request generally follows the following, applicable articles of the City Charter:

   Article I, Incorporation and Powers: Enacting a bill to revise and supersede the text of the Integrated Development Ordinance (IDO), which applies City-wide, is a legislative function allowed by general law and the City charter. It is an exercise in local self-government (City Charter, Article 1).

   Article IX, Environmental Protection: Removing references to Safe Outdoor Spaces (SOS) in the IDO generally expresses the Council’s desire to ensure the proper use and development of land and maintain an aesthetic and humane urban environment City-wide (City Charter, Article IX).

   Article XVII, Planning- Section 1: Amending the IDO is an instance of the Council exercising its role as the City’s ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.
7. The request is inconsistent with the following, applicable Goal from Chapter 4 – Community Identity:

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

The request to remove Safe Outdoor Spaces (SOSs) from the IDO would ensure that SOSs are no longer allowed in any zone, meaning that there would be no designated, regulated place for homeless persons to camp. SOS are already prohibited in residential zones. The Use Specific Standards ensure that they do not occur within 330’ of low-density residential uses, though they could develop in the MX zones where higher density residential uses are allowed. However, there are no protections for higher density housing communities so the proposed legislation would have no effect. Furthermore, the proposed legislation would remove requirements that the camps be subject to standards that require sanitary facilities and monitoring—thereby removing regulations that protect communities and improve public safety, as well as protect homeless persons who need a safe place to go.

8. The request is inconsistent with the following, applicable policies from Chapter 5 – *Land Use:*

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

The request would remove SOS as a temporary use and the standards that regulate them. SOS are currently allowed in MX zone districts, where higher density housing is allowed, and in non-residential zones. Prohibiting SOS in every zone would not contribute overall to creating a healthy or sustainable community, whether distinct or not, because there would be no allowance for safe, regulated spaces where homeless persons could go so they can get off the street and/or not congregate in neighborhood areas such as parks. Removing an option to deal with the increase of homeless persons is not sustainable in the long-term.

B. **Policy 5.3.7 - Locally Unwanted Land Uses:** Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

SOS are currently allowed as a temporary use in MX zones (conditionally) and in non-residential zones (permissively). Despite the protections of the Use-Specific Standards (ex. two SOSs limit per Council District and prohibition within 330’ of low-density residential development), immediate neighbors may consider SOS objectionable. The request would remove a tool to address homelessness in a socially responsible manner and safely regulate campsites for homeless persons. Camping will continue to happen and homelessness affects the City as a whole; the request would remove the opportunity for the use to be distributed evenly, located carefully, and regulated.
9. The request is inconsistent with the following Goals and policy from Chapter 9: Housing:

   A. **Goal 9.4 - Homelessness**: Make homelessness rare, short-term, and non-recurring.

      SOS are one way to help address homelessness and work toward making it rare, short-term, and non-recurring; a full range of options is needed for the good of the City as a whole. The request would remove a tool to accommodate homeless persons in a safe manner.

   B. **Policy 9.4.2 - Services**: Provide expanded options for shelters and services for people experiencing temporary homelessness.

      The request would reduce options to help people experiencing homelessness by eliminating Safe Outdoor Spaces, places where this population can camp safely and in a regulated manner. Although other options would remain available, overall there would be fewer tools available to combat homelessness due to the request.

   C. **Goal 9.5 - Vulnerable Populations**: Expand capacity to provide quality housing and services to vulnerable populations.

      The request would decrease the capacity to provide Safe Outdoor Spaces, which is a temporary housing option that provides a service for the City’s most vulnerable populations.

10. The request is inconsistent with the following Goal from Chapter 12 – Public Services:

    **Goal 12.3 - Public Services**: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

    The request would eliminate the ability to plan, coordinate, and provide Safe Outdoor Spaces for the City’s most vulnerable residents, who are experiencing homelessness and need safe, regulated, and sanitary places to camp so that the overall health, safety, and well-being of all residents is safeguarded.

11. The applicant’s policy analysis does not adequately demonstrate that the request is consistent with applicable Goals and policies in the Comprehensive Plan (Criterion A). There are significant conflicts with Goals and policies regarding Community Identity, Land Use, Housing, and Public Services. Based on this demonstration, the request is inconsistent with the spirit and intent of the ABC Comp Plan.

12. The affected neighborhood organizations include all registered Neighborhood Associations and organizations city-wide, which were notified as required.

13. The applicant has stated that they are submitting this request, in part, due to an abundance of backlash from constituents about the SOS use.

14. As of this writing, Staff has not been contacted and is unaware of any opposition.
RECOMMENDATION- PR-2018-001843, September 15, 2022

That a recommendation of DENIAL of Project #: PR-2018-001843, Case #: RZ-2022-00043, Text Amendments to the Integrated Development Ordinance (IDO) to remove all references to Safe Outdoor Spaces (SOSs) (Council Bill No. O-22-33), be forwarded to the City Council based on the preceding Findings.

Catalina Lehner, AICP
Principal Planner

Megan Jones
Planner

cc: City of Albuquerque, City Council, Attn: Shanna Shultz, smschultz@cabq.gov
City of Albuquerque, Legal Department, attn.: DKing@cabq.gov
EPC File
CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Code Enforcement

Office of Neighborhood Coordination (ONC)

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development Services
  • No objection to the request.

Hydrology

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
  • No objection to the request.

Traffic Engineering Operations (Department of Municipal Development):

Street Maintenance (Department of Municipal Development):

New Mexico Department of Transportation (NMDOT):
  • NMDOT has no comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

WATER UTILITY AUTHORITY

Utility Services- No adverse comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division
City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY-

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.
ORDINANCE

AMENDING §14-16 THE INTEGRATED DEVELOPMENT ORDINANCE TO REMOVE ALL REFERENCES TO SAFE OUTDOOR SPACES.

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

SECTION 1. AMEND THE INTEGRATED DEVELOPMENT ORDINANCE

The Integrated Development Ordinance shall be amended as follows:

1. Delete “Safe outdoor space” in the Use Table 4-2-1

2. Delete all use-specific standards associated with Safe outdoor spaces in §14-16-4-3(G) and any applicable use-specific standards in §14-16-4-3(C)

3. Delete “Safe outdoor space” in Table 5-5-1: Minimum Off-street Parking Requirements

4. Delete the definition of Safe Outdoor Space in §14-16-7

Any cross-references or other applicable provisions related to safe outdoor spaces not listed above shall be removed from §14-16.

SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, work or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance and each section, paragraph, sentence, clause, word, or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 3. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take effect five days after publication by title and general summary.
BACKGROUND
AMENDED OFFICIAL NOTIFICATION OF DECISION

December 16, 2021

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

Project #2018-001843
RZ-2021-00049 – Amendment to the Integrated Development Ordinance (IDO) Text – Small Areas for the 2021 Annual Update

LEGAL DESCRIPTION:
To amend the text of the Integrated Development Ordinance (IDO). This third annual update includes changes requested by neighbors, developers, Staff, and Council Services to the standards applicable to the following small area: Old Town HPO-5.

Staff Planner: Silvia Bolivar

On December 16, 2021, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL of Project 2018-001843/RZ-2021-00049, Amendment to the Integrated Development Ordinance (IDO) Text – Small Area, based on the following Findings:

1. The request is for Small Area amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(E). The proposed Small-area amendments, when combined with the proposed City-wide amendments, are collectively known as the 2021 IDO Annual Update.

2. These text amendments to specific Small Areas in the City are accompanied by proposed City-wide text amendments, which were submitted separately pursuant to Subsection 14-16-6-7(D) and are the subject of another Staff report (RZ-2020-00048).

3. The Small Area text amendments include proposed changes requested by neighbors, developers, staff, and Council Services that affect the following Small Area: Old Town HPO-5.

4. The IDO applies City-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.

5. The EPC’s task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City’s Planning and Zoning Authority, the City Council will make the final
decision. The EPC is a recommending body to the Council and has important review authority. This is a quasi-judicial matter.

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

7. The request meets the Review and Decision Criteria in Subsection 14-16-6-7(E) of the IDO, as follows:

   A. **Criterion A:** The proposed small area amendment 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 City Council moratorium (Bill R-21-165) prohibited permissive and conditional uses for cannabis and cannabis products outlined in the IDO in the Old Town HPO-5 zone. The proposed IDO text amendments—Small Areas are generally consistent with the health, safety, and general welfare of the City by showing a preponderance of applicable goals and policies in the Comprehensive Plan, and other policies and plans adopted by the City.

   The proposed amendments to prohibit cannabis uses in the Old Town HPO-5, are consistent with adopted policies that would protect the identity and existing character of the area. Old Town HPO-5 is designated primarily as an Area of Consistency and the proposed amendments would enhance the unique qualities of the neighborhood and commercial district found in the area. The City is not involved in regulation of personal uses; these are addressed in State regulation and statute. Overall, the request meets Criterion 14-16-6-7(a).

   B. **Criterion B:** If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area.

2. The proposed zoning regulations are 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 Old Town HPO-5 is an extension of the NRHP Old Albuquerque Historic District. Old Town has been seen as an important feature of the City since 1959 when it was made its own zoning category H-1 (Historic-1).

   The Old Albuquerque Historic District is important for its’ long history, for its’ historic sites, for its’ ancient pattern of church, plaza, and streets, and for its’ collection of important historic buildings. The district has historic buildings mainly erected between 1870 and 1915, with a few
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major earlier structures’ its street patterns and church buildings are vivid reminders of the much earlier history of the Village of Albuquerque.

The proposed amendments would clearly reinforce and strengthen the established character of the surrounding Areas of Consistency and would result in continued development that is consistent with the established character of the area. Over the years, the character of the area and surrounding areas has been consistent and continued to be residential and commercial. The proposed text amendments are quasi-judicial in nature. The request meets Criterion 14-16-6-7(E)(3)(b).

C. Criterion C: If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended), the applicant must demonstrate that the existing zoning regulations are inappropriate because they meet at least one of the following criteria:

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.

2. The proposed zoning regulations are 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).

Criterion 14-16-6-7(E)(3)(c) does not apply because the proposed amendments are not located wholly in an Area of Change.

D. Criterion D: If the proposed amendment changes allowable uses, the proposed amendment does not allow 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.

The proposed amendments include three changes to the IDO that would result in changes affecting uses. The proposed changes would prohibit cannabis uses in the Old Town Historic Protection Overlay (HPO-5) zone.

Although associated use specific standards for cannabis retail include a provision that makes the use conditional within 600 feet of another cannabis retail, some neighbors have noted that this could push the use onto the edges of Old Town.

E. Criterion E: The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.

The small area amendments are not based completely or predominantly on the cost of land or economic considerations. The request furthers Criterion 14-16-6-7(E)(3)(e).

8. These proposed Integrated Development Ordinance (IDO) Text Amendments– Small Areas would generally protect public health, safety, and welfare and promote economic growth and investment in the City as a whole as required pursuant to 14-16-6-7(E)(3).

9. The request generally furthers the following relevant City Charter articles:
A. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO will generally help implement the Comprehensive Plan and help guide future legislation.

B. Article IX, Environmental Protection. The proposed Small Area text amendments to the IDO will help ensure that land is developed and used properly. The IDO is an instrument to help promote and maintain an aesthetic and humane urban environment for Albuquerque’s citizens, and thereby promote improved quality of life. Commissions, Boards, and Committees will have updated and clarified regulations to help facilitate effective administration of City policy in this area.

C. Article XVII, Planning. Amending the IDO through the annual update process is an instance of the Council exercising its role as the City’s ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts (Section I). Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans (Section II).

10. The request generally furthers the following, applicable Goal and policies in Chapter 4: Community Identity:

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

As a whole, the proposed text amendments would generally enhance, protect, and preserve Old Town – HPO-5, a distinct community because provisions would be included that would strengthen the use-specific standards.

The IDO is intended to make zoning and land use entitlements in our community more transparent, accurate, and contextually compatible in order to enhance, protect, and preserve distinct communities, neighborhoods, and traditional communities. The IDO provides protections for residential neighborhoods through dimensional standards specific to residential zone districts in part 2, tailored regulations in Overlay Zones in part 3, use-specific standards that require distance separations between non-residential and residential uses and zone districts in part 4, and development standards that apply to adjacent residential uses or zone district, especially edge buffers and neighborhood edges in part 5.

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

If approved, the request would further the Identity and Design Policy (4.1.2). The request protects the identity of neighborhoods and commercial districts by clarifying standards and regulations that are unclear. This will better ensure appropriate scale, design, and location of development.

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

The request would allow for the maintenance and preservation of the unique qualities of the historic area by prohibiting cannabis uses in the Old Town HPO-5. The Old Albuquerque Historic District is important for its’ long history, for its’ historic sites, for its’ ancient pattern of church, plaza, and streets, and for its’ collection of important historic buildings. The district has historic buildings mainly erected between 1870 and 1915, with a few major earlier structures’ its street
patterns and church buildings are vivid reminders of the much earlier history of the Village of Albuquerque.

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

The request enhances, protects, and preserves neighborhoods and traditional communities by clarifying standards and regulations that are unclear. This will improve the implementation of the original goals and intent of the regulations as adopted through Sector Development Plans and the IDO. The proposed new regulations, including expanding the height restriction area and adding new use restrictions in the Northwest Mesa VPO, are intended to protect and enhance the existing character of those areas.

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

The Old Town HPO-5 encompasses an area roughly between Mountain Road and Central Avenue on the north and south, Río Grande Boulevard, and 19th Street on the west and east. It contains a mix of residential, institutional, and commercial properties. The historic zone was created with the adoption of the City’s first Zoning Code in 1959 to preserve and promote the educational, cultural, and general welfare of the public through the preservation and protection of the traditional architectural character of historic Old Albuquerque. At that time, decades before there would be such things as the National Register of Historic Places or Registered Historic Districts, Albuquerque created its own historic H-1 zone that regulated architectural styles, permissive uses, alcohol consumption restrictions along with specific development guidelines.

Albuquerque is recognized for its collection of distinctive historic resources that are enjoyed by residents, business owners, and visitors as links to the city’s heritage, and that set the stage for a vibrant future. Preserving these historic assets is essential to Albuquerque’s well-being, identity, and character. The proposed text amendments would further this subpolicy by respecting the existing neighborhood values and social, cultural, and recreational sources.

11. The request generally furthers the following, applicable Goals and policies in Chapter 5- Land Use pertaining to Areas of Consistency and procedures and processes:

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

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

The proposed amendments would apply to the Old Town HPO-5 and would generally protect and enhance the existing character of the area while clarifying how to apply the regulations.

B. Goal 5.7 Implementation Process: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

The request would further the Implementation Process Goal (5.7). The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which would result in a more predictable development outcomes and consistent decision-making.
C. Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The IDO’s procedures and processes in Part 6 have been developed to effectively and equitably implement the Comprehensive Plan. In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO established an annual update requirement into the regulatory framework. Changes proposed are intended to continually improve how the IDO implements the comp Plan by aligning regulations with Comp Plan goals and policies.

The annual amendment process for the IDO – small areas is a procedure to continue to effectively and equitably implement the Comprehensive Plan that results in an updated regulatory framework. The proposed text amendments would better link applicable Comprehensive Plan Goals and policies and the IDO, the implementation mechanism.

D. Policy 5.7.5 – Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

The annual update process for the IDO – small areas provides residents and stakeholders with an opportunity to better understand and engage with the planning and development process.

E. Policy 5.7.6 – Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The annual amendment process to the IDO-small areas is a procedure that implements the Comprehensive Plan. The proposed text amendments will provide clarification on how to read and apply provisions to the IDO, resulting in a more predictable development outcome.

12. The request generally furthers the following Goals and policies in Chapter 7- Urban Design:

A. Policy 7.3.3 – Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed text amendments would include changes that would establish and strengthen the Old Town HPO-5 district identity by prohibiting cannabis uses and would help to continue to reinforce the experiences for residents and visitors in the historic district. The zoning standards for small areas (Part 14-16-3), residential neighborhoods, and within Centers within the IDO implement the Comprehensive Plan.

B. Subpolicy Placemaking 7.3.3(a): Identify, celebrate, and leverage special places

Albuquerque is recognized for its collection of distinctive historic resources that are enjoyed by residents, business owners, and visitors as links to the city’s heritage, and that set the stage for a vibrant future. Preserving these historic assets is essential to Albuquerque’s well-being, identity, and character. The proposed text amendments would further this subpolicy by celebrating and leveraging special places such as Old Town HPO-5.

C. Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.
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Subpolicy Community Character 7.3.2(a): Design development to reflect the character of the surrounding area and protect and enhance views.

The proposed text amendments would make communities and their distinct identities safe and attractive places by encouraging design strategies that recognize the character differences in communities.

13. The request furthers and partially furthers the following, applicable policies from Chapter 8- Economic Development:

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

The proposed text amendments include changes that would contribute to creating interesting places with different development intensities and densities and would help preserve interesting places. The Old Albuquerque Historic District is important for its’ long history, for its’ historic sites, for its’ ancient pattern of church, plaza, and streets, and for its’ collection of important historic buildings. The district has historic buildings mainly erected between 1870 and 1915, with a few major earlier structures; its street patterns and church buildings are vivid reminders of the much earlier history of the Village of Albuquerque. The changes to prohibit the retail, cultivation, and manufacturing of cannabis products in Old Town HPO-5 would continue to protect this historic district.

14. The request furthers the following, applicable Goal and policy from Chapter 11- Heritage Conservation:

A. Goal 11.1 – Traditional, Rural & Agricultural Heritage: Preserve and enhance farmland, the acequia system, and traditional communities.

The proposed amendments would further Goal 11.1 – Traditional, Rural & Agricultural Heritage by preserving and enhancing a traditional community such as Old Town HPO-5. The proposed amendment to prohibit cannabis uses in Old Town HPO-5 would add protections that would facilitate the preservation and enhancement of traditional communities such as Old Town HPO-5 and would be consistent with the Comprehensive Plan policies that aim to protect and contribute to reinforce traditional communities.

B. Goal 11.2 – Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed text amendments fulfill this goal by requiring the preservation and enhancement of significant historic districts such as Old Town HPO-5 that reflect our past as we move into the future and to strengthen our sense of identity.

C. Policy 11.2.2 – Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historic interest.

The preservation of historic districts is crucial to cities, specifically to Albuquerque because historic preservation districts provide benefits to people, whether or not they own a home or business in them. Old Town HPO-5 serves as a living history lesson, and tangible reminders of the city’s past as it helps tell the story of the community.

D. Subpolicy 11.2.2(b): Recognize historic buildings and districts as vital elements of the community.
The proposed text amendments would help recognize historic buildings and districts as vital elements of the community. The IDO has a role in this process as subpolicy 11.2.2(b) would help preserve the character of the area through conservation of buildings and sites.

E. Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed text amendment would protect and enhance cultural landscapes by proposing changes to the Old Town Historic Protection Overlay (HPO-5) zones.

15. For an Amendment to IDO Text, the required notice must be published, mailed, and posted on the web (see Table 6-1-1). A neighborhood meeting was required and held on October 6, 2021 via Zoom. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a). Notice was posted on the Planning Department website and on the project website.

16. In addition to the required notice, on October 25, 2021, notification letters were mailed to 246 property owners within or adjacent to the Old Town HPO-5.

17. On October 25, 2021, the Planning Department hosted a public open house meeting via Zoom to review the proposed 2021 Annual Update to the Old Town HPO-5. The email notice and the required neighborhood association notification letter included information about the public open house.

18. The EPC held a study session regarding the proposed 2021 IDO amendments on December 9, 2021. This was a publicly-noticed meeting.

19. As of this writing, Staff has received two comments expressing support for the recommend change.

Sincerely,

for Alan M. Varela,
Planning Director

AV/SB

cc: Jesse Ehrenberg, jdehrenberg@outlook.com
Sylvia Ramos Cruz, jdehrenberg@outlook.com
Kathy Hiatt, 110 San Felipe St NW, Albuquerque NM, 87104
Ricardo Guillermo, 1108 11th St NW, Albuquerque NM, 87102
Carla Villa, 607 Solano Dr. SE, Albuquerque NM, 87108
ORDINANCE

ADOPTING CITYWIDE TEXT AMENDMENTS TO THE INTEGRATED DEVELOPMENT ORDINANCE §14-16 FOR THE 2021 IDO ANNUAL UPDATE; AND ADOPTING TEXT AMENDMENTS FOR A SMALL MAPPED AREA, THE OLD TOWN HISTORIC PROTECTION OVERLAY ZONE (HPO-5).

WHEREAS, the City Council, the Governing Body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City's zoning powers are established by the City charter, in which: Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources; and Article XVII, Planning, establishes the City Council as the City's ultimate planning and zoning authority; and

WHEREAS, the City Council adopted an updated Albuquerque-Bernalillo County Comprehensive Plan ("ABC Comp Plan") in 2017 via R-16-108 (Enactment No. R-2017-026), including an updated community vision that is based on a Centers and Corridors approach to growth; and

WHEREAS, the 2017 ABC Comp Plan adopted an updated Centers and Corridors map that establishes boundaries for the Centers; designates priority for transportation modes on certain Corridors; and identifies Downtown,
Urban Centers, Activity Centers, Premium Transit Corridors, Major Transit Corridors, and Main Street Corridors as the Centers and Corridors that are intended to be walkable, with a mix of residential and non-residential land uses, and with higher-density and higher-intensity uses; and

WHEREAS, the 2017 ABC Comp Plan established a hierarchy of Centers and Corridors from the most to the least walkable, mixed-use, and dense, with Downtown, Urban Centers, Premium Transit Corridors, and Main Street Corridors all intended to be highly walkable, mixed-use, and dense; and

WHEREAS, the City Council adopted the Integrated Development Ordinance (IDO) to implement Comp Plan Goals and policies; and

WHEREAS, the IDO implements the ABC Comp Plan by establishing building design standards specific to Urban Centers (UC), Main Streets (MS), and Premium Transit (PT) areas; and

WHEREAS, the IDO establishes zone districts, overlay zones, allowable uses, use-specific standards, and general regulations in Parts 1 through 5 that set the bar for high-quality development that is compatible with surrounding land uses and provides appropriate transitions and buffers to lower-intensity uses nearby; procedures for review and decision of applications related to land use and development in Part 6; and definitions and acronyms in Part 7; and

WHEREAS, the IDO requires the City to submit proposed changes on an annual basis to further the implementation of the Comp Plan (§14-16-6-3); and

WHEREAS, Planning staff compiled proposed amendments that would improve the clarity and implementation of the IDO based on challenges in applying regulations and neighborhood protections in real-world contexts with real-world projects; and

WHEREAS, other proposed amendments to IDO text would establish a new regulatory intent responding to changes in demands for housing and business needs as well as other current trends; and

WHEREAS, the City understands that predictability of zoning and compatibility of land use and zoning are essential in order to maintain and strengthen economic value and viability for property owners and businesses,
and to ensure appropriate and adequate protections for neighboring properties; and

WHEREAS, the IDO establishes procedures for adopting and amending small area regulations in areas where different regulations are needed to support and achieve a character of development that differs from results intended from general regulations that apply citywide; and

WHEREAS, the Planning Department submitted two applications for Amendment to IDO Text – one for citywide amendments and one for small area amendments – that met all application requirements; and

WHEREAS, the IDO requires Amendments to IDO Text to be reviewed by the Environmental Planning Commission (EPC) and decided by City Council as the City’s zoning authority §14-16-6-7(D)(2)(c) and (E)(2)(c); and

WHEREAS, the City provided all required notice for an Amendment to IDO Text - Citywide, including publishing a legal ad in the Albuquerque Journal, emailing two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC), and posting notice on the Planning Department website and on the project website; and

WHEREAS, the City provided additional notice with announcements on the Planning Department webpage, and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on October 29, 2021; and

WHEREAS, the Amendment to IDO Text – Citywide is to be reviewed and decided as a legislative action; and

WHEREAS, though a neighborhood meeting is not required for an Amendment to IDO Text - Citywide, Planning staff held two public study sessions and three open houses on the proposed IDO Annual Update text amendments in 2021 to present and discuss the proposed changes, respond to questions, and gather feedback; and

WHEREAS, the EPC found that the proposed amendments would further a preponderance of adopted City goals and policies, particularly those that pertain to land use and implementation processes; and

WHEREAS, the City provided all required notice for an Amendment to IDO Text – Small Area, including publishing a legal ad in the Albuquerque Journal, emailing two representatives of each affected neighborhood organization
registered with the Office of Neighborhood Coordination (ONC), posting notice
on the Planning Department website and on the project website, and mailing
individual property owners within the small mapped area; and

WHEREAS, the Amendment to IDO Text – Small Area is to be reviewed and
decided as a quasi-judicial action; and

WHEREAS, offer of a neighborhood meeting is required for an Amendment
to IDO Text – Small Area, and Planning staff held a neighborhood meeting on
October 6, 2021 on the proposed IDO text amendments to the Old Town
Historic Protection Overlay Zone (HPO-5) to present proposed changes,
respond to questions, and gather feedback; and

WHEREAS, the EPC voted to forward a recommendation of APPROVAL for
both the Text Amendment – Citywide and Text Amendment – Small Area
applications to the City Council with findings and recommended conditions
that are in the official record; and

WHEREAS, Planning staff has incorporated the proposed amendments
along with the EPC recommended conditions of approval for both applications
into a single redline draft for review by City Council.

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

SECTION 1. The IDO text is amended as shown in Exhibit 1 (Redline Draft).

SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
clause, word or phrase of this ordinance is for any reason held to be invalid or
unenforceable by any court of competent jurisdiction, such decision shall not
affect the validity of the remaining provisions of this ordinance and each
section, paragraph, sentence, clause, word, or phrase thereof irrespective of
any provision being declared unconstitutional or otherwise invalid.

SECTION 3. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
take effect one month after publication by title and general summary
INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Chris Melendrez, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-22-56 Establishing A Moratorium For Safe Outdoor Spaces As Regulated In The Integrated Development Ordinance For A Period Of 12 Months Or Until The Integrated Development Ordinance Is Amended, Whichever Occurs First (Bassan), which was passed at the Council meeting of August 15, 2022, by a vote of 6 FOR AND 3 AGAINST.

For: Bassan, Grout, Jones, Lewis, Peña, Sanchez
Against: Benton, Davis, Fiebelkorn

In accordance with the provisions of the City Charter, your action is respectfully requested.
CITY of ALBUQUERQUE
TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-56 ENACTMENT NO. ________________

SPONSORED BY: Brook Bassan

1 RESOLUTION
2 ESTABLISHING A MORATORIUM FOR SAFE OUTDOOR SPACES AS
3 REGULATED IN THE INTEGRATED DEVELOPMENT ORDINANCE FOR A
4 PERIOD OF 12 MONTHS OR UNTIL THE INTEGRATED DEVELOPMENT
5 ORDINANCE IS AMENDED, WHICHEVER OCCURS FIRST.
6 WHEREAS, O-22-10 established a new land use in the Integrated
7 Development Ordinance (IDO) called Safe Outdoor Spaces; and
8 WHEREAS, Safe Outdoor Spaces are defined as: “A lot, or a portion of a
9 lot, developed to provide designated spaces for occupancy by tents,
10 recreational vehicles, and/or light vehicles. Designated spaces are provided to
11 occupants at no charge. A safe outdoor space offers social services and
12 support facilities.”; and
13 WHEREAS, Safe Outdoor Spaces may have unavoidable adverse impacts
14 on the communities in which they are placed; and
15 WHEREAS, during the deliberation of O-22-10 there was broad opposition
16 to the concept of Safe Outdoor Spaces; and
17 WHEREAS, there are other viable, more appropriate solutions to
18 addressing homelessness in Albuquerque such as utilizing existing overnight
19 shelter beds, increasing access to services, and incentivizing housing
20 development; and
21 WHEREAS, for these reasons Safe Outdoor Spaces are not an appropriate
22 allowable land use in the IDO; and
23 WHEREAS, Safe Outdoor Spaces should be removed in its entirety from
24 the IDO; and
WHEREAS, this moratorium will allow time for a companion ordinance to
be considered by both the Environmental Planning Commission and the City
Council that proposes to remove Safe Outdoor Spaces from the IDO.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

SECTION 1. LAND USE APPLICATIONS AND APPROVALS. The City of
Albuquerque shall not accept or approve any pending building permits or land
use applications or requests for Safe Outdoor Spaces until the sooner of
August 1st 2023, or upon final action by the City Council on bill O-22-33, after
which time the City shall take no action inconsistent with bill O-22-33.

SECTION 2. CITY PROPERTY. The City shall not authorize the operation of
a Safe Outdoor Space on City property, shall halt any pending review or
authorization process in furtherance of the occupancy of City property for this
purpose, and shall not enter into any new lease or other agreement for this
purpose during the duration of this moratorium.
PASSED AND ADOPTED THIS 15th DAY OF August, 2022
BY A VOTE OF: 6 FOR 3 AGAINST.

For: Bassan, Grout, Jones, Lewis, Peña, Sanchez
Against: Benton, Davis, Fiebelkorn

Isaac Benton, President
City Council

APPROVED THIS 26th DAY OF August, 2022

Timothy M. Keller, Mayor
City of Albuquerque

Bill No. R-22-56

ATTEST:

Ethan Watson, City Clerk
Like most major American cities, over the past several years we have seen an increase in the number of unhoused individuals on our streets. Although this problem is not unique to Albuquerque, it is clear that we must find innovative solutions to address this challenge. We must work together as elected officials to provide needed services, temporary shelter for individuals and families and permanent housing for all, while keeping our neighborhoods, our parks, and our businesses safe.

Currently across our country, there is no singular idea that seems to be having a material impact in this area. What has been shown is that cities need the flexibility and availability of a wide range of options to be able to match the wide range of situations we find in our unsHELTERED
population. My administration is committed to considering every tool to provide solutions to homelessness, including working with local business and faith-based partners, supporting the efforts of the multiple city departments working on addressing the causes and effects of homelessness, such as fully funding and staffing the Gateway Center, supporting resources and services for the vulnerable and the unhoused, and acquiring and developing more transitional, supportive, affordable and long-term housing options.

Our obligation as elected officials is to work together to respond to the needs of our community with open minds and intentional leadership. We simply cannot limit our options for addressing the needs of our most vulnerable residents. We need every tool at our disposal to confront the unhoused crisis and we need to be willing to act courageously.

Lastly, it is my Administration's intent to work to make policies effective for stakeholders that engage with our government. As a former state Senator, I understand there are times when new policies need to be changed based on new information or after re-evaluating tested policies. However, reasonable time, testing and piloting has not been allowed in this short two month time frame. With several Safe Outdoor Spaces permitted or pending, I am also not encouraged by the likelihood of exposing the City and the community to prolonged legal issues.

For these reasons, I am exercising my veto authority for R-22-56. I have consistently advocated for an all-of-the-above approach to address homelessness in Albuquerque. I look forward to working with City Council, the community, and local business, faith and community partners to thoughtfully consider and implement realistic, effective, and compassionate solutions in the future.
INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Chris Melendrez, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-22-56 Establishing A Moratorium For Safe Outdoor Spaces As Regulated In The Integrated Development Ordinance For A Period Of 12 Months Or Until The Integrated Development Ordinance Is Amended, Whichever Occurs First (Bassan), which was passed at the Council meeting of August 15, 2022, by a vote of 6 FOR AND 3 AGAINST.

For: Bassan, Grout, Jones, Lewis, Peña, Sanchez
Against: Benton, Davis, Fielkorn

In accordance with the provisions of the City Charter, your action is respectfully requested.
CITY of ALBUQUERQUE
TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-56 ENACTMENT NO. 

SPONSORED BY: Brook Bassan

RESOLUTION

1 ESTABLISHING A MORATORIUM FOR SAFE OUTDOOR SPACES AS
2 REGULATED IN THE INTEGRATED DEVELOPMENT ORDINANCE FOR A
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9 recreational vehicles, and/or light vehicles. Designated spaces are provided to
10 occupants at no charge. A safe outdoor space offers social services and
11 support facilities.”; and
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13 on the communities in which they are placed; and
14 WHEREAS, during the deliberation of O-22-10 there was broad opposition
15 to the concept of Safe Outdoor Spaces; and
16 WHEREAS, there are other viable, more appropriate solutions to
17 addressing homelessness in Albuquerque such as utilizing existing overnight
18 shelter beds, increasing access to services, and incentivizing housing
19 development; and
20 WHEREAS, for these reasons Safe Outdoor Spaces are not an appropriate
21 allowable land use in the IDO; and
22 WHEREAS, Safe Outdoor Spaces should be removed in its entirety from
23 the IDO; and

1
WHEREAS, this moratorium will allow time for a companion ordinance to be considered by both the Environmental Planning Commission and the City Council that proposes to remove Safe Outdoor Spaces from the IDO.

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

SECTION 1. LAND USE APPLICATIONS AND APPROVALS. The City of Albuquerque shall not accept or approve any pending building permits or land use applications or requests for Safe Outdoor Spaces until the sooner of August 1st 2023, or upon final action by the City Council on bill O-22-33, after which time the City shall take no action inconsistent with bill O-22-33.

SECTION 2. CITY PROPERTY. The City shall not authorize the operation of a Safe Outdoor Space on City property, shall halt any pending review or authorization process in furtherance of the occupancy of City property for this purpose, and shall not enter into any new lease or other agreement for this purpose during the duration of this moratorium.
PASSED AND ADOPTED THIS 15th DAY OF August, 2022

BY A VOTE OF: 6 FOR 3 AGAINST.

For: Bassan, Grout, Jones, Lewis, Peña, Sanchez
Against: Benton, Davis, Fiebelkorn

Isaac Benton, President
City Council

APPROVED THIS 26 DAY OF August, 2022

Timothy M. Keller, Mayor
City of Albuquerque

Bill No. R-22-56

ATTEST:

Ethan Watson, City Clerk
The attached ordinance was introduced by the City Council on August 1, 2022. The intent of the ordinance is to remove all references to Safe Outdoor Spaces in the Integrated Development Ordinance (IDO) through a Text Amendment to IDO – Citywide procedure as outlined in the IDO.

We request that you submit this ordinance to the Environmental Planning Commission (EPC) for a September EPC hearing.

Please submit the EPC comments and recommendations, including the transcripts from the meeting, back to the City Council as soon as possible.

cc: James Aranda, Deputy Director / ZEO  
Mikaela Renz-Whitmore, Planning Manager, Urban Design + Development Division  
Catalina Lehner, Principal Planner
DEVELOPMENT REVIEW APPLICATION
Effective 4/17/19

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

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<th>Administrative Decisions</th>
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<th>Policy Decisions</th>
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<td>☐ Site Plan – EPC including any Variances – EPC (Form P1)</td>
<td>☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<td>☐ Historic Certificate of Appropriateness – Minor (Form L)</td>
<td>☐ Master Development Plan (Form P1)</td>
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<td>☐ Alternative Signage Plan (Form P3)</td>
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<td>☐ WTF Approval (Form W1)</td>
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<td>☐ Alternative Signage Plan (Form P3)</td>
<td>☐ Wireless Telecommunications Facility Waiver (Form W2)</td>
<td>☐ Amendment to Zoning Map – Council (Form Z)</td>
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Appeals

☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Albuquerque City Council
Address: 1 Civic Plaza NW, Suite 9085
City: Albuquerque
State: NM
Zip: 87102
Phone: 505-768-3100
Email: jcartier@cabq.gov

Professional/Agent (if any): Shanna Schultz
Address: 1 Civic Plaza, Suite 9085
City: Albuquerque
State: NM
Zip: 87102
Phone: 505-768-3185
Email: smschultz@cabq.gov

Proprietary Interest in Site: List all owners:

BRIEF DESCRIPTION OF REQUEST

Proposed text amendment to IDO to remove all references to Safe Outdoor Spaces

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

Lot or Tract No.: N/A
Block: Unit:
Subdivision/Addition:
MRGCD Map No.: UPC Code:
Zone Atlas Page(s):
Existing Zoning:
Proposed Zoning:

# of Existing Lots:
# of Proposed Lots:
Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Between: and:

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

Signature: Shanna Schultz
Printed Name: Shanna Schultz
Date: August 3, 2022

FOR OFFICIAL USE ONLY

Case Numbers: Action: Fees: Case Numbers: Action: Fees:

Meeting/Hearing Date: Fee Total:
Staff Signature: Date: Project #
Form Z: Policy Decisions

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

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

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

☐ ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN
  __ 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
  __ 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
  X Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
  X Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
  X Required notices with content per IDO Section 14-16-6-4(K)(6)
  X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  X 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: Shanna Schultz
Date: August 3, 2022
☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
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Staff Signature: 
Date: 

Effective 5/17/18
September 3, 2022

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

Dear Chair MacEachen,

Please accept this revised letter of justification, required by IDO Subsection 14-16-6-7(D)(3), for an Amendment to IDO Text – Citywide, submitted for the Environmental Planning Commission’s review and recommendation to the City Council. This letter has been revised to incorporate changes and expanded justification per EPC staff’s request. Notice of this request was sent pursuant to IDO requirements, as provided in the application materials.

Background and Context

On June 6th, 2022 the City Council, via the IDO Annual Update Process and Council bill O-22-10, created a new land use and associated regulations for Safe Outdoor Spaces. My understanding of the original intention of Safe Outdoor Spaces was to allow a space for someone to place a tent, a car, or a recreational vehicle (RV) in a safe location where they could reside as an alternative to what happens now: tents, cars, and RVs in parks, on sidewalks, in alleys, or unauthorized on private property.

It is clear to me, particularly after hearing from a myriad of constituents, that this land use will not further applicable goals and policies within the City of Albuquerque and that there are other more appropriate methods of addressing the homeless population, including utilizing the existing services and shelter spaces that are available today. There are also other land uses in the IDO that a property owner could pursue if interested in assisting this population, such as an Overnight Shelter, permanent housing, or a campground for example.

This request is prompted by the introduction of City Council ordinance O-22-33, which I sponsored as a means to propose rescinding all of the provisions related to Safe Outdoor Spaces in the IDO. I am requesting to remove Safe Outdoor Spaces in the IDO because I do not believe that as a land use it furthers applicable goals and policies in the Comprehensive Plan.

Justification for the request as required by 6-7(D)(3)

The IDO requires that all of the following criteria be met for approval of an Amendment to IDO Text – Citywide. Please find my justification for each criterion below.
6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

Response: ABC Comp Plan policies support this criterion for a text amendment to the IDO to remove all references to Safe Outdoor Spaces, which furthers the following applicable Goals and policies in the ABC Comp Plan. The text amendment will apply to both Areas of Consistency and Areas of Change, as Safe Outdoor Spaces are an allowed use in a variety of zones that exist in both Areas of Consistency and Change.

“Goal 4.1 Character – Enhance, protect, and preserve distinct communities.” is furthered by the request through the following policies:

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

Response: This policy is furthered by the removal of Safe Outdoor Spaces (SOS) in the IDO because SOS have minimal design requirements, prohibiting the City from requiring a high-quality level of development to ensure that distinct character is maintained in any particular community.

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

Response: This policy is furthered by the removal of Safe Outdoor Spaces (SOS) in the IDO because a SOS will not protect the identity and cohesiveness of neighborhoods. Again, there are minimal design requirements to ensure the character of the site design will be complimentary to the communities in which they may exist.

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

a) Respect existing neighborhood values and social, cultural, recreational resources.

Response: This policy is furthered by the removal of Safe Outdoor Spaces (SOS) in the IDO because SOS will not enhance, protect, or preserve neighborhoods and traditional communities. This land use is not intended to be permanent and may disrupt the established nature of the surrounding communities in which they are placed due to the temporary nature.

“Goal 5.2 Complete Communities – Foster communities where residents can live, work, learn, shop, and play together.” is furthered by the request through the following policies:
POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
   a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
   c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
   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 area land uses, and where adequate infrastructure is or will be available;
      iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
      v. In areas where a transition is needed between single-family homes and much more intensive development.

Response: This policy is furthered by the removal of Safe Outdoor Spaces (SOS) in the IDO because SOS will not create healthy, sustainable, or distinct communities. This use may disrupt the characteristics of distinct communities due to the lack of regulation regarding site design and operating procedures. This ABC Comp Plan policy calls for higher density housing in certain instances. Safe outdoor spaces being an allowed use in all mixed-use zones takes away opportunities for higher density housing, where appropriate.

“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.” is furthered by the request through the following policies:

POLICY 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.
   a) Minimize the impacts of locally unwanted land uses on surrounding areas through policies, regulations, and enforcement.
   b) Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

Response: This policy is furthered by the removal of Safe Outdoor Spaces (SOS) in the IDO because SOS are allowed in zoning districts in areas of Albuquerque that are already overburdened with similar types of social services and their complimentary land uses such as Overnight Shelters and Group Homes. These areas tend to be well-serviced by transit and have access to other social services such as meal provisions and discounted medical care. There are no proposed protections to prohibit the clustering of SOS in areas such as these are already overburdened.
“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.” is furthered by the request through the following policy:

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

*Response:* This policy is **furthered** by the removal of Safe Outdoor Spaces (SOS) in the IDO because SOS are an allowed use in zones that could otherwise provide employment opportunities on the West Side. *This map* shows that the entirety of the Volcano Heights Urban Center, parcels abutting Central Avenue west of the river, and several parcels abutting Coors Boulevard have the appropriate zoning for an SOS. This is in direct opposition of this ABC Comp Plan policy to foster employment opportunities west of the river where the land use may take limited land appropriately zoned for employment opportunities. Removing SOS from the IDO will retain those parcels’ availability to be developed into employment opportunities.

“Goal 7.3 Sense of Place – Reinforce sense of place through context-sensitive design of development and streetscapes.” is furthered by the request through the following policy:

**POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.**

*Response:* Safe Outdoor Spaces (SOS) have minimal design requirements and are exempted from all landscaping standards. The City can’t ensure that an SOS will provide high-quality design without requirements in the IDO to do so.

“Goal 7.5 Context-Sensitive Site Design – Design sites, buildings, and landscape elements to respond to the high desert environment.” is furthered by the request through the following policy:

**POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.**

*Response:* Safe Outdoor Spaces (SOS) are exempted from landscaping requirements, making the use incompatible with this ABC Comp Plan policy.

“Goal 8.1 Placemaking – Create places where business and talent will stay and thrive.” is furthered through the following policy:

**POLICY 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.**

*Response:* Safe Outdoor Spaces (SOS) are permissive uses in NR-C, NR-BP, NR-LM, and NR-GM – zoning districts that are intended to accommodate commercial and industrial uses. Within the city
limits, there is little existing acreage with these zoning designations. SOS being permissive in these zones takes away the potential development of future economic development uses in these zoning districts. An SOS is a very low-intensity use that could not maximize the development potential of an NR-designated parcel.

6-7(D)(3)(b) The proposed amendment does not apply to only one lot or development project.

Response: The proposed amendment does not apply to only one lot or development project.

6-7(D)(3)(c) The proposed amendment promotes public health, safety, and welfare.

Response: Removing Safe Outdoor Spaces (SOS) from the IDO will promote public health, safety, and welfare. The lack of requirements – from a design perspective and an operations perspective - for an SOS, the temporary nature of the use, and the availability of other resources available to address the growing population of homeless in Albuquerque are all reasons that this is not an appropriate land use in the IDO. This use is more appropriate to occur inside a building, especially in the height of summer when outdoor temperatures may exceed 100 degrees or in the depth of winter when freezing temperatures and wet conditions could be dangerous to an individual in a tent or car. There are other land uses that interested operators could pursue that would be better suited to assist this population, including Overnight Shelters or Group Homes. The IDO is already well equipped to offer these options for interested operators, making the creation of a highly unregulated land use not necessary.

Conclusion

This request for an Amendment to IDO Text – Citywide has been adequately justified based on all three required criteria. I urge your support to recommend to the City Council that Safe Outdoor Spaces in their entirety be removed in the Integrated Development Ordinance.

Sincerely,

Brook Bassan
City Councilor, District 4
Specific pages and sections to be amended per O-22-33

Section references and page numbers are per the July 2022 effective draft

1. Table 4-2-1, Page 150 – Strike “Safe outdoor space” in the use table
2. Section 4-3(C)(8), Page 161 – Strike the two references in the “Religious Institution” Land Use
3. Section 4-3(G)(8), Page 216 – Strike the “Safe Outdoor Space” land use and all use-specific standards
4. Table 5-5-1, Page 271 – Strike the “Safe outdoor space” line in the table
5. Section 7-1, Page 591 – Strike the definition of a “Safe Outdoor Space”
STAFF INFORMATION
August 30, 2022

TO: Shanna Shultz, Council Services

FROM: Catalina Lehner, Principal Planner
Megan Jones, Current Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project # 2018-001843 / RZ-2022-00043 IDO Text Amendment SOS

We’ve completed an initial review of the proposed Text Amendments to the IDO to remove references to Safe Outdoor Spaces (SOS). We would like to discuss the request to further our understanding and for clarity.

Please provide the following:

⇒ Revised Project Letter including justification response to criteria (electronically)

**3 pm on Thursday 9/1, 2022.**

Note: If you have difficulty with this deadline, please let us know.

1) Introduction:

A. Though we’ve done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

B. It is our understanding that this request is for a Text Amendment to the IDO (Bill NO. 00-22-33). The intent is to remove all references to Safe Outdoor Spaces from the following sections:

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Does the above look correct?
C. Is there anything you’d like to tell us about the request? Can you elaborate on the background and context.

2) Process:
A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
   http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing for September 15, 2021. Final staff reports will be available one week prior, on September 8, 2022.

C. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:
Notification requirements for a major amendment are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

A. It appears that notification offering the pre-application facilitated meeting is complete. A pre-application facilitated meeting was not requested.

B. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the NAs.

C. Has there been any other neighborhood contact and/or concerns about the proposed legislation?

4) Project Letter:
A. The project letter would benefit from a section near the beginning to explain, for the record, where the request came from and why the EPC is seeing it.

B. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.

C. Please expand on your responses to the Text Amendments – 6-7(E)(3) Review and Decision Criteria. Specifically, the nexus between each citation and the request would benefit from strengthening.

D. We noticed that no Goals are cited. Please add some; in policy analysis, the goals are easier and more likely to apply to legislative matters and make more sense in a larger context. The subpolicies, which get down to design specifics, are less germane.
NOTIFICATION
Subject: REVISED- Amendment to IDO Text - Citywide Public Notice Inquiry Sheet Submission
Date: Tuesday, August 2, 2022 at 3:48:21 PM Mountain Daylight Time
From: Carmona, Dalaina L.
To: Schultz, Shanna M.
Attachments: REVISED - NA List for Amendment to IDO Text for Shanna Schultz as of 8-2-22.xls, image001.png, image002.png, image003.png, image004.png, image005.png, image006.png

Shanna,

Here is the REVISED List!

Thank you,

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

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From: Carmona, Dalaina L. <>
Sent: Tuesday, August 2, 2022 2:09 PM
To: Schultz, Shanna M. <smschultz@cabq.gov>
Subject: Amendment to IDO Text - Citywide Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that
the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

SEE ATTACHMENT – FYI: Highlighted HOA’s are members to a Coalition

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you.
Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster@cabq.gov
Sent: Monday, August 1, 2022 11:23 AM
To: Schultz, Shanna M. <smschultz@cabq.gov>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Shanna Schultz
Telephone Number
5057683158
Email Address

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.
smschultz@cabq.gov
Company Name
    Council Services
Company Address
    1 Civic Plaza NW, Suite 9087
City
    Albuquerque
State
    NM
ZIP
    87102
Legal description of the subject site for this project:
    No physical address - request is an Amendment to IDO Text - Citywide.
Physical address of subject site:
    N/A
Subject site cross streets:
    N/A
Other subject site identifiers:
This site is located on the following zone atlas page:
Captcha
    X
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<td><a href="mailto:jeanettebaca973@gmail.com">jeanettebaca973@gmail.com</a></td>
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<td><a href="mailto:jc.fc.cunz@gmail.com">jc.fc.cunz@gmail.com</a></td>
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<td>Jackson</td>
<td><a href="mailto:rajackson@msn.com">rajackson@msn.com</a></td>
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<td>Alvarado Gardens</td>
<td>Mike</td>
<td>Dexter</td>
<td><a href="mailto:medexter49@gmail.com">medexter49@gmail.com</a></td>
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<td>Diana Hunt</td>
<td><a href="mailto:president@alvaradoneighborhood.com">president@alvaradoneighborhood.com</a></td>
<td>2820 Candelaria Road NW</td>
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<td>Alvarado Park NA</td>
<td>Robert Habiger</td>
<td><a href="mailto:appna87110@gmail.com">appna87110@gmail.com</a></td>
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<td>Alvarado Park NA</td>
<td>Darcy Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
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<td>Anderson Hills NA</td>
<td>Kristi McNair</td>
<td><a href="mailto:321kris@gmail.com">321kris@gmail.com</a></td>
<td>3120 Rio Plata Drive SW</td>
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<td>Anderson Hills NA</td>
<td>Jan LaPitz</td>
<td><a href="mailto:jlapitz@hotmail.com">jlapitz@hotmail.com</a></td>
<td>11809 Ibx Avenue NE</td>
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<td>Antelope Run NA</td>
<td>Dean Willingham</td>
<td><a href="mailto:dwillingham@redw.com">dwillingham@redw.com</a></td>
<td>2101 Valencia NE</td>
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<td>Antelope Run NA</td>
<td>Alex Robinson</td>
<td><a href="mailto:alexfrmm@comcast.net">alexfrmm@comcast.net</a></td>
<td>7930 Academy Trail NE</td>
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<td>Arroyo Del Oso North NA</td>
<td>Willie Orr</td>
<td><a href="mailto:willieorr1@msn.com">willieorr1@msn.com</a></td>
<td>7812 Charger Trail NE</td>
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<td>Max Dubroff</td>
<td><a href="mailto:arroyoneighborhood@gmail.com">arroyoneighborhood@gmail.com</a></td>
<td>9205 Harbor Road NW</td>
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<td>Avalon NA</td>
<td>Joseph Damon</td>
<td><a href="mailto:avalonww@comcast.net">avalonww@comcast.net</a></td>
<td>601 Stern Drive NW</td>
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<td>Avalon NA</td>
<td>Lucy Anchondo</td>
<td><a href="mailto:avalon3a@yahoo.com">avalon3a@yahoo.com</a></td>
<td>500 2nd Street SW #9</td>
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<td>Barelas NA</td>
<td>Courtney Bell</td>
<td><a href="mailto:liberty.c.bell@icloud.com">liberty.c.bell@icloud.com</a></td>
<td>904 3rd Street SW</td>
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<td>Barelas NA</td>
<td>Lisa Padilla</td>
<td><a href="mailto:lisa@swop.net">lisa@swop.net</a></td>
<td>7518 Bear Canyon Road NE</td>
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<td>Patsy Beck</td>
<td><a href="mailto:patsybeck@aol.com">patsybeck@aol.com</a></td>
<td>5800 La Madera NE</td>
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<td>Brian Stone</td>
<td><a href="mailto:bstone@yahoo.com">bstone@yahoo.com</a></td>
<td>2838 Manzano Street NE</td>
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<td>BelAir NA</td>
<td>Seth Arseneau</td>
<td><a href="mailto:ions82@hotmail.com">ions82@hotmail.com</a></td>
<td>2700 Hermosa Drive NE</td>
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<td>BelAir NA</td>
<td>Barb Johnson</td>
<td><a href="mailto:flops2@juno.com">flops2@juno.com</a></td>
<td>615 Vassar NE</td>
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<td>Campus NA</td>
<td>Kenny Stansbury</td>
<td><a href="mailto:kenny.stansbury@gmail.com">kenny.stansbury@gmail.com</a></td>
<td>411 Girard Avenue NE</td>
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<td>Cherry Hills Civic Association</td>
<td>Hank Happ</td>
<td><a href="mailto:hhapp@juno.com">hhapp@juno.com</a></td>
<td>8313 Cherry Hills Road NE</td>
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<td>Cherry Hills Civic Association</td>
<td>Ellen Dueweke</td>
<td><a href="mailto:edueweke@juno.com">edueweke@juno.com</a></td>
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<td>Ginny Forrest</td>
<td><a href="mailto:gforrest47@comcast.net">gforrest47@comcast.net</a></td>
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<td>Julie Rael</td>
<td><a href="mailto:learrael@aol.com">learrael@aol.com</a></td>
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<td>Michael Alexander</td>
<td><a href="mailto:michael.alexander@altdt.com">michael.alexander@altdt.com</a></td>
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<td>Joseph Freedman</td>
<td><a href="mailto:josefree@yahoo.com">josefree@yahoo.com</a></td>
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<td><a href="mailto:khattler@aol.com">khattler@aol.com</a></td>
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<td>Martineztown</td>
<td>Kristi Houde</td>
<td><a href="mailto:kris042898@live.com">kris042898@live.com</a></td>
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<td>John Whalen</td>
<td><a href="mailto:johnwhalen78@gmail.com">johnwhalen78@gmail.com</a></td>
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<td><a href="mailto:btr25@pm.me">btr25@pm.me</a></td>
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<td>Eloisa Molina-Dodge</td>
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<td>Isabel Cabrera</td>
<td><a href="mailto:boyster2018@gmail.com">boyster2018@gmail.com</a></td>
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<td>Comanche Foothills NA</td>
<td>Ed Browitt</td>
<td><a href="mailto:meaganr@juno.com">meaganr@juno.com</a></td>
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<td>Bob Borgeson</td>
<td><a href="mailto:bob.borgeson@msn.com">bob.borgeson@msn.com</a></td>
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<td>Stephanie Gilbert</td>
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<td>Del Norte NA</td>
<td>Mary Bernard</td>
<td><a href="mailto:fourofseven@comcast.net">fourofseven@comcast.net</a></td>
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<td>Mary White</td>
<td><a href="mailto:white1ink@aol.com">white1ink@aol.com</a></td>
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<td>Del Webb Mirehaven NA</td>
<td>Randy Verble</td>
<td><a href="mailto:rverble05@gmail.com">rverble05@gmail.com</a></td>
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<td>Del Webb Mirehaven NA</td>
<td>Elizabeth Smith Chavez</td>
<td><a href="mailto:elizabethsmithchavez@gmail.com">elizabethsmithchavez@gmail.com</a></td>
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<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mark Reynolds</td>
<td><a href="mailto:reynolds@unm.edu">reynolds@unm.edu</a></td>
<td>6801 Barber Pl NE</td>
<td>Albuquerque</td>
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<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mildred Griffie</td>
<td><a href="mailto:mgriffie@noresteorge.org">mgriffie@noresteorge.org</a></td>
<td>PO Box 90986</td>
<td>Albuquerque</td>
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<td>District 6 Coalition of Neighborhood Associations</td>
<td>Patricia Willson</td>
<td><a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a></td>
<td>505 Dartmouth Drive SE</td>
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<td>District 6 Coalition of Neighborhood Associations</td>
<td>Mandy Warr</td>
<td><a href="mailto:mandy@theremedydayspa.com">mandy@theremedydayspa.com</a></td>
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<td>District 8 Coalition of Neighborhood Associations</td>
<td>Donald Couchman</td>
<td><a href="mailto:dhc@zianet.com">dhc@zianet.com</a></td>
<td>6441 Concordia Road NE</td>
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<td>Downtown Neighborhoods Association</td>
<td>Zoning Committee</td>
<td><a href="mailto:zoning@abqdna.com">zoning@abqdna.com</a></td>
<td>400 Romero Street NW Unit 1</td>
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<td>East Gateway Coalition</td>
<td>Julie Dreike</td>
<td><a href="mailto:dreikeja@comcast.net">dreikeja@comcast.net</a></td>
<td>13917 Indian School Road NE</td>
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<td>East Gateway Coalition</td>
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<td>Brittany</td>
<td>Ortiz</td>
<td><a href="mailto:britt@chipotlebutterfly.com">britt@chipotlebutterfly.com</a></td>
<td>6224 Alta Monte NE</td>
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<td>Mossman South NA</td>
<td>Sarah</td>
<td>Couch</td>
<td><a href="mailto:wordsongLLC@gmail.com">wordsongLLC@gmail.com</a></td>
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<td>Jacob</td>
<td>Trujillo</td>
<td><a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a></td>
<td>PO Box 6953</td>
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<td>Joe</td>
<td>Sabatini</td>
<td><a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a></td>
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<td>Netherwood Park NA</td>
<td>Sara</td>
<td>Mills</td>
<td><a href="mailto:saramills@comcast.net">saramills@comcast.net</a></td>
<td>2629 Cutler Avenue NE</td>
<td>Albuquerque</td>
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<td>Netherwood Park NA</td>
<td>William</td>
<td>Gannon</td>
<td><a href="mailto:wgannon@unm.edu">wgannon@unm.edu</a></td>
<td>1726 Notre Dame NE</td>
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<td>Nob Hill NA</td>
<td>Jeff</td>
<td>Hoehn</td>
<td><a href="mailto:jeff@cinabq.org">jeff@cinabq.org</a></td>
<td>411 Aliso Drive SE</td>
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<td>Gary</td>
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<td><a href="mailto:meyster1@me.com">meyster1@me.com</a></td>
<td>316 Amherst Drive NE</td>
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<td><a href="mailto:uri.bassan@noreste.org">uri.bassan@noreste.org</a></td>
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<td>Nor Este NA</td>
<td>Gina</td>
<td>Pioquinto</td>
<td><a href="mailto:rpmartinez003@gmail.com">rpmartinez003@gmail.com</a></td>
<td>9015 Moonstone Drive NE</td>
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<td>North Albuquerque Acres Community Association</td>
<td>Steve</td>
<td>Shackley</td>
<td><a href="mailto:shackley@berkeley.edu">shackley@berkeley.edu</a></td>
<td>8304 San Diego Avenue NE</td>
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<td>North Albuquerque Acres Community Association</td>
<td>David</td>
<td>Neale</td>
<td><a href="mailto:president@naaca.info">president@naaca.info</a></td>
<td>9500 Signal Avenue NE</td>
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<td>Tim</td>
<td>Davis</td>
<td><a href="mailto:tdavisnm@gmail.com">tdavisnm@gmail.com</a></td>
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<td><a href="mailto:sarakoplik@hotmail.com">sarakoplik@hotmail.com</a></td>
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<td><a href="mailto:hhowerton9379@msn.com">hhowerton9379@msn.com</a></td>
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<td>North Eastern Association of Residents</td>
<td>Nancy</td>
<td>Pressley-Naimark</td>
<td><a href="mailto:ndpressley@msn.com">ndpressley@msn.com</a></td>
<td>9718 Apache Avenue NE</td>
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<td>Matt</td>
<td>Bohnhoff</td>
<td><a href="mailto:matt.bohnhoff@gmail.com">matt.bohnhoff@gmail.com</a></td>
<td>9500 Arvada Avenue NE</td>
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<td>North Valley Coalition</td>
<td>Doyle</td>
<td>Kimbrough</td>
<td><a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a></td>
<td>2327 Campbell Road NW</td>
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<td>Peggy</td>
<td>Norton</td>
<td><a href="mailto:peggnorton@yahoo.com">peggnorton@yahoo.com</a></td>
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<td>William</td>
<td>Barry</td>
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<td><a href="mailto:nancic613@hotmail.com">nancic613@hotmail.com</a></td>
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<td>Alex</td>
<td>Rahimi</td>
<td><a href="mailto:alexanderrahimi@yahoo.com">alexanderrahimi@yahoo.com</a></td>
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<td>Sharon</td>
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<td><a href="mailto:srz29@aol.com">srz29@aol.com</a></td>
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<td>Janie</td>
<td>McGuigan</td>
<td><a href="mailto:janiemc07@gmail.com">janiemc07@gmail.com</a></td>
<td>4924 Purcell Drive NE</td>
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<td>Palomas Park NA</td>
<td>Ann</td>
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<td><a href="mailto:annwagner10@gmail.com">annwagner10@gmail.com</a></td>
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<td>David</td>
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<td><a href="mailto:wmarsh7@comcast.net">wmarsh7@comcast.net</a></td>
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<td><a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a></td>
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<td>Paul</td>
<td>Perez</td>
<td><a href="mailto:paul@paulperez.net">paul@paulperez.net</a></td>
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Quaker Heights NA  Orlando  Martinez  lillog2002@yahoo.com  5806 Jones Place NW  Albuquerque NM  87120
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<td>Rachel Baca</td>
<td><a href="mailto:siesta2napres@gmail.com">siesta2napres@gmail.com</a></td>
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<td><a href="mailto:youngjudy@ymail.com">youngjudy@ymail.com</a></td>
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<td>Julie Nielsen</td>
<td><a href="mailto:bjdniels@msn.com">bjdniels@msn.com</a></td>
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<td>Laura Garcia</td>
<td><a href="mailto:laurasmigi@aol.com">laurasmigi@aol.com</a></td>
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<td>Tiffany Brodous</td>
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<td>Frances Armijo</td>
<td><a href="mailto:fparmijo@gmail.com">fparmijo@gmail.com</a></td>
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<td>Heather Brislen</td>
<td><a href="mailto:brislen@gmail.com">brislen@gmail.com</a></td>
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<td>Andy Apple</td>
<td><a href="mailto:andyapple62@gmail.com">andyapple62@gmail.com</a></td>
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<td><a href="mailto:notices@slananm.org">notices@slananm.org</a></td>
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<td><a href="mailto:khadijahasili@vizionz.org">khadijahasili@vizionz.org</a></td>
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<td>Jerry Gallegos</td>
<td><a href="mailto:jgallegoswccdg@gmail.com">jgallegoswccdg@gmail.com</a></td>
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<td>South West Alliance of Neighborhoods (SWAN Coalition)</td>
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<td>902 Valverde Drive SE</td>
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<td><a href="mailto:jpate@molzencorbin.com">jpate@molzencorbin.com</a></td>
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<td><a href="mailto:pnswift@comcast.net">pnswift@comcast.net</a></td>
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<td><a href="mailto:vistadelnorte@me.com">vistadelnorte@me.com</a></td>
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<td>Hancock</td>
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<td>Steve</td>
<td>Shumacher</td>
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<td>Beutler</td>
<td><a href="mailto:jibeutler@gmail.com">jibeutler@gmail.com</a></td>
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<td><a href="mailto:ajuarez8.ad@gmail.com">ajuarez8.ad@gmail.com</a></td>
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<td><a href="mailto:zarecki@aol.com">zarecki@aol.com</a></td>
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<td><a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a></td>
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<td>Love</td>
<td><a href="mailto:kilove728@gmail.com">kilove728@gmail.com</a></td>
<td>2122 Cornell Drive SE</td>
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Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: August 3rd, 2022

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

Neighborhood Association (NA)*: Various

Name of NA Representative*: Various

Email Address* or Mailing Address* of NA Representative1: Various

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* City-wide
   
   Location Description

2. Property Owner* City-wide

3. Agent/Applicant* [if applicable] Shanna Schultz, Council Planning Manager (Agent)

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   
   □ Zoning Map Amendment
   
   X Other: Text Amendment to IDO - Citywide

   Summary of project/request2*:
   
   Proposed text amendment will remove all references to Safe Outdoor Spaces in the IDO

5. This application will be decided at a public hearing by*:
   
   X Environmental Planning Commission (EPC)        X City Council

   This application will be first reviewed and recommended by:
   
   □ Environmental Planning Commission (EPC)        □ Landmarks Commission (LC)

   □ Not applicable (Zoning Map Amendment – EPC only)

---

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

2 Attach additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

Date/Time*: ____________________________

Location*: Via zoom. Please see agenda published on Friday, September 9th for the Zoom link

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

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

6. Where more information about the project can be found*:
   E-mail the agent at smschultz@cabq.gov

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

1. Zone Atlas Page(s)*: N/A

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   □ Deviation(s) □ Variance(s) □ Waiver(s)

   Explanation*:
   N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: □ Yes  □ No

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

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
Additional Information [Optional]:

From the IDO Zoning Map:

1. Area of Property [typically in acres] _________________________________________________
2. IDO Zone District ________________________________________________________________
3. Overlay Zone(s) [if applicable] ____________________________________________________
4. Center or Corridor Area [if applicable] ______________________________________________
   Current Land Use(s) [vacant, if none] _______________________________________________

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

Useful Links

   Integrated Development Ordinance (IDO):
   https://ido.abc-zone.com/

   IDO Interactive Map
   https://tinyurl.com/IDOzoningmap

Cc: _______________________________________________ [Other Neighborhood Associations, if any]

   _______________________________________________
   _______________________________________________
   _______________________________________________
   _______________________________________________
   _______________________________________________
   _______________________________________________

6 Available here: https://tinyurl.com/idozoningmap
Letters mailed to Recognized Neighborhood Association representatives who do not have e-mail addresses
MAIL ROUTING SLIP

Department: City Council
Division: 170000
Activity: # 0110

Date: 8/3/2020

ALL MAIL MUST HAVE A RETURN ADDRESS W/ DEPARTMENT NAME

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Please sort mail according to size and flag all International mail. Keep all stamped mail and interoffice mail separate. Face all envelopes in the same direction. If the mail is to be sealed please overlap the flaps.

If you have questions or need assistance in preparing mail please call the CITY MAIL ROOM AT 768-2647 *Mailroom use only

REVISED 02/17

Proof of mailing slip for mailed notice
Good afternoon,

This e-mail serves as notice, pursuant to requirements in the Integrated Development Ordinance (IDO), that I am filing an application for consideration by the Environmental Planning Commission for a text amendment to the IDO. I am filing this application on behalf of District 4 City Councillor Brock Bassan. Attached to this e-mail is:

1. The required notice form
2. The letter of justification that will be submitted with the application

I am filing this application in time for consideration by the commission at their September 15th hearing.

Please let me know if you have any questions.

Thank you,
Shanna

Shanna Schultz, 4ICP
Council Planning Manager
Albuquerque City Council
505.768.3185
smshultz@abq.gov

E-mail Notice – Page 1 of 4
Good afternoon,

This e-mail serves as notice, pursuant to requirements in the Integrated Development Ordinance (IDO), that I am filing an application for consideration by the Environmental Planning Commission for a text amendment to the IDO. I am filing this application on behalf of District 4 City Councilor Brock Bassan. Attached to this e-mail is:

1. The required notice form
2. The letter of justification that will be submitted with the application

I am filing this application in time for consideration by the commission at their September 15th hearing.

Please let me know if you have any questions.

Thank you,
Shanna

Shanna Schultz, AICP
Council Planning Manager
Albuquerque City Council
505.768.3185
sshultze@abq.gov

E-mail Notice – Page 2 of 4
Good afternoon,

This e-mail serves as notice, pursuant to requirements in the Integrated Development Ordinance (IDO), that I am filing an application for consideration by the Environmental Planning Commission for a text amendment to the IDO. I am filing this application on behalf of District 4 City Councilor Brock Bassan. Attached to this e-mail is:

1. The required notice form
2. The letter of justification that will be submitted with the application

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Please let me know if you have any questions.

Thank you,
Shanna

Shanna Schultz, AICP
Council Planning Manager
Albuquerque City Council
505.768.3185
smuschitz@cabq.gov

E-mail Notice – Page 3 of 4
Good afternoon,

This e-mail serves as notice, pursuant to requirements in the Integrated Development Ordinance (IDO), that I am filing an application for consideration by the Environmental Planning Commission for a text amendment to the IDO. I am filing this application on behalf of District 4 City Councilor Brooke Bassan. Attached to this e-mail is:

1. The required notice form
2. The letter of justification that will be submitted with the application

I am filing this application in time for consideration by the commission at their September 15th hearing.

Please let me know if you have any questions.

Thank you,
Shanna

Shanna Schultz, AICP
Council Planning Manager
Albuquerque City Council
505.768.3185
smshultz@aalbq.gov

E-mail Notice – Page 4 of 4