

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM ZOOM MEETING REPORT

NWC of Coors and Ellison NW

Project: EPC - CABQ facilitated meeting.

Property Description/Address: NWC of Coors and Ellison NW

Date Submitted: December 10, 2023

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: December 7, 2023, 5:00 PM- 7:00 PM

Meeting Location: Zoom

Applicant/Owner: Jerome Maldonado, Vientecillo, LLC

Agent: Regina Okoye, Modulus Entitlements Manager

Neighborhood Associations/Interested Parties: Westside Coalition; Cibola Loop (CLNA)

Please note that this is a summary, not a transcript, of the December 8, 2023 CABQ facilitated meeting.

Background Summary.

Applicant seeks an IDO zoning variance for Lot 4; consisting of 5.1785 acres. The entire parcel consists of four lots and only Lot 4 requires an EPC variance. Mr. Maldonado intends to change the IDO Zoning on Lot 4 from MX-L¹ to RM-L.² The current 2017 site plan provides for commercial development on that lot. The MX-L zone requires commercial use on the ground floor and the intended development is for only residential use. The intended use of the entire parcel is for market rate multi-family residential housing. Applicant will follow the right in right out ingress and egress traffic pattern included in the existing 2017 commercial development site plan. RM-L's 38 foot height limit allows a maximum of three stories. The site is located in a Major Transit Corridor near Cibola High School. Applicant will not file a site plan at this development stage but will provide a similar Rio Rancho site plan. Applicant is Albuquerque based and also has developments in Rio Rancho, Colorado and Arizona.

Discussion.

1. Agent addressed the existing commercial zoning and intended multi-family use.
2. Agent covered agenda topics and responded to participant questions and comments.

¹ Part 14-16-2: Zone Districts 2-4(B): Mixed-use - Low Intensity Zone District (MX-L) 2-4: Mixed-use Zone Districts 2-4(B) (1): 2-4(B) MIXED-USE -LOW INTENSITY ZONE DISTRICT (MX-L) 2-4(B) (1) Purpose The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

² Part 14-16-2: Zone Districts 2-3(E): Residential - Multi-family Low Density Zone District (R-ML) 2-3: Residential Zone Districts 2-3(E) (1): Purpose 2-3(E) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML) 2-3(E) (1) Purpose The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

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3. Agent will complete action items within one week from the report date.
4. Participants offered several comments and questions.

Conclusions.

- a. Applicant intends to have the matter heard at the EPC hearing of January 18, 2024.
- b. CLNA participants voiced opposition to Applicant's request for an EPC zoning variance from MX-L to RM-L.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Applicant's Purpose and Intended Development.

- a. *Q: Facilitator: Why is the developer downzoning?*

A: The current MX-L zone requires commercial development on the ground floor. This development is intended to be multi-family residential.

- b. *Q: How many units are intended?*

A: We don't have the proposed site plan at this development stage.

- c. *Q: How tall with the building be?*

A: The RM-L zone allows for a total height of 38 feet, which is three stories. We intend to remain within the allowed building height. The 2017 site plan allows for 38 feet.

Q: Will there be fill dirt?

A: That requires a topography study, which has not been done at this development stage. This application only pertains to the requested zone change amendment.

- d. *Q: Will this be low income housing?*

A: No. This will be market rate housing.

- e. *Q: Can you consider low income housing?*

A: They do not intend to move forward with low income housing. It will be market rate housing. They don't qualify for low income financing.

Facilitator: From my experience, there is a difference in the funding structure regarding low income as opposed to market rate housing.

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f. *Q: Is a group home in the plan?*

A: No that is not being planned.

2. **Property Management.**

Q: Will the property be managed on site?

A: We don't have a site plan at this point.

Facilitator: Does the Applicant typically include an onsite management office for apartment development?

A: That will require follow up. *See* Action Items 1 and 2.

3. **Drainage Design, Ingress, Egress and Landscaping.**

a. *Q: What is the drainage and traffic ingress/egress design? How will the developer accommodate traffic from Cibola High School?*

A: There is no site plan at this time so we don't have the drainage design. The ingress and egress traffic patterns will follow those depicted in the 2017 site plan. There are three points of ingress and egress. The ingress is from Ellison and there will be a right in/right out traffic flow.

Q: Is there a traffic light at the point of ingress? There is a deceleration lane, right?

A: There is no traffic light since that is not an intersection. There is a deceleration lane on Ellison.

b. *C/Q: Right now the Cibola High traffic backs up at that location. There is a lot of traffic congestion. What we really need is an additional Cibola High parking lot. Will the zone change disallow Cibola High parking?*

A: We will submit a Traffic Impact Study (TIS) form to the City in order to determine whether a traffic study is required. The intended RM-L zone does not allow for high school parking.

c. *Q: Why are you adding to the traffic congestion that already exists?*

A: The commercial zoning allows for more uses. We are actually downzoning what is allowed on this property.

d. *C: The proposed (July, 2024) changes to the RM-L zone allow for parking as a permissive use.*

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A: We are filing the application under the current IDO. Currently the RM-L permissive use only applies to accessory parking, which does not include the high school.

- e. *Q: How many stories are proposed and what is the intended parking to tenant ratio?*

A: We don't have a site plan for this location.

Q: Is there a site plan for another location that can give us an idea of how this structure will be designed?

A: Yes. The Applicant's Rio Rancho site plan pertaining to the Inca/Idalia multi-family development has just been approved.

Facilitator: Can you provide that site plan?

A: Yes, although Rio Rancho has different building standards. *See* Action Item 2.

- f. *Q: Who will be in charge of landscaping and upkeep?*

A: The developer is in charge of all landscaping provided for this project, which includes landscaping along the street and median. The Parks and Recreation Department assists with landscaping plans.

- g. *C: Please provide that property's chain of title for the past five years.*

A: Yes I'll provide that information. *See* Action Item 5.

4. **Why More Apartments?**

- a. *Q/C: Why are they building more apartments at that location? We already have two apartment complexes in this vicinity.*

A: The requested zone change conforms to existing uses in that location. Our justification letter for the zone change provides that information.

Facilitator: Can you provide a link to that letter?

A: Yes. *See* Action Item 3.

- b. *C/Q: Existing apartments have a lot of availability. Why do we need more?*

- c. *C: The IDO allows for work force housing. It also limits the placement of liquor or cannabis establishments near a school.*

Facilitator: From my experience, work force housing has many specific financing requirements. Do you know whether the developer intends to build work force housing?

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A: This development will not include work force housing. It will be a market rate apartment complex. Also, the IDO MX-L zoning limits liquor or cannabis establishments that are within 200 to 400 feet of a school. The distance between this property line and Cibola High is greater than that specified in the IDO so those types of establishments could be allowed under the current zoning.

5. Construction Timeline, Noise, Dust and Dirt Infill.

a. *Q: What is the construction timeline?*

A: Hypothetically six to seven months.

Facilitator: Can we use the Rio Rancho development as an example? How long will that construction take and will there be noise, dust and other controls put into place?

A: We will comply with the IDO requirements regarding noise, dust, environmental and other controls on construction. We do not have an estimated construction timeline for either Rio Rancho or Albuquerque.

Facilitator: Just go ahead and provide the Rio Rancho site plan and that will suffice for now.

b. *Q: Will you need infill dirt for this development?*

A: We won't know whether we need dirt infill until a topography study is completed.

6. Rio Rancho Apartment Complex, Amenities and Number of Units.

a. *Q: What feedback did you receive from the Rio Rancho neighborhood associations?*

A: That facilitated meeting was very similar to this. There were several questions.

Q: Was there a lot of resistance?

A: The Rio Rancho meeting pertained to a site plan rather than a zone map amendment so there is not a direct comparison.

Facilitator: The neighborhood will have an opportunity to meet when you submit the site plan, right?

A: There will be opportunities for future neighborhood meetings when we submit our site plan to the Design Facilitation Team (DFT) and when we apply for a building permit. The DFT review requires 50 or more units. Signs will also be posted for both applications.

Q: When will you know whether this development will include 50 or more units?

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A: This development will likely involve that number of units. We will have more information regarding the site plan in June or July of 2024.

- b. *Q: What is Jerome's vision for his apartments? Does he provide amenities like a swimming pool and community room?*

A: All apartments have some amenities. The size of the lot and economics determine the extent of amenities. We'll follow all IDO requirements, including landscaping and open space. I don't have an exact answer regarding this development.

Facilitator: Does the Rio Rancho site plan include amenities?

A: Yes.

Facilitator: The Rio Rancho site plan is already being provided as an Action Item.

Q: Who does Jerome market to? He is local. I hope he realizes that rent has gone up drastically in the last few years, so I'm hoping that the rent is reasonable.

A: He markets to the middle class at market value. He doesn't want to go too high or too low on the rent. I can follow up and get the information on his marketing plan.

Facilitator: Action Item 4 will pertain to Applicant's marketing plan for this development and for the Rio Rancho apartments.

- c. *Q: Will these apartments devalue our property?*

A: I will research the devaluation question regarding commercial versus multi-family development. *See* Action Item 6.

C: I am a realtor. There are already apartments in this area and property values have remained constant.

- d. *Q: Will Jerome keep or sell the apartments?*

A: I believe that he intends to keep the apartments as rental property but I will look into that. *See* Action Item 7.

Action Items. (Due within one week from report date).

1. Agent will provide information as to whether the Applicant typically has an onsite apartment management office.
2. Agent will provide Applicant's Rio Rancho Inca/Idalia site plan in order to demonstrate the number of stories, intended parking to tenant ratio, number of units, amenities and management office for that development.
3. Agent will provide a link to Applicant's CABQ EPC justification letter.

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4. Agent will provide information on Applicant's marketing plan for both Rio Rancho and for this development.
5. Agent will provide the chain of title for the Ellison/Coors property for the past five years.
6. If available, Agent will provide residential home price valuation data regarding commercial versus residential development at this location.
7. Agent will provide information on whether Applicant intends to keep or sell these apartments.

Next Steps.

The EPC hearing will be held on January 18, 2024.

Meeting Adjourned.

Applicant

Jerome Maldonado Vientecillo, LLC

Agent

Regina Okoye Modulus Entitlements Manager

Participants

Elizabeth Haley	Westside Coalition of NAs
Rene Horvath	Westside Coalition of NAs
Linda Guthrie	Realtor/Tres Placitas Resident
Celina Kotheimer	Tres Placitas Resident
Anelies Marroquin	Home Owner
Julie Rael	CLNA
Ginny Forrest	CLNA
Angela Gonzales	CLNA
Gilbert Padilla	CLNA
Stuart Baker	CLNA

CABQ City Council

Giselle Alvarez Policy Analyst for Councilor Dan Lewis

CABQ Land Use Facilitation

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