



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input checked="" type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: —
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: TITAN DEVELOPMENT / CEDAR INVESTMENTS, LLC PHONE: 505-998-0163
 ADDRESS: 6300 RIVERSIDE PLAZA LN NW #200 FAX: —
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: jrogers@titan-development.com
 Proprietary interest in site: Owner List all owners: —

DESCRIPTION OF REQUEST: Vacation of Public R.O.W.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. SEE ATTACHED LETTER Block: — Unit: —
 Subdiv/Addn/TBKA: SEE ATTACHED LETTER
 Existing Zoning: SU-2 FOR CMU, MC, MD-1 Proposed zoning: Same MRGCD Map No. —
 Zone Atlas page(s): K-15 UPC Code: —

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.): V-1, 1010879

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 52 No. of proposed lots: 52 Total site area (acres): ~55,000 sq ft VALUATION AREA
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL + COPPER AVE
 Between: Oak St and SYCAMORE ST
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: —

SIGNATURE [Signature] DATE Dec. 21, 2016
 (Print Name) James K. Strozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date _____			Total \$ _____

Project # _____

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- N/A** The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

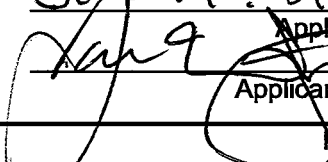
- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

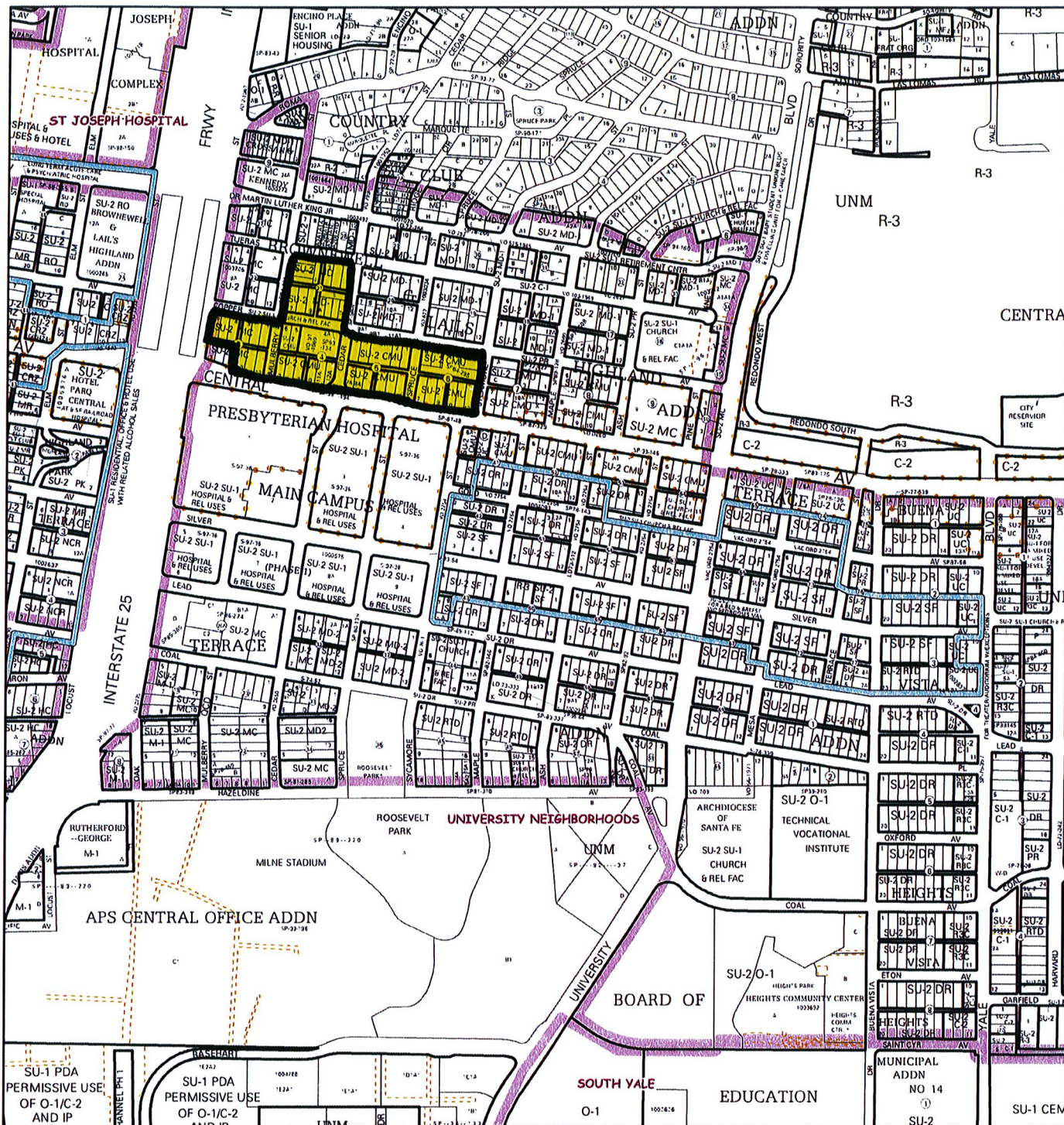
James K. Strozic AICP
 Applicant name (print)

 Applicant signature / date 12/21/2006
 Form revised 4/07




<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____ - _____
<input type="checkbox"/> Case #'s assigned	_____ - _____
<input type="checkbox"/> Related #'s listed	_____ - _____

Planner signature / date

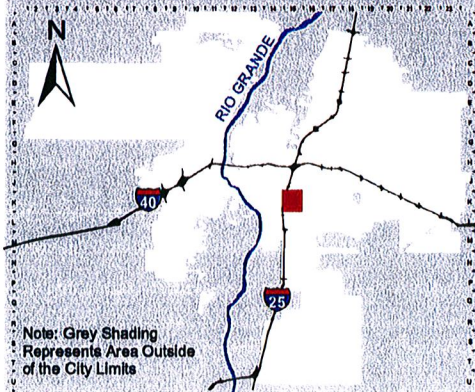
Project # _____



For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 1/28/2016

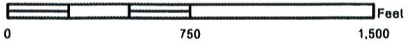


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-15-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		



CEDAR INVESTORS, LLC

May 24, 2016

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

To whom it may concern,

The purpose of this letter is to authorize Consensus Planning, Inc., Bohannon Huston, Inc., and Dekker/Perich/Sabatini to act as agents for Cedar Investors, LLC for all EPC, DRB, and ZHE cases related to the development of the properties legally described as:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Sincerely,



Kurt Browning
Cedar Investors, LLC
c/o Titan Development



December 23, 2016

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Request for Vacation of Public Right-of-Way

Dear Chairman Cloud:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

This request is for the vacation of existing public rights-of-way (R.O.W) located within the four blocks bounded by Central Avenue to the south, Oak Street to the west, Copper Avenue to the north, and Sycamore Street to the east, and the block bounded by Copper Avenue to the south, Mulberry Avenue to the west, Tijeras Avenue to the north, Cedar Street to the east. The blocks will be referred to as North, West, Mid-West, Mid-East, and East and are legally described as follows:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
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- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Site



PRINCIPALS

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



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Project Description

The subject property is within the University Neighborhoods Sector Development Plan and also falls within the Sycamore Metropolitan Redevelopment Plan and the Central Urban Area of the Comprehensive Plan. The neighborhood has had a history of alleyway vacation since 1950 (See file V-1 & EC-16-126). On June 20th, 2016, the City Council approved a Vacation of Public Right-of-Way for the alleys and Spruce Street (between Central Avenue and Copper Avenue) within the 5-block site. This vacation was necessary to foster a cohesive and complete development with proper pedestrian and vehicular connectivity.

The vacation of public rights-of-way will help foster the development of quality, medium-density multi-family and commercial projects that will support the strong housing and service demand coming from employees within Presbyterian Hospital, Downtown, and the University of New Mexico. By vacating the public rights-of-way, the developer can control the design of the streets, landscaping, and the maintenance to match the character of the new development. Specifically, the development will include two multi-family communities, a SpringHill Suites Hotel, and retail and restaurant establishments. The four blocks along Central Avenue are proposing to use Form Based Code to create a community that is attractive and environment that is inviting to visitors and residents of the area. The development team has been in contact with the Silver Hill, Spruce Park, and Sycamore neighborhood associations and has discussed the proposed development with them at length. The subject property falls within the Sycamore Neighborhood Association. Central Avenue is serviced by the 66 Bus and 777 and 766 Rapid Ride. The proposed Albuquerque Rapid Transit will have a stop adjacent to the site at Cedar Street and Central Avenue.

Cedar Investors, LLC are the owners of the properties on both sides of the proposed vacated streets.

Surrounding Zoning and Land Use		
	Zoning	Land Use
North	SU-2	Single- and Multi-Family, Medical Office
East	SU-2	Multi-Family and Commercial
South	SU-2	Presbyterian
West	N/A	Interstate 25 / Crossroads Motel

Project Request

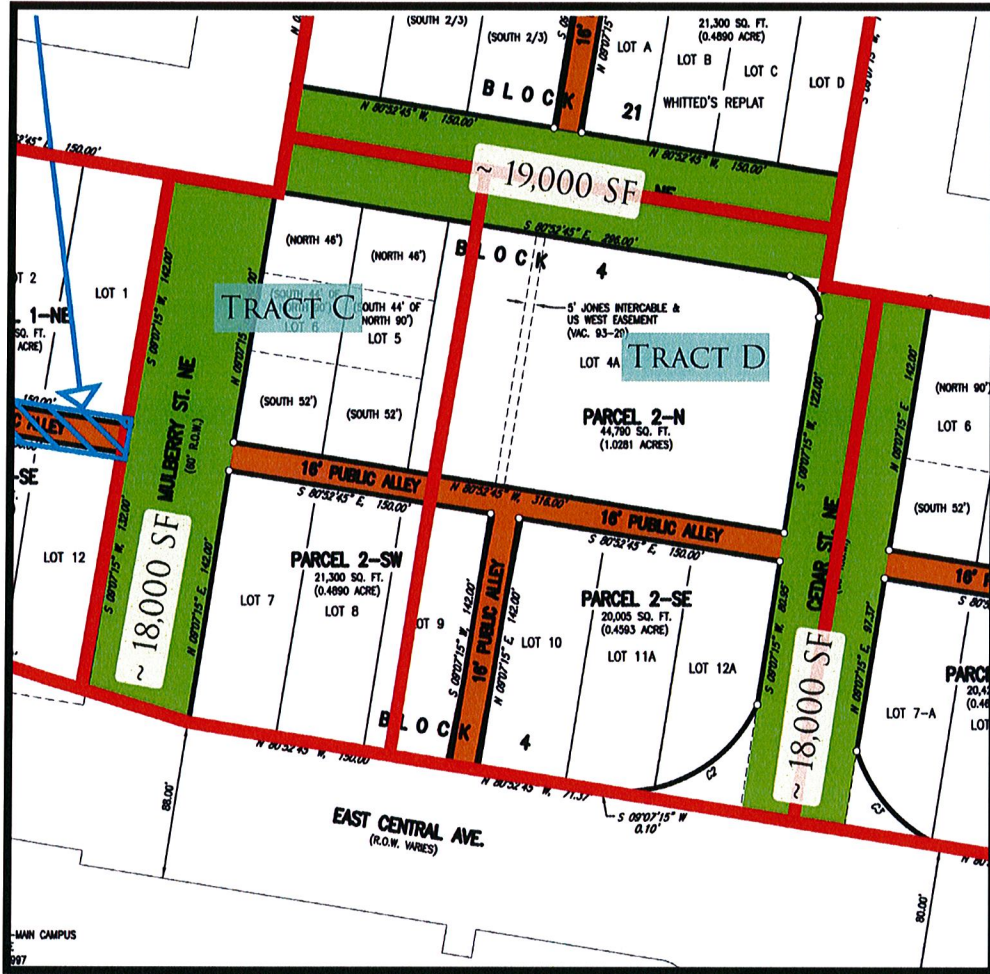
The vacation request includes the portion of Mulberry Street and Cedar Street located between Central and Copper Avenues and the portion of Copper Avenue between Mulberry and Cedar Streets. These vacated rights-of-way will have public access from the surrounding streets, but it will instead be private and maintained by the property owner. This will permit proper access to the proposed development, custom streetscape design elements, and pedestrian connectivity to the neighborhood north of the subject property. The total square footage of this vacation request is approximately 55,000. Easements are proposed to accommodate all utilities within the roadways.



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Proposed Vacation (Green)



Justification

This request meets the justification outlined in Ordinance 14-14-7-2:

(1) *The public welfare is in no way served by retaining the way or easement; or*

Applicant's Response: This division does not apply to our justification, see (2) below.

(2) *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2) of this division (B):*

Applicant's Response: The proposed vacation will enhance the adjacent mixed-use development through the creation of a strong pedestrian realm, custom streetscape design elements, while maintaining public vehicular and pedestrian access. These features may include a wider pedestrian realm, specialty paving, street trees, street



furnishings, planters, and other landscaping designs. The approval of this vacation will allow for an urban pedestrian realm that is not only inviting for the pedestrian, but used as a way to identify this unique redevelopment district. For this reason, the development and design made possible by this vacation is more beneficial to the public welfare than the minor detriment caused from the vacation. The proposed development is planning to utilize the City's Form Based Code to create buildings which focus on form, as opposed to use, and properly relate to the street, sidewalk, and surrounding environment. Support for this development will directly improve and benefit the public welfare by creating open and vibrant streets that by virtue of being private are integrated into the development. There will be no detriment to residents of Albuquerque.

The area is in desperate need of housing and commercial services to accommodate the busy Hospital and University. Future development will consist of a hotel, two multi-family communities, and retail/restaurant establishments that will provide quality services for employees, students, and visitors of Presbyterian, UNM, EDo, and Downtown. The property will be served by the proposed A.R.T., with a stop located at the intersection of Central Avenue and Cedar Street. The existing properties in the 5-block area are either vacant or underutilized and do not properly serve the residents of Albuquerque. These blocks are made up of vacant land, blighted buildings, and non-revenue generating property. The vacation will not cause detriment to the nearby residents. The proposed vacation will still maintain public vehicular and pedestrian access. In fact, the development will enhance and upgrade the existing residential and retail environment within the Sycamore neighborhood. The approval of this vacation of public R.O.W. will allow for a development that will bridge the gap between the Nob Hill/University area and Downtown.

(3) There is no convincing evidence than any substantial property right is being abridged against the will of the owner of the right.

Applicant's Response: No property right is being abridged against the will of the owner of that right. Cedar Investors, LLC is the owner of all of the adjoining properties and are the applicant for this request. The applicant owns all adjacent properties to the subject vacation request. This vacation request is necessary to develop the property in a way that creates a vibrant urban area as envisioned by the City's plans and policies. This development will enhance the surrounding neighborhood by creating an exciting pedestrian realm adjacent to new, mixed-use development serving visitors, students, and employees at the nearby UNM and Presbyterian.

University Neighborhoods Sector Development Plan

The proposed vacation will accomplish many of the basic goals outlined in the University Neighborhoods Sector Development Plan. The vacation request is consistent with the goals outlined in the Sector Development Plan.

1. Improve the quality of life in the area.



Applicant's Response: The proposed vacation will improve the quality of life of residents, employees, and visitors in the area. The request will allow for an appropriate pedestrian realm that supports a premiere mixed-use development in the core of the City. This pedestrian realm will feature wide sidewalks, street trees, lighting, specialty paving, planters, sitting areas, and other custom design elements. The proposed vacation will maintain public vehicular and pedestrian access.

Currently, the area is blighted and suffers from high vacancy rates and underutilized land along within a major corridor. The request will allow for the development of high-quality mixed-use establishments that will serve the residential, lodging, and service needs of people in the area. With easy access to Central Avenue, bike lanes on Dr. Martin Luther King Jr. Avenue, and several job centers, the proposed development will promote the use of alternative transportation options such as bus, bicycle, and walking. The proposed A.R.T. station is anticipated to be within easy walking distance from the property. The site is also adjacent to the 66 Bus Line, and 777 and 766 Rapid Ride lines. Studies have shown that taking alternative modes of transportation such as walking, transit, and biking improves one's quality of life. The vacation of Mulberry, Copper, and Cedar Streets north of Central will improve the walkability of the neighborhood by placing an emphasis on walking rather than driving. This will create a safer neighborhood for residents and visitors to the area.

2. Encourage infill residential construction in appropriate places.

Applicant's Response: Located in the heart of the city along the historic Route 66, less than 1 mile from Downtown and Nob Hill, a half mile from UNM, and adjacent to one of the largest hospitals in New Mexico, the subject property is a more than appropriate place for infill development. The proposed vacation will support urban multifamily development on two of the five blocks, which feature a strong pedestrian environment that incentivizes non-auto oriented travel.

The target demographic for this residential development are those that want to live in an urban setting that is within walking and biking distance to their work and social activities. They want to live in an urban multi-family development that does not require typical single-family home upkeep. The proposed vacation will allow for the development of this type of housing; housing that meets these needs.

3. Improve conditions in business areas.

Applicant's Response: The existing business conditions in the area are minimal. Most buildings in the subject property are blighted or vacant. Presbyterian is the one of the only regional hospitals in the country that does not have a major hotel nearby. There are minimal food options in the immediate area, leaving visitors and employees essentially stranded, unless they are willing to travel a significant distance (usually by car).

This vacation request will allow for the development of restaurants, a hotel, and other mixed-uses that will dramatically improve conditions in this important business



area. The approval of this vacation request will allow for a strong pedestrian environment that encourages business traffic. Business conditions will improve as a result of an inviting pedestrian environment. The development will fill a void that is existing in the area by creating establishments that will serve local visitors, employees, and students. Additionally, in 2014 this portion of Central Avenue carried almost 24,000 cars per day and has 3 major bus lines. This area of Central Avenue needs more quality food and service establishments to meet this demand that will be even further increased with the development of the proposed A.R.T. project. The new multi-family residential development will directly support the future business environment. Pedestrian connections throughout the larger development will allow for easy access to the business areas.

4. Foster positive social and physical interrelations between businesses, institutions, and residents.

Applicant’s Response: The proposed vacation will allow for development that will properly foster positive social interrelations between local businesses, Albuquerque Rapid Transit, UNM, Presbyterian Hospital, and nearby residents. The development will serve the increasing service demand from Presbyterian by providing lodging accommodations, restaurant and other service choices, and residences for employees. Nearby residents will benefit by having services in walking distance to their homes. Furthermore, the A.R.T. is proposing a stop at the intersection of Cedar Street and Central Avenue, directly adjacent to the proposed development. The development is being designed to accommodate foot traffic from the A.R.T. through crosswalks and other pedestrian improvements.

The Ronald McDonald House has expressed interest in locating on one floor of the hotel within the mid-west block. The Ronald McDonald House provides temporary housing for parents whose children are in the hospital. The building’s proximity to Presbyterian Hospital makes this a perfect location for the Ronald McDonald House. This possible partnership would further the morals and general welfare of the City and foster a positive social relationship between businesses, institutions, and visitors to the area.

Sycamore Metropolitan Redevelopment Plan

The proposed development implements and furthers the Objectives and Policies of the Sycamore Metropolitan Redevelopment Plan.

Objective 3 – To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

Applicant’s Response: Through the proposed development, Cedar Investors, LLC is stimulating the private reinvestment of five underdeveloped blocks along and near Central Avenue with this \$100 million project. Through regulations and guidelines in the University Neighborhoods Sector Development Plan and Sycamore Metropolitan Redevelopment Plan, the site is highly controlled to ensure mutually beneficial relationships between future development and existing neighborhoods.



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The project team has and will meet with the nearby neighborhood associations to promote transparency in the development process and design, and hear feedback. The vacation request will stimulate private reinvestment and respect the important relationship between the existing neighborhoods and the design and use of the site.

Central Avenue Redevelopment

Policy 1 – Redevelopment with commercial/mixed-uses serving the neighborhood and employee populations shall be encouraged along Central Avenue.

Applicant's Response: The vacation request will allow for a mixed-use redevelopment that will serve the population at UNM, Presbyterian, EDo, Downtown, and other nearby neighborhoods. The development will include some vertical mixed-uses along Central Avenue. Currently, the property is highly underutilized and furthers the void in services along this portion of Central. The development will include multi-family housing, a state-of-the-art hotel, and other restaurants to serve the highly trafficked area. The east block will feature a dense, multi-family community with approximately 4,000 square feet of retail space along the north side of Central Avenue. This block will feature a wide pedestrian realm that will feature street trees, planters, sitting areas, and colored paving that will create an inviting and comfortable environment for pedestrians and other visitors. The blocks adjacent to Cedar Street will feature retail and restaurant establishments to provide quality food and shopping options for residents and workers in the area.

Policy 2 – New development shall serve to upgrade neighborhood character and quality.

Applicant's Response: The existing property downgrades the neighborhood character and quality. Not only is much of the area vacant, many houses and buildings are in poor condition and are being razed. The vacation request will allow for new investment into a blighted area of the City. The proposed development will provide a design that is in keeping with the existing neighborhood character. The site is highly visible from Interstate 25 and will be designed to highlight the surrounding neighborhood. The approval of this request will maintain public access to the neighborhood to ensure neighborhood character is maintained.

The form based code is proposed to be used along the four Central Avenue blocks. This code promotes a building design that is intended to interact with the street below. This is accomplished through building articulation, awnings and shading elements, and various colors and building finishes, which give the perception of smaller buildings and not one large uninterrupted façade. This code will respect the historical and cultural importance of the Central Avenue corridor and significantly upgrade the Sycamore neighborhood character and quality. The approval of this vacation request will allow for a customized pedestrian realm that features unique design elements, including specialty paving, sitting areas, lighting, and street trees. This enhancement is appropriate for the area and will significantly upgrade the Sycamore neighborhood character and quality.




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The project team is working with the nearby neighborhoods to get their input and ensure the neighborhood character and quality is improved. Thank you for considering our application request. Please call us at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP
Principal



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located on the fifth floor of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3847; or 3) Email it with the zone map to ONC@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Sal Perdomo

Company Name: Consensus PLANNING

Address/Zip: 302 8th St NW ABR NM ~~87102~~ 87102

Phone: 505-764-9801 Fax: — E-mail: perdomo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

See Attachment.

Located On Central + Copper Avenue
street name (ex. - 123 Main St. NW) or other identifying landmark

Between Oak St and Sycamore St
street name or other identifying landmark

The site is located on the following zone atlas page k-15.

CEDAR INVESTORS, LLC

May 24, 2016

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

To whom it may concern,

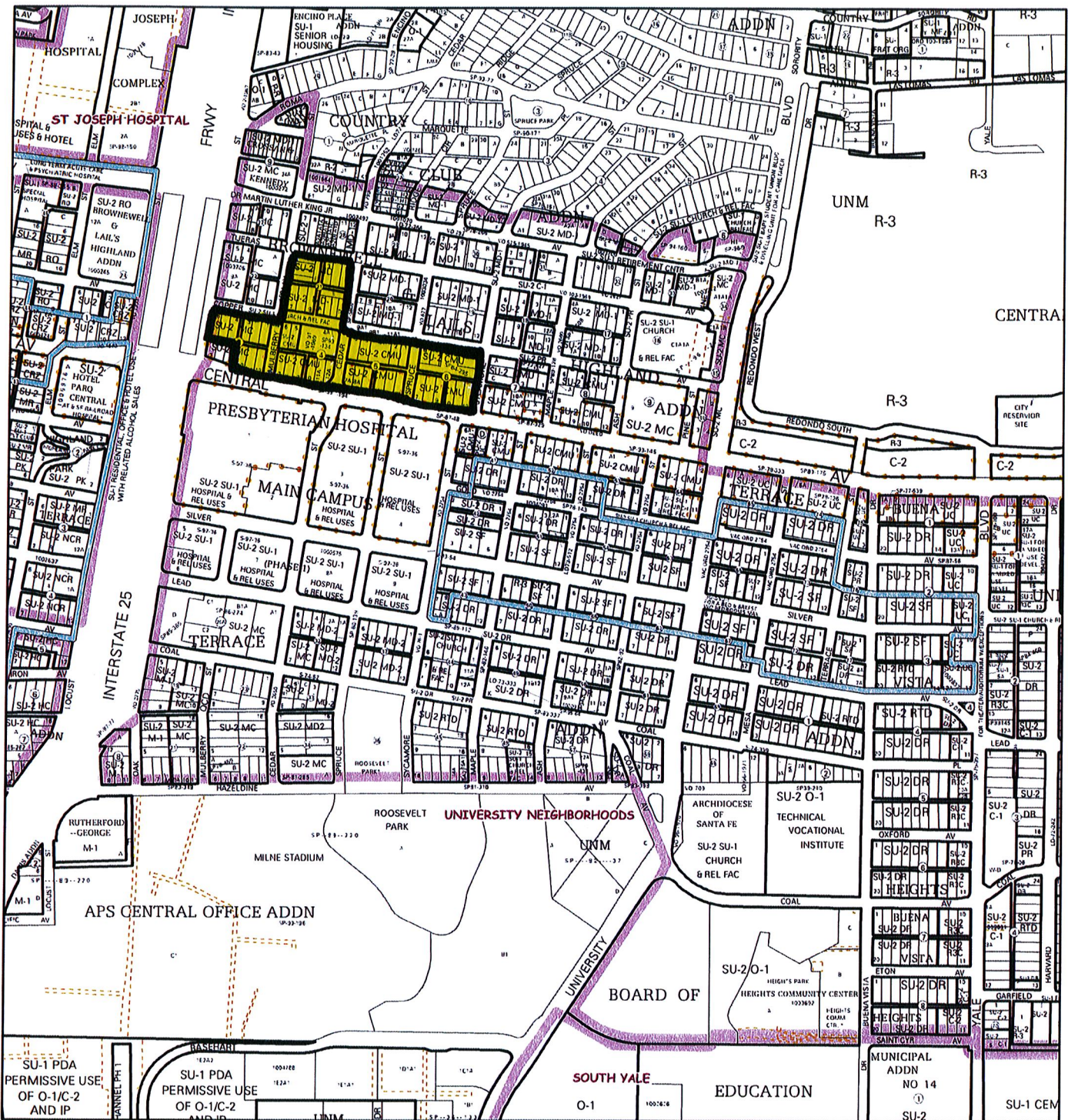
The purpose of this letter is to authorize Consensus Planning, Inc., Bohannon Huston, Inc., and Dekker/Perich/Sabatini to act as agents for Cedar Investors, LLC for all EPC, DRB, and ZHE cases related to the development of the properties legally described as:

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- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Sincerely,



Kurt Browning
Cedar Investors, LLC
c/o Titan Development



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-15-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

December 21, 2016

Sal Perdomo
Consensus Planning Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone: 505-764-9801
E-mail: Perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project **[DRB Submittal]** at **[SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION]** located on **CENTRAL AVENUE AND COPPER AVENUE NE, BETWEEN OAK ST AND SYCAMORE ST** zone map **K-15**.

This correspondence serves as your "Developer Notification Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
Vicente M. Zuevedo
Vicente M. Quevedo
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
 Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
 A facilitated meeting request must be received by ONC by: **Monday January 2, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Developer Notification Letter" outlining any affected Neighborhood and/or Homeowner Associations.

 *Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **12/21/16** ONC Staff Initials: **VMQ**

ATTACHMENT A

LEGAL DESCRIPTION:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. "R"

***Doug Majewski**

P.O. Box 302/87103

Rob Dickson

P.O. Box 302/87103 515-5066 (c)

HUNING HIGHLAND HISTORIC DISTRICT ASSOC. "R"

***Bonnie Anderson**

522 Edith SE/87102 242-8848 (h)

Ann L. Carson

416 Walter SE/87102 242-1143 (h)

SILVER HILL N.A. "R"

***James Montalbano**

1404 Silver Ave. SE/87106 243-0827 (h)

Elizabeth Doak

1606 Silver SE/87106 242-8192 (h)

SPRUCE PARK N.A. INC. "R"

***Peter Feibelman**

1401 Sigma Chi NE/87106 242-1946 (h)

Alan Paxton

1603 Roma Ave. NE/87106 244-0980 (h)

SYCAMORE N.A. "R"

Peter Schillke

1217 Coal Ave. SE/87106 243-8368 (h)

Mardon Gardella

411 Maple St. NE/87106 843-6154 (h)

UNIVERSITY HEIGHTS N.A. "R"

***Julie Kidder**

120 Vassar SE/87106 269-3967 (c)

Don Hancock

105 Stanford SE/87106 262-2053 (h) 262-1862 (w)

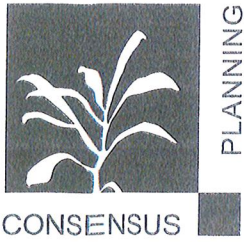
VICTORY HILLS N.A. "R"

***Erin Engelbrecht**

P.O. Box 40298/87196 350-8984 (c)

Patricia Willson

505 Dartmouth SE/87106 266-8944 (h)



December 23, 2016

typical

Peter Feibelman
Spruce Park Neighborhood Association
1401 Sigma Chi NE
Albuquerque, NM 87106

Alan Paxton
Spruce Park Neighborhood Assn.
1603 Roma Ave. NE
Albuquerque, NM 87106

Dear Mr. Feibelman,

Landscape Architecture
Urban Design
Planning Services

The purpose of this letter is to inform you and the members of your neighborhood association that Consensus Planning has submitted a request for a Vacation of Public Rights-of-Way on behalf of Cedar Investors, LLC.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

This request is for the vacation of the portion of Mulberry Street and Cedar Street located between Central and Copper Avenues and the portion of Copper Avenue between Mulberry and Cedar Streets. These rights-of-way are still planned to have public access from Central Avenue, but will instead be private. Approval of this request will help foster the development of a quality, mixed-use retail and residential project that will support the strong housing and retail demand associated with Presbyterian Hospital, Downtown, and the University of New Mexico.

On June 20th, 2016, the City Council approved a similar Vacation of Public Right-of-Way for the alleys Spruce Street within the future 5-block development, which was necessary to proceed with the proposed project. The subject request will be heard by the Development Review Board and will then go before City Council for their approval. The project team will continue to coordinate with you and your neighborhood association throughout the process.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by: **Friday January 2, 2017.**

The DRB hearing will be January 18th and the meeting starts at 9:00am in the basement hearing room at Plaza Del Sol, 600 N 2nd Street NW. Please call us at (505) 764-9801, if you have any questions.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

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

Att: Right of Way Vacation Exhibit (8.5 x 11) & Zone Atlas Page K-15

4205 5900 0000 3065 5041 7016 1370 0000 5695 4046 7016 1370 0000 5695 4046 7016 1370 0000 5695 4046

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 City, State, ZIP+4 **ABQ, NM 87103**

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 Street, Apt. No., or PO Box No. **522 Edith SE**
 City, State, ZIP+4 **ABQ, NM 87102**

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 City, State, ZIP+4 **ABQ, NM 87106**

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Sent To **Peter Feibelman**
 Street and Apt. No., or PO Box No. **1401 Sigma Chi. NE**
 City, State, ZIP+4 **Albuquerque, NM 87106**

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Sent To **Doug Majewski**
 Street, Apt. No., or PO Box No. **P.O. Box 302**
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Sent To **Ann L. Carson**
 Street, Apt. No., or PO Box No. **416 Walter SE**
 City, State, ZIP+4 **ABQ, NM 87102**

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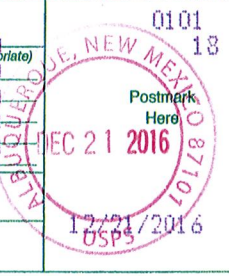
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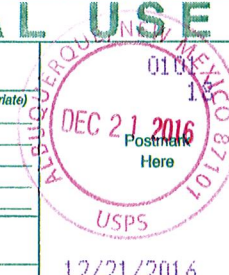
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Sent To: Mardon Gardella
 Street and Apt. No., or PO Box No.: 411 Maple St. NE
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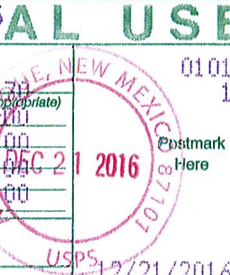
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Sent To: Julie Kidder
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Sent To: Elizabeth Deak
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Sent To: Peter Schillke
 Street and Apt. No., or PO Box No.: 1217 Coal Ave. SE
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Sent To: Alan Paxton
Street and Apt. No., or PO Box No.: 1603 Roma Ave NE
City, State, ZIP+4®: ALB, NM 87106

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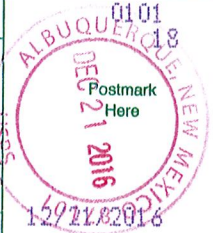
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Sent To: James Montalbano
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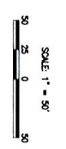


CEDAR INVESTORS LAND

RIGHT-OF-WAY VACATION EXHIBIT

REVISED DECEMBER 19, 2016

- █ RIGHT-OF-WAY VACATED PREVIOUSLY VACATED BY PREVIOUS ACTIONS (PROJECT #1010803, 16 DRB-7011)
- █ PROPOSED PROPERTY LINE
- █ RIGHT-OF-WAY TO BE VACATED



TEMPORARY PRIVATE ACCESS EASEMENT TO BE GRANTED WITH PLAT (PROJECT # 1010803, 16 DRB-7011)



PHIL & SHERRY BROS. ALBERQUERQUE SURVEYING CO., INC., 2119 Menard Blvd. N.E., Albuquerque, New Mexico 87107 PH: (505) 884-2008