

Danny Solares

From: Danny Solares
Sent: Wednesday, November 13, 2019 10:58 AM
To: Danny Solares
Subject: FW: IDO 5-5(C) Off Street Parking for IPMI

Daniel Solares, Jr. | Senior Designer - Project Manager

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From: Bob Heiser <rheiser@studioswarch.com>
Sent: Thursday, September 20, 2018 3:08 PM
To: Danny Solares <DSolares@studioswarch.com>
Subject: FW: IDO 5-5(C) Off Street Parking for IPMI

From: Brito, Russell D. <RBrito@cabq.gov>
Sent: Friday, May 25, 2018 2:33 PM
To: Bob Heiser <rheiser@studioswarch.com>; Delia Barrett <DBarrett@studioswarch.com>
Cc: Campbell, David S. <dscampbell@cabq.gov>; Williams, Brennon <bnwilliams@cabq.gov>; Mike Canfield (mcanfield@indianpueblo.com) <mcanfield@indianpueblo.com>; Martinez, Jacobo R. <jacobomartinez@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Subject: RE: IDO 5-5(C) Off Street Parking for IPMI

Mr. Heiser,

Director Campbell had a group of us review and respond to your letter dated May 23, 2018. Jacobo Martinez, Code Compliance Manager, Mikaela Renz-Whitmore, Long Range Planning Manager, and I looked into the language of the 2016 Council Bill O-16-22, the 2017 Revised Development Agreement, and the standards of the City Council-adopted IPMI Master Plan (Exhibits to O-16-22), and find the following:

1. The City Council in 2016 adopted O-16-22, which approved an amended site development plan with design standards and authorized uses for the IPMI site on 12th Street NW between Indian School Road and Menaul Blvd.
2. The City Council-adopted 2016 IPMI Master Plan (Exhibits to O-16-22) is the Site Plan for the Commercial Tract.
3. The 2017 Revised Development Agreement between IPMI and the City of Albuquerque states in Section 6 and 6.1 that the City's development ordinances and regulations are applicable to the

Commercial Tract. Now that the City has adopted the Integrated Development Ordinance (IDO), the Commercial Tract is subject to IDO regulations.

4. The zoning for the Commercial Tract has been converted to the IDO's Mixed-use Moderate Intensity (MX-M) zone district.
5. IDO Subsection 14-16-1-10(A)(1) applies to the Site Plan: "Any approval granted prior to the effective date of this IDO shall remain valid, subject to expiration per Subsection 14-16-6-4(W). Uses and development standards specified in those approvals shall prevail over provisions in the IDO. Where those approvals are silent, provisions in the IDO shall apply..." The approved Site Plan remains valid, and development will be regulated by this Site Plan. Applicable IDO standards apply where the Site Plan is silent.
6. Neither the City Council legislation, O-16-22, nor the Site Plan (IPMI Master Plan) detail specific off-street parking requirements, so IDO Development Standards in Section 14-16-5-5 Parking and Loading are applicable where the IPMI Master Plan is silent, including the requirements of 14-16-5-5(C) Off-Street Vehicle Parking.
7. Both the City Council legislation, O-16-22, and the Site Plan provide for a 25% reduction in required off-street parking for all properties within the Commercial Tract (Section 7 of O-16-22 and IPMI Master Plan Exhibit B-2. Development Standards, IV. Parking, Item 6). These reductions would apply to the off-street parking requirements of IDO Section 14-16-5-5.
8. Parking structure is a permissive use in the MX-M zone district and is not a use exception per the Site Plan (IPMI Master Plan Exhibit C Authorized Uses).

We look forward to working with you and your client as the IPMI Commercial Tract redevelops with uses that benefit the surrounding community, the 19 New Mexico Pueblos, and the city as a whole.

Sincerely,

Russell D. Brito, Planning Manager
Urban Design & Development Division
City of Albuquerque Planning Department
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"Always in motion is the future."
- Yoda

From: Delia Barrett [<mailto:DBarrett@studioswarch.com>]
Sent: Wednesday, May 23, 2018 4:42 PM
To: Campbell, David S.
Cc: Williams, Brennon; Brito, Russell D.; Mike Canfield (mcanfield@indianpueblo.com); Bob Heiser
Subject: IDO 5-5(C) Off Street Parking for IPMI

Dear Mr. Campbell:

Attached is provided on behalf of Bob Heiser, agent for Indian Pueblo Marketing (IPMI).

Regards,

Delia I Barrett, CDT

Office Administrator

Construction Administration Coordinator

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