

July 14, 2019

Development Review Board
Planning Department, City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project PR-2019-002496 (Barstow and Alameda NE)

Dear Development Review Board Members:

As property owners adjacent to the perimeter of the proposed Monet Apartment Project, we OBJECT to this project as designed. The facts of this matter are as follows:

DESIGNATED LOW-DENSITY HOUSING AREA

- The area to the south of the property has been identified as an area of Low-Density Housing in the ABC-Z Zoning process. (See Figure 1)
- As such, these Low-Density Homes are protected by the IDO and the corresponding safeguards in code to protect Low-Density Housing. The proposed development is within 100 feet of the Low-Density Houses to the south and as such, should not exceed 30 feet in height, which the plan in fact does at a 35 foot height.
- Residents from this Low-Density Housing area are part of the Batch 1 and Batch 2 of the IDO Phase 2 Zoning Conversion Process.
- The Phase 2 Zoning Conversion internal review by the City has identified a change to R-1B as appropriate and recommended for this area. (See Figure 2)
- Batch 1 will be going before the City Council on August 5, 2019. At a minimum, the approval of this project should be delayed pending that action.
- The fact that the developer was in full knowledge that the neighboring houses are part of Batch 1 and Batch 2 of the Phase 2 Conversion Process was stated publicly at the May 21, 2019 facilitated meeting.
- It is evident by simple in-person observation that the site is bordered by Low-Density Housing on 3 sides. The developer purchased the land in January 2018 and has known as far back as the May 2018 release of the IDO that the IDO is very clear on protections for proximity to Low-Density Housing, yet the developer knowingly chose to formulate a non-compliant plan from May 2018 to present. (See Figure 3)

AREA OF CONSISTENCY

- The City has designated the lot in question, and surrounding area, as an Area of Consistency. (See Figure 4)
- The proposed development is not consistent in height, character, placement, or purpose with the surrounding area. (See Figures 5, 6, 7)

- Facilitated meeting reports document many such consistency-related concerns raised by members of the neighborhood: density, three-story height, 38-foot elevator shaft, and bright stucco colors not consistent with neutrals of the area, including an entire building side designated to be Red-Orange (Phase C – West, rendering and Site Plan Sheet 7).

VINEYARD ESTATES SECTOR PLAN

- The Vineyard Estates Sector Plan intended for this land to be neighborhood commercial and provide “retail services that provide for the day-to-day needs of nearby neighbors.” Townhomes were an alternative envisioned for the site.
- The city made determinations about the Vineyard Estates Sector Plan that are not available publicly other than to state that the area will be part of the Community Planning Area Assessment planned to occur in 2020.
- According to the City’s website, the Community Planning Area Assessment will be the opportunity to raise issues between the legacy Sector Plans and the IDO.

PLANNING DEPARTMENT ACCESS

- The developer, through his agent, James Strozier, was privy to Planning Department information regarding the IDO, plans for the Phase 2 Zoning Conversion, and period for development which occurs between the first phase of the IDO (May 2018) and the subsequent phases (Phase 2 Zoning Conversions and the Community Planning Area Assessment) which both would prevent such a development as the one proposed from being built.
- Due to the close relationship of the developer’s agent, James Strozier, to the Planning department via his membership on the Development Review Council, extra consideration should be given to the intentions of the IDO with respect to protecting areas of Low-Density Housing and ensuring due process for homeowners participating in the City’s Zoning Conversion Process so as to not infringe upon the rights of property owners not afforded such a close relationship to members of the Planning Department.
- Having a member of the Development Review Council act as a proponent of a project in conflict with the stated objectives of the IDO and the City’s ABC-Z Zoning Plan appears more than unusual.

124-FOOT RIGHT OF WAY DISCREPANCY

- Using the Site plan drawings of the sidewalk and median across Barstow to the west as a reference, the distance of the section indicated on the drawing as a 124-foot “Right of Way” width is actually closer to 88 feet (Site Plan Drawings p. 1, labeled “Sheet no: DRBI.O”).
- The Site Plan drawings indicate that sidewalks will not line up and the new buildings will protrude forward by 20 feet. Whereas with an accurate 124-foot “Right of Way” measurement, the sidewalks and buildings would line up with the adjacent properties. (See Figure 8, 9)

- If this measurement is inaccurate, the accuracy of other measurements is called into question.

Among many other issues, neighbors have expressed concerns regarding height, school-year traffic, drainage, safety of children walking to/from school, and parking due to the proposal of an inappropriate development for this location. These issues could be alleviated if the property were to be developed as townhomes, as the developer originally envisioned, or neighborhood commercial as prescribed in the Vineyard Sector Plan or other manner defined by the IDO as appropriate for MX-L development adjacent to Low-Density Housing.

It is the responsibility of the DRB to enforce the ABC-Z Zoning Process and the vision of the IDO. For the DRB to approve a project that deliberately defies the work of the City in establishing (1) the foundational objectives of the new IDO, (2) the determinations of Areas of Consistency, (3) the identification of areas of Low-Density Housing, and (4) the City's Phase 2 Zoning Conversion process would be arbitrary and capricious and not in the interest of the City's mandate.

The City stands to be sued either way. Does a developer who knowingly went against the City's published declarations really have a better case than the homeowners deprived of due process while participating in a City-sponsored initiative? The developer, whose plans are only on paper, had a range of other compliant alternatives. The homeowners, with existing structures and awaiting a zoning correction via the City's Phase 2 process, do not.

Should this design, which is clearly contrary to the intent of the IDO and ABC-Z Zoning Plan, be approved, it will be over the objections of the parties affected.

We therefore ask the DRB to hold the developer accountable to standards compliant with the IDO and to the protection stipulations for recognized areas of Low-Density Housing which surround the lot, including to the south of the property (ref. Figure 1).

Respectfully submitted,


(Signature pages attached for property owners adjacent to 8400 Alameda Blvd lot)

c.c. Tim Keller, Mayor
City Council Members

DELIVERED BY EMAIL TO ALL RECIPIENTS AND HAND-DELIVERED HARD-COPY FOR DRB BOARD

Figure 1: City of Albuquerque identifies Adjacent Property to South (Tierra Morena) as Low-Density Housing (source: ido.abc-zone.com)

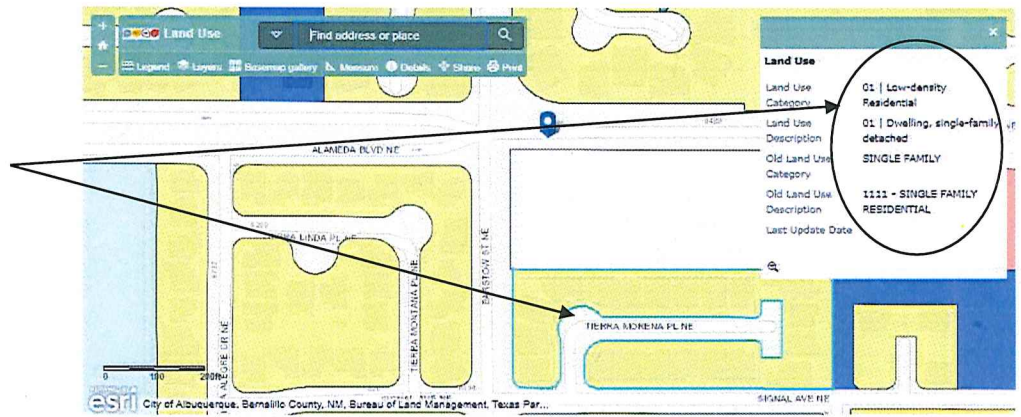
<https://ido.abc-zone.com/what-uses-can-be-developed-property>



Home Resources Guides Topics Tables

2. Identify Surrounding Residential Uses

Use this map to identify whether any surrounding properties have low-density residential land uses. The land use map uses the category "single-family" to include single-family detached homes, townhouses, and mobile homes. These uses have protections in the IDO that may impact uses, development standards, and approval processes on neighboring properties.



Single-family land uses are shown in yellow. To turn on the legend, go to the top of the map and click "Legend."

The IDO includes protections for "low-density residential development" that may limit uses, change development standards, require distance separations from specific uses, or change the review/approval process for specific uses.

Figure 2: City Recommends R-1B Zoning for Tierra Morena (source: cabq.maps.arcgis.com)
"R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with R-1B development pattern."

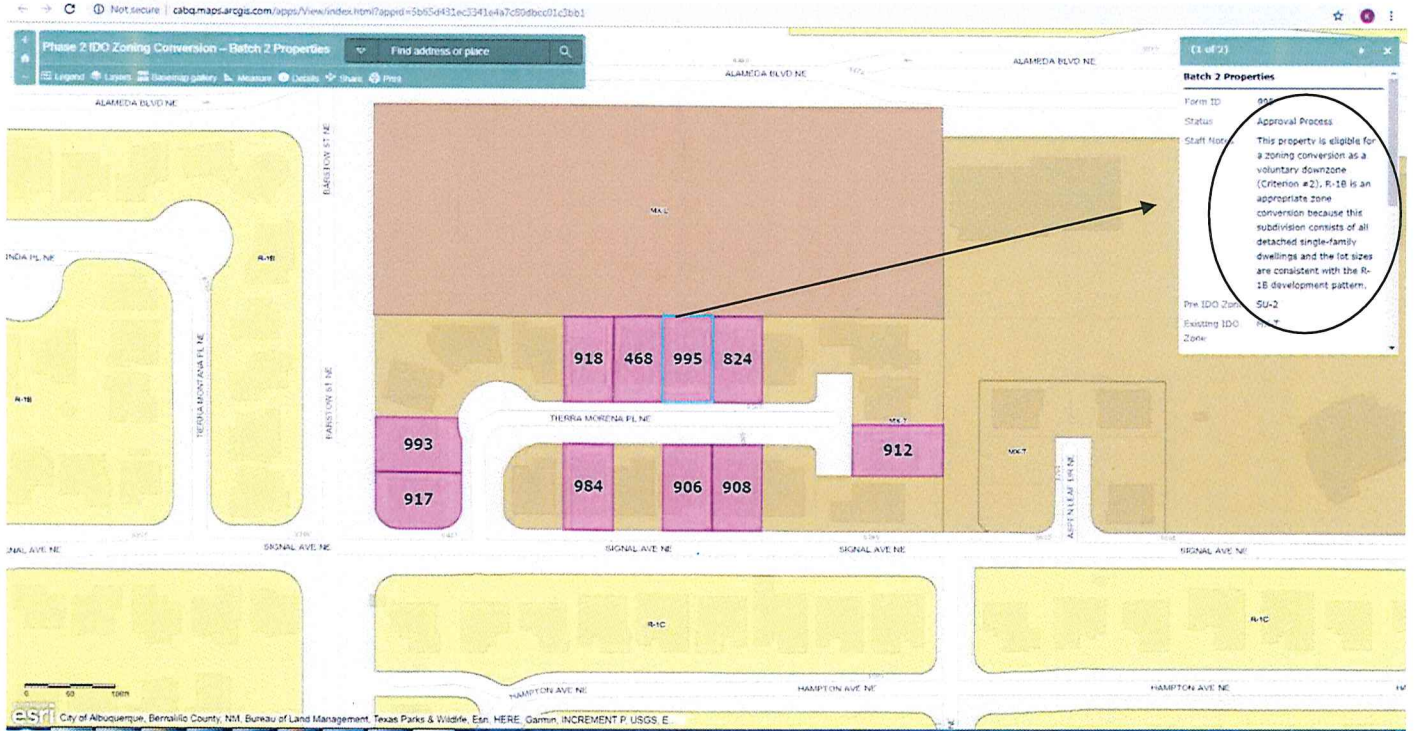


Figure 3: Low-Density Housing Evident by Observation (View from intersection of Alameda and Barstow - southbound)

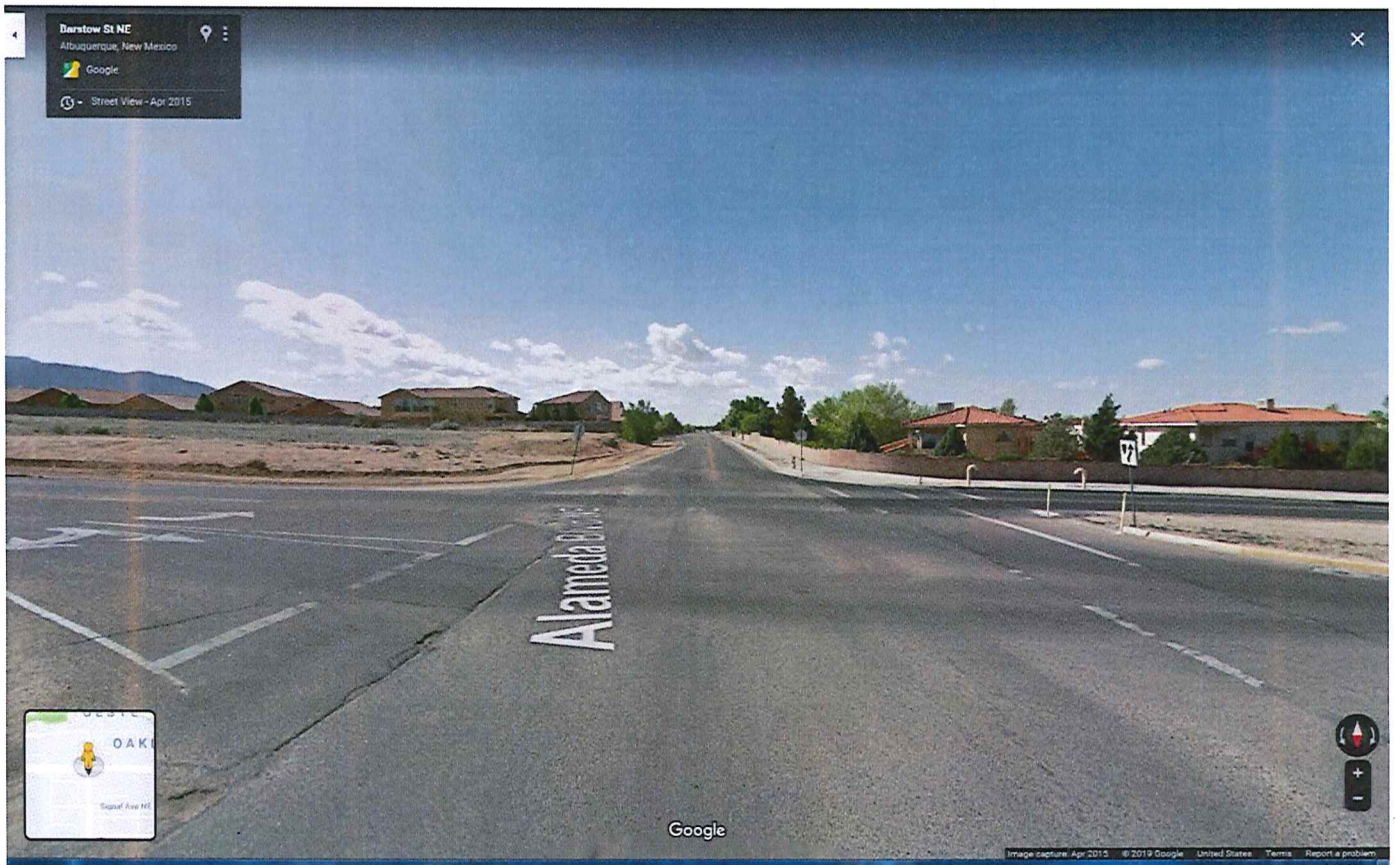


Figure 4: Designated Area of Consistency (source: ido.abc-zone.com)
“Property shown in yellow is an Area of Consistency.”

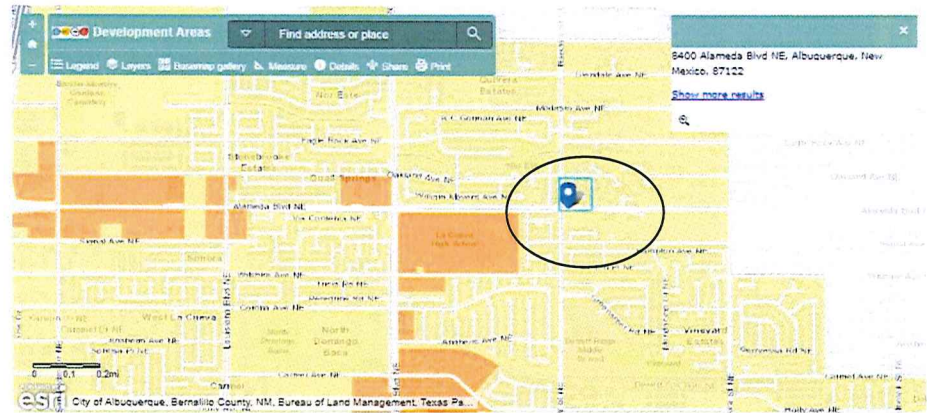
<https://ido.abc-zone.com/what-are-development-standards-my-property>



Home Resources Guides Topics Tables

3. Determine Whether Your Property Is in an Area of Consistency or Area of Change

Use this map to look up whether your property is in an Area of Change or Area of Consistency. All properties are one or the other! If you are in an Area of Change, you also need to note whether your property is adjacent to an Area of Consistency, in which case edge buffers may be required.



Property shown in yellow is in an Area of Consistency. Property shown in orange is in an Area of Change. If your property is in an Area of Change, note whether you are next to an Area of Consistency, which may trigger buffer requirements. We'll address those standards in one of the next steps below.

Figure 5: Area of Consistency - Low-Density Residential/transitional area next to the unincorporated area of North Albuquerque Acres;

Houses on the NE, NW, SW corners are all set lower than the empty lot; development on the NE corner has all 1-story homes, built as much as 3 feet below the level of Alameda;

Proposed structures are for the highest ground at the intersection which would give 35-foot structures and 38 foot elevator shaft additional height, towering over adjacent homes at relatively near proximity and completely out of character for the area

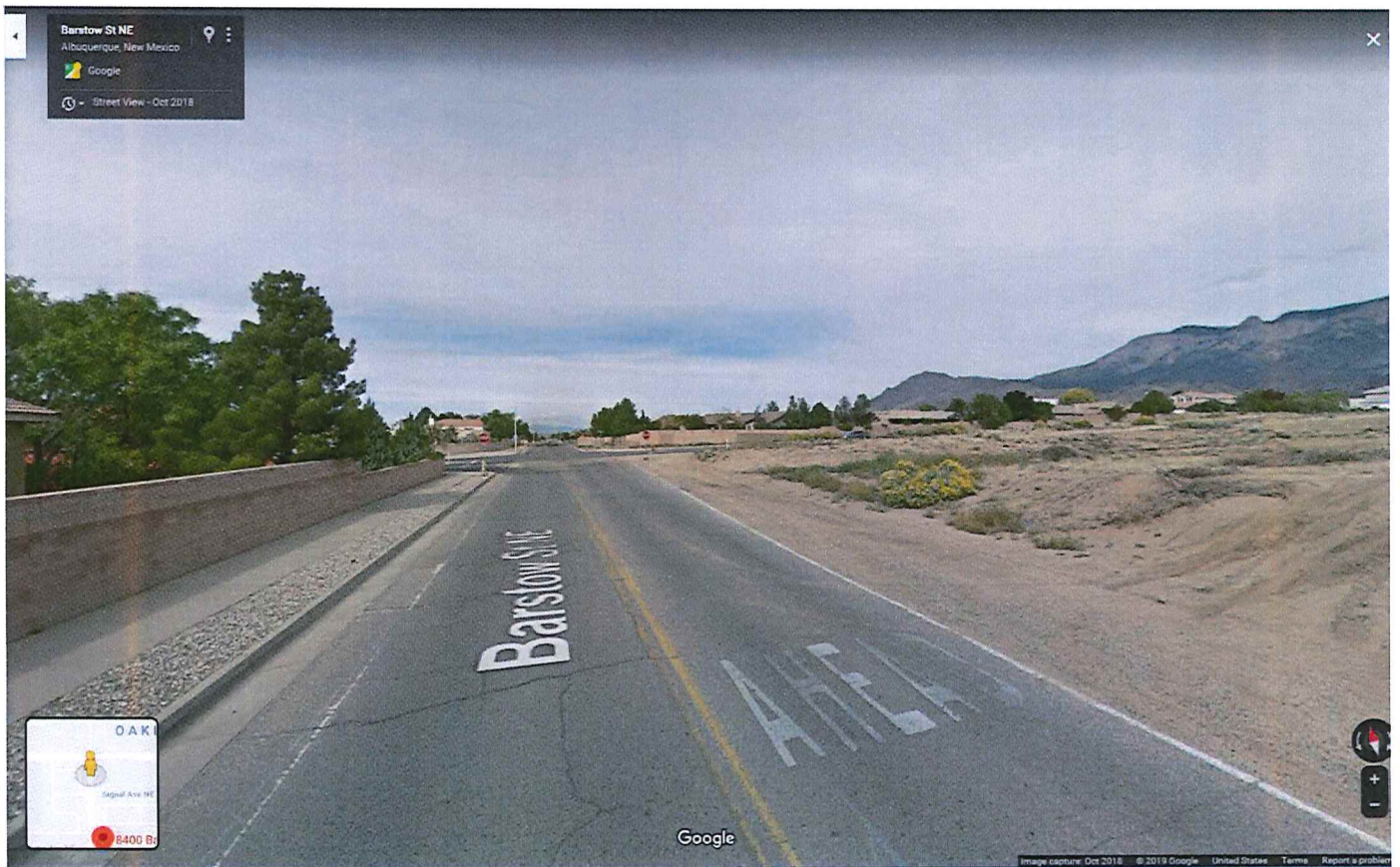


Figure 6: Area of Consistency - Extreme height differential and aberrational protrusion toward street (based on Site Plan drawings) – westbound Alameda with rough building sketch (1-story houses to north)

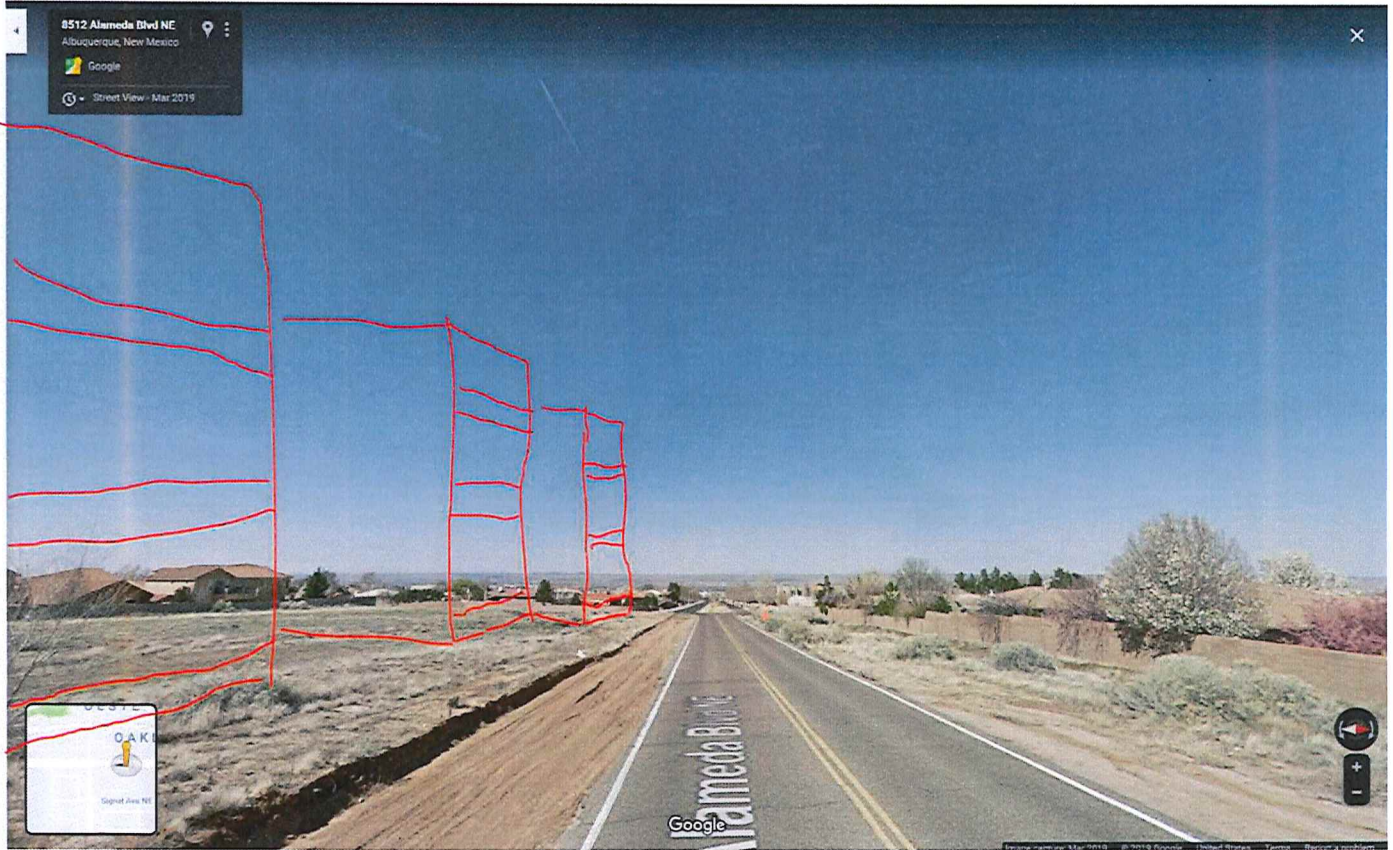


Figure 7: Area of Consistency – single family homes on all sides except to the east



Figure 8: Alameda Right of Way - per Site Plan drawings, balconies on north side line up with sidewalk to west of Barstow/new curb will line up with south edge of median on the west side of Barstow



Figure 9: True 124-foot "Right of Way" lines up Property Lines, Sidewalks, Median and Street



Signatures for 7/14/19 Letter to DRB

RE: Project PR-2019-002496 (Barstow and Alameda NE) – Monet Apartment Project

Mark Doyk

+ Mark Doyk

+ 8912 Henriette Wyeth 87122

Tiffany Doyle

+ Tiffany Doyle

+ 8912 Henriette Wyeth

Brian D. Finkel

+ Brian D. Finkel

+ 8905 Henriette Wyeth Dr. NE

Judy R. Gonzales

+ Judy R. Gonzales

+ 8901 Tor Lane NE

Joe Stuhler

+ Joe Stuhler

+ 8839 Oakland Ct.

David Clauss

+ David Clauss

+ 8831 Oakland Ct NE

Ann N. Nevarez

+ 8838 Oakland Ct NE

ANN N. NEVAREZ

Steve Gethman

+ 8400 Oakland Rd 87122

+ Steve Gethman

Buenos Gethmann

+ 8400 Oakland NE 87122

+ Buenos Gethmann

James P. Maroone

+ 8838 Pico la Cueva NE

+ James P. Maroone

Oussama M. Rasheed

+ 8835 Pico la Cueva Rd NE

+ OUSSAMA M. RASHEED

Richard Montoya

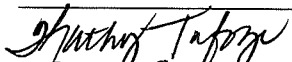
+ 8831 PICO LA CUEVA RD NE

+ Richard Montoya


Signatures for 7/14/19 Letter to DRB
RE: Project PR-2019-002496 (Barstow and Alameda NE) – Monet Apartment Project


Charles J. Sigura


8211 SIGNAL AVE NE AIB NM 87122


8212 SIGNAL AVENUE
Kathy Tafara

Aubrey Gladwell
1183 Quail Springs Pl
Aubrey Gladwell


Kevin Gladwell
7123 Quail Springs Pl 87113

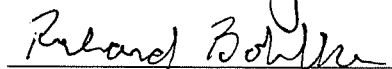

Tom G. Rawdon
8216 SIGNAL NE

Tom G. Rawdon



Stephanie Stevens

8300 Signal Ave NE



8308 Signal Ave NE

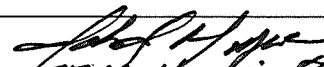
Amber M. Le
8815 Pico La Cueva Rd NE

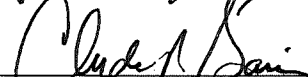
Amber M. Le

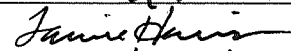
Philip Le

8815 Pico La Cueva NE 87122

Philip Le


8816 Henriette Wyeth Dr
John Hayes


8808 Henriette Wyeth Dr
CLYDE SAVETTE
Larry Modell Lyndah Modell
8809 Henriette Wyeth Dr
Albq NM 87124

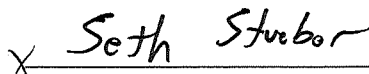

8823 Henriette Wyeth Dr
Albq, NM 87122

Tawnie Harrison

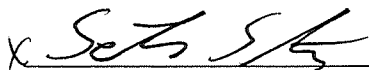


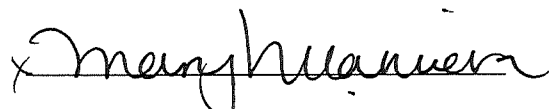
8843 Henriette Wyeth

Brennan Baianonte



8900 Henriette Wyeth Dr NE





8900 Henriette Wyeth Dr NE

Mary Villanueva

Signatures for 7/14/19 Letter to DRB

RE: Project PR-2019-002496 (Barstow and Alameda NE) - Monet Apartment Project

Jeff Bland
8429 Tierra Morena
Jeff Bland

Lyndee A Cook
8415 Tierra Morena PINE
Lyndee A. Cook

Paul W. C.
8409 Tierra Morena PINE
Paul - Wever

John W Skidmore
8420 TIERRA MORENA P. NE
JOHN W SKIDMORE

Lois Meyer
8405 Tierra Morena PLWA
Lois Meyer

Paul Gallegos
8724 TIERRA MONTANA
PAUL GALLEGOS

Heather Thomson
8728 Tierra Montana NE
Heather Thomson

Jose' Alvarado
8732 Tierra Montana

Katie Lopez
8301 Tierra Linda PINE
Katie Lopez

David Herrera
8215 Tierra Linda PINE
David Herrera

JOEY LOBO
8732 TIERRA MONTANA NE
JOEY LOBO

Paul Gallegos
8729 Tierra Montana NE
Paul Gallegos

Signatures for 7/14/19 Letter to DRB

RE: Project PR-2019-002496 (Barstow and Alameda NE) – Monet Apartment Project

Joe O'Neill
8805 Pico La Cueva NE
Joe O'Neill

Karen Baehr
8805 Pico La Cueva
Karen Baehr

Joseph H. Valdez
8515 TIERRA MORENA PL NE
Joseph H. Valdez

Mary Louise Saldez
8515 Tierra Morena Pl NE
Mary Louise Saldez

Luzheng Zhang
8500 Tierra Morena NE
Luzheng Zhang

Hua Wang
8500 Tierra Morena
HUA WANG

Nancy Jones
8504 Tierra Morena Pl. N.E.
NANCY JONES

GARY GREGG
8501 TIERRA MORENA PL NE
GARY GREGG

MARIAH V2 SCARPA
8427 TIERRA MORENA PL NE
MARIAH V2 SCARPA

PAUL SCARPA
8427 ~~TIERRA~~ TIERRA MORENA PL NE
PAUL SCARPA

Joseph Quintana
8424 Tierra Morena pl NE
Joseph Quintana

Brandy Quintana
8424 Tierra Morena PL NE
Brandy Quintana

Signatures for 7/14/19 Letter to DRB

RE: Project PR-2019-002496 (Barstow and Alameda NE) - Monet Apartment Project

Tram Nguyen
8809 Tierras Morena Pl NE
Albq, NM 87109
Tram Nguyen
mtramnguyen@hotmail.com

Robert Martin
8519 Tierra Morena Pl NE
Albq, NM 87122
cmartin2ip@aol.com

Erin Caswell
8516 Tierra Morena Pl NE
e-caswell@hotmail.com

Amanda Steves
amanda_foreman@yahoo.com
8701 Aspen Leaf Dr NE 87122

Lina Adachi Chang
8704 Aspen Leaf Pl. NE
lsadachi@gmail.com

Deepa Kapadia
8708 Aspen Leaf Dr NE
87122

Hui Shen
8700 Aspen Leaf Dr NE
Albq NM 87122
sshenui@yahoo.com

Adria Armiro
8600 Hampton Ave NE
Albuquerque NM. 87122

Nancy P. Slater
Nancy P. Slater
8420 Ashton Pl. NE
slator887@yahoo.com

Mark Vaughn
8415 Ashton Place NE

ROBOTDR@aol.com

Robert Diaz
8409 ASHTON PL NE
87122

Signatures for 7/14/19 Letter to DRB

RE: Project PR-2019-002496 (Barstow and Alameda NE) – Monet Apartment Project

✓ Steve Wray

✓ 8505 Tierra Morana Pl. NE

✓ Albuquerque, NM 87122

