



March 31, 2020

Brennon Williams, Planning Director  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

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

Re: Request for Approval of a Parking Reduction Based on a Parking Needs Study

Dear Mr. Williams:

The purpose of this letter is to request review and approval of a parking reduction under Integrated Development Ordinance (IDO) Section 14-16-5-5(C)(5)(i) Parking Needs Study Allowance on behalf of Titan Journal Center Land, LLC. The Applicant is proposing to develop a 158-unit Multi-Family Residential Development on Tract 2A-2A-2B-1-A, Journal Center located at 7800 Headline Boulevard NE (Figure 1).



Figure 1: Site Location.

The site is zoned MX-M with a prior approval (Site Plan for Subdivision), which includes certain design standards. The Site Plan for Subdivision defined three future tracts to be subdivided from the existing approximately 6.5-acre site. One of these tracts was intended for multi-family residential development as is proposed by this project on approximately 3.9 acres. No special instructions were given regarding parking. The Site Plan for Subdivision states that future development is advised that parking is to comply with the *Off-street Parking Regulations* of the City of Albuquerque Code of Ordinances, which is now codified in the IDO.

#### PRINCIPALS

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



Minimum parking requirements by use are designated in IDO Table 5-5-1. “Dwelling, multi-family” requires 1.5 spaces per dwelling unit except for areas that are designated as Urban Center, Main Street, or Premium Transit areas, which are allowed a lesser requirement of 1 space per dwelling unit.

This letter requests that you, based on the attached Parking Needs Study, approve this request for a parking allowance of 214 spaces or approximately 1.35 spaces per dwelling unit for the Journal Center Lofts project.

Section 5-5(C)(5)(i) states in its entirety:

*The Planning Director may approve a reduction of parking requirements if the applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the City, and using parking generation assumptions acceptable to the City, demonstrates that off-street parking at a rate lower than that otherwise required by this Section 14-16-5-5, will adequately accommodate all anticipated demand for off-street parking and will not result in either traffic congestion or parking congestion in surrounding neighborhoods, and the Planning Director determines that the parking study provides a more accurate measure of parking needs for the site than application of the standards in this Section 14-16-5-5 that would otherwise apply.*

In accordance with this Section, the Applicant commissioned the attached *Journal Center Lofts Parking Needs Study* (hereinafter referred to as “the study”), which was prepared by Bohannon Huston, Inc. (BHI). BHI is a nationally recognized consulting firm specializing in Engineering, Spatial Data, and Advanced Technologies headquartered locally here in Albuquerque, New Mexico. BHI meets the criteria since they are a consultant with expertise in the area of parking, transportation planning, and engineering as required by this Section.

As demonstrated in the study the requested parking allowance of 214 parking spaces (or 1.35 spaces per dwelling unit) will adequately accommodate all anticipated demand for off-street parking for this project, and it will not result in traffic or parking congestion in surrounding neighborhoods. In this case, there are no surrounding neighborhoods, the property is surrounded by non-residential uses. The site’s location is within a major employment center, with existing and future transit facilities, and supported by City goals and policies that all support this request for a lower parking rate for the proposed multi-family development.

This project is uniquely positioned due to its location within the Journal Center Employment Center which directly impact its parking needs. Journal Center is a walkable employment area that provides numerous jobs and services within walking distance of these apartments, great access to bicycle trails and routes, and excellent transit service. These factors help support the Parking Needs Study’s provision of a more accurate measure of the parking needs at this location.

In addition, the unit mix of the project primarily consists of one-bedroom and studio units aimed at working professionals who may choose to live within walking distance of the numerous jobs in Journal Center and will likely own cars at lower rates than other similarly

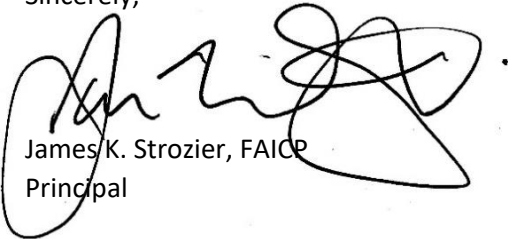


zoned locations. Due to the unit mix, there will be more than one parking space per bedroom in the proposed development even though the per dwelling unit parking rate is lower than applying the normal IDO requirements. This is consistent with the parking rates identified by BHI as more accurate measures of parking needs for multi-family residential in other cities such as Greensboro, NC; Iowa City, IA; and Salt Lake City, UT.

It is important to note that the Applicant is not requesting a complete waiver of parking requirements or a reduction equal to other Center and Corridor areas, but rather only an approximate 10% reduction from the IDO requirement. Interestingly, City Council is considering possible amendments to the IDO, one of which includes adjustments to parking reductions for proximity to transit that, if approved, would provide the same reduction as requested by the study.

Based on the information provided in the study (attached), we respectfully request approval of a reduction of the parking requirements for the proposed project. There is ample evidence that the requested parking ratio of 1.35 spaces per dwelling unit for a total of 214 spaces will adequately accommodate the anticipated demand for parking and will not result in either traffic congestion or parking congestion in surrounding neighborhoods.

Sincerely,



James K. Strozier, FAICP  
Principal

Attachments: Journal Center Lofts Parking Needs Study

- c: James Aranda, Zoning Enforcement Officer
- Jacobo Martinez, Code Compliance Manager
- Russell Brito, Urban Design & Development Division Manager