

Hello all,

To start us in the conversation, below are some facts of the site and some assumptions of the study

**Pursuant to 5-5(C)(5)(i) - Parking Study Allowance**

*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.*

**Some Facts:**

- Zoned MX-M
- Surrounding zones are NR-BP
- Surrounding land uses are retail, school offices and restaurants
- **Not** located in a CPO or VPO
- Reduction will be 9% of the required parking
- Governed by a Previously Approved Site Plan Project #1005283 Parking requirements (3. Parking) are general stating-

*“Off street parking areas, including space size, aisle widths, pedestrian pathways and screening shall comply with Section 14-16-3-1 Offstreet parking regulations of the City of Albuquerque Code of Ordinances.”*

Below are some assumptions the study provides that we may or may not agree with.

- Located near employment and therefore more walkable environment resulting in less cars utilized and therefore less parking
- Located in an area with quality transit access
  - Future transit service levels will increase in this area
  - Mixed use development such as this will help increase transit service in the future
- Parking requirements a frequently higher than the demand as noted by studies around the nation. Albuquerque has a higher than normal parking requirement for multi-family housing compared to other cities.

Also, pursuant to **6-4(O) DEVIATIONS** “When an application for a Site Plan is filed, the applicant may request a Deviation to development standards in the IDO, up to the limits listed in Table 6-4-2.” The table shows that the applicant can as for a 5% deviation regarding general off street parking.