



Ms. Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM. 87102

December 14, 2021

**RE: WAVIER-DRB FOR THE PARKING AND LOADING REQUIREMENTS**

**DRB REQUEST AFFECTS ONLY TRACT 2A-2B3 (2.983 ACRES), - 7700 JEFFERSON ST NE ALBUQUERQUE NM 87109.**

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” represents Sun Center Partners LLC., hereafter referred to as “Applicant”. The site is located at 7700 Jefferson ST NE (the “subject site”). The overall Site Plan includes 5141 Masthead ST NE (TR 4AA-3B) and 101 Sun Ave NE (TRACT 3A-1A-1B) (not a part of this request). This request will only be dealing with the north half of the overall approved “Campus Site Plan”. The subject site involved in this request is approximately 2.983 acres and known as TRACT 2A-2B3 (REPL MAP FOR TR 2A-2BA & 2A-2B2 JOURNAL CENTER). The overall site is zoned Non-residential –Business Park (NR-BP) and the subject site is currently developed as a parking lot.



This request is for a waiver-DRB because the parking requirement comes from the Journal Center Master Plan and not the IDO. This request is constant with all criterion for this wavier per IDO section 6-6(P)(3).

As per the IDO section criterion 6-6(P)(3)(a) the following is met:

4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant answer:

The site has developed as intended per the Site Plan. The site is currently a parking lot that is underutilized. By following the IDO this will allow flexibility in future development, while protecting the surrounding are. After the IDO was adopted, all parcels within the Site Plan amendment area were zoned NR-BP. This zone follows in line with the original intent of IP (Industrial Park). The NR-BP standards are appropriate for the subject site and the location and would be in line with the historic zoning. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

The standards put in place at the time of the prior approvals have changed since the IDO was put in place. Pursuant to IDO Table 5-5-1: Minimum off Street Parking Requirements, the required parking for office buildings are 3.5 spaces /1,000 sf

Below is a comparison of the parking requirements for the original approvals compared to the IDO requirements to show that we will not be causing a deficiency in parking by removing TRACT 2A-2B3 from the Site Plan.

Table 1: Existing Parking Calculations:

<b>SUN HEALTH CAMPUS DESIGN DATA   PARKING CRITERION PROJECT NO. 02400-00480 / DRB #96-389</b>			
<b>LEGAL DESCRIPTION:</b>	TRACT 3A-1A-1B JOURNAL CENTER SUBDIVISION, 5.22 ACRES TRACT 2A-2B3 JOURNAL CENTER SUBDIVISION, 2.98 ACRES TRACT 4AA-3B JOURNAL CENTER SUBDIVISION, 1.33 ACRES		
<b>ZONE MAP:</b>	D-14-Z		
<b>COA ZONE CODE:</b>	NR-BP (BUSINESS PARK) (IP) PRIOR TO IDO		
<b>COMPREHENSIVE PLAN CENTER:</b>	JOURNAL CENTER		
<b>COMPREHENSIVE PLAN CENTER TYPE:</b>	EMPLOYMENT		
<b>COMMUNITY PLANNING AREA:</b>	NORTH I-25		
<b>CITY DEVELOPMENT AREA:</b>	CHANGE		
<b>TRANSPORTATION:</b>	BUS STOP ROUTE 140, 251, 551 (NB) BUS STOP ROUTE 140, 251, 551 (SB)		
<b>BIKE LANE:</b>	JEFFERSON LANE, SAN FRANCISCO DRIVE		
<b>EXISTING STRUCTURE:</b>	FOUR-STORY OFFICE BUILDING/ OCCUPANCY GROUP B2 SIX-STORY OFFICE BUILDING/ OCCUPANCY GROUP B2		
<b>GROSS SQUARE FEET:</b>	FOUR-STORY OFFICE BUILDING	72,000 S.F.	
	SIX-STORY OFFICE BUILDING	181,276 S.F.	
<b>PARKING SPACES PROVIDED:</b>			
<b>FOUR-STORY OFFICE BUILDING</b>	57 PARKS PROVIDED (SOUTH OF THE BUILDING)		57
	<b>314 PARKS PROVIDED (REMOVED WITH THIS REQUEST)</b> (SURFACE PARKING AT 7700 JEFFERSON)		
<b>SIX-STORY OFFICE BUILDING:</b>	PARKING STRUCTURE		497
	SURFACE PARKING		126
<b>TOTAL PARKING PROVIDED WITH THIS AMENDMENT REQUEST:</b>			<b>680</b>
<b>PARKING SPACES REQUIRED:</b>	(1 PER 300 S.F. PER JOURNAL CENTER REQUIREMENTS) (3.5 SPACES / 1,000 SQ. FT. GFA PER IDO)		
<b>FOUR-STORY OFFICE BUILDING:</b>	72,000 S.F. / 300		240
SIX-STORY OFFICE BUILDING	181,276 S.F. / 300		604
<b>TOTAL PARKING REQUIRED:</b>			844
<b>PARKING REDUCTIONS:</b>	5-(5)(5)(a) 20% REDUCTION FOR EMPLOYMENT CENTER IN DESIGNATED AREA OF CHANGE (COMP)		<b>-169</b>
<b>TOTAL PARKING REQUIRED:</b>			<b>675</b>

Per the parking table above this request will remove 314 spaces from the overall approved Site Plan. This request will not cause a deficiency in the parking for the oval uses. The total parking provided after this amendment is 680 spaces and there are 675 required. We are over the required parking spaces needed.

This request follow all the Criterion in 14-16-6-6(P)(3). By waving the parking requirement that come from the Journal Center Master Plan, it will follow all provisions of the IDO, DPM, and other adopted City regulations. We are not proposing any uses at this time, as a result this request will not have any burdens on the existing infrastructure put in place. All new future development will be contained on the site. This request will not cause significant material adverse impacts on the surrounding property.

### **CONCLUSION**

The request will allow the subject property and will follow the IDO and DPM. The overall site is 9.5 acres and the subject site is approximately 2.98 acres.

Future development on the subject site under the NR-BP zone would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, development of this subject site must still go through a review with the City of Albuquerque to ensure compliance with the standards of the IDO as well as the DPM.

Future development of the site with be consistent with the intent of the IDO which was to provide consistent standards and simplify the review & approval process of enforcing these standards.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)  
Modulus Architects & Land Use Planning, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, New Mexico 87109  
Office: 505.338.1499 ext. 1000  
Cell: 505.999.8016  
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

