

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor
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October 25, 2022

TO: Allen Whitaker, Stantec
FROM: Alan Varela, Planning Department Director
RE: Parking Reduction Request- New Mexico Cancer Center Site Plan Major Amendment

This parking reduction request is associated with a Site Plan-Major Amendment (PR-2022-7588_SI-2022-1658) for a 17,472 square feet (SF) expansion of the NM Cancer Center at 4901 Lang Avenue. The request is currently under review with the Development Review Board (DRB). The first review with the DRB took place September 28, 2022.

The NM Cancer Center has requested a parking reduction from IDO requirements to result in 332 required spaces with 294 spaces provided on-site and with 38 spaces provided through a shared parking agreement (which will be for 50 spaces) with the Courtyard Marriot hotel. The hotel is approximately 700 feet from the NM Cancer Center, rather than the IDO prescribed maximum distance of 330 feet distance. The NM Cancer Center will renew this parking reduction agreement with the City within five years of Site Plan approval to determine adequacy of parking and if a shared parking agreement with the Courtyard Marriott and/or any other business in the near vicinity should be extended or created.

Based on initial DRB comments that proposed parking did not meet IDO standards, the applicant submitted a Parking Study pursuant to IDO Subsection 14-16-5-5(C)(5)(e), which states that 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 and demonstrates that a reduction in the off-street parking requirement will adequately accommodate all anticipated parking demand. The applicant submitted the following information to justify their request for a parking reduction:

- (a) A parking reduction study prepared by Bohannon-Huston Inc. which emphasized:
 1. Current parking utilization is just under 300 spaces during the peak hours of 10 am and 2 pm.
 2. The IDO requirement of 5 spaces per 1000 SF GLA (gross leasable area) is at the high end for peer cities, where the median amount is 3 spaces per 1000 SF. (Current parking at the NM Cancer Center is approximately 3.5 spaces per 1000 SF.)
 3. The site is currently proximate to alternative modes of travel. There are bicycle trails nearby and three bus routes, including a bus that provides a connection to the Rail Runner that is 2 miles away.
 4. The MRCOG 2040 Transit Plan identifies the northern portion of Jefferson St. as a Primary Transit Corridor with desired future service at least every 15 minutes and that Jefferson St. is considered to be a future Bus Rapid Transit route. MRCOG studies recommend not to create excessive parking in the this area and instead to promote transit densities in support of transit services.

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- (b) The 2006 NM Cancer Center approved site plan which shows that the required parking for the 79,000 s.f. building was approved for 320 parking spaces. While 349 spaces were constructed, the new expansion will eliminate 55 spaces, resulting in 294 spaces available on the site.
- (c) The NM Cancer Center provided detailed floor plans of the expansion, the proton center, which totals 17,472 SF. Only 14,719 SF of the addition will be utilized by employees and patients, and that treatment space can only serve two patients every hour. The estimated maximum occupancy of the new expansion is 12 persons with requirements of 12 parking spaces.
- (d) The new parking spaces requirement requested should be 320 (for the existing building) plus 12 (new expansion space) for a total of 332 parking spaces.
- (e) A draft shared parking lease agreement was created with Titan Development, owner of the Courtyard Marriot, for the use of 50 parking spaces with the option to extend the agreement in the future. The peak hours for parking demand for the Cancer Center are 9 am to 3 pm, and the peak hours for the hotel are 11 pm to 8 am. The NM Cancer Center justified their choice of the Marriot hotel which exceeds the IDO required minimum of 330 feet distance of separation. The NM Cancer Center has business relations with Titan Development and the Marriot hotel to serve as lodging for some cancer patients. The NM Cancer Center will continue to investigate underutilized parking in the area.

In the October 21, 2022 submittal (see attachment), the applicant explains the rationale for the parking calculation rates requested. The calculations result in 332 spaces of required off-street parking; 294 spaces will be provided on-site and at least 38 spaces will be provided at the Marriot Hotel at 5151 Journal Center Blvd. The shared parking agreement with Titan Development will be recorded with Bernalillo County. The Planning Director approves this parking arrangement for the NM Cancer Center and further directs that the NM Cancer Center will renew the Parking Arrangement within 5 years of the date of the DRB Site Plan Amendment approval to assess the need for an extension of the existing agreement or for any new shared parking agreements.

APPROVED:

Alan Varela

Alan Varela (Oct 25, 2022 14:23 MDT)

Alan Varela, Director
Planning Department

NMCancerCenter parking study reduction DRAFT

Final Audit Report

2022-10-25

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