

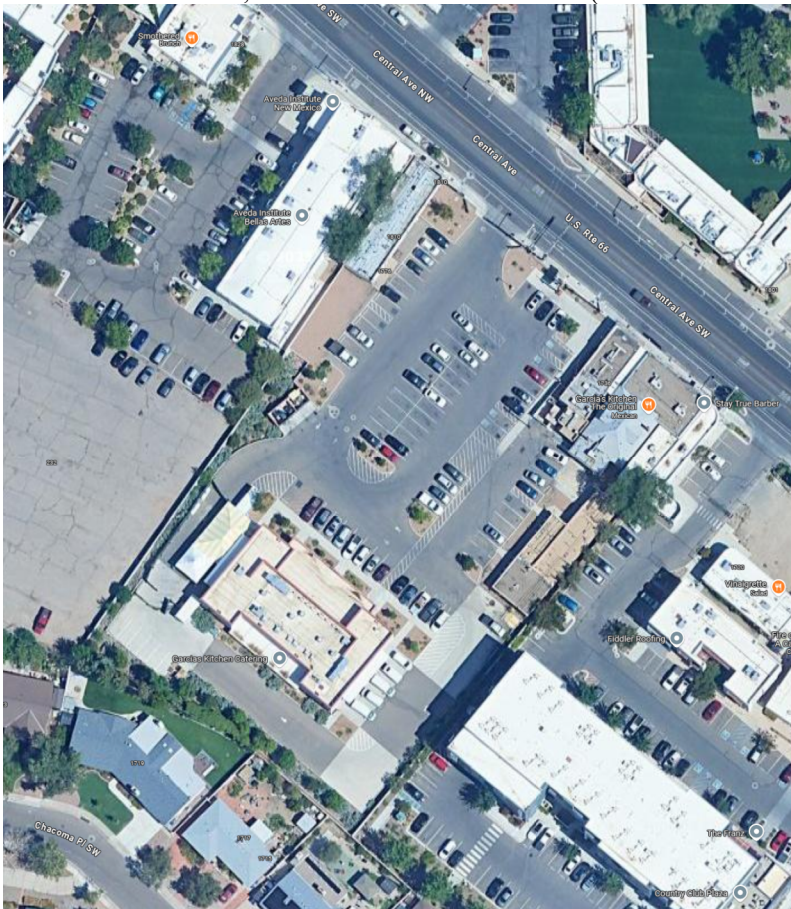
May 1, 2025

Attention: Planning Department, Development Hearing Officer

Re: Garcia's Kitchen
1736, 1766, AND 1776 Central Avenue SW,
Request for Waiver to Main Street Pedestrian Realm, 10'-12' Sidewalk Width, 6'-8'
Landscaping Buffer, and 1'-25' Frontage Zone, per DPM Table 7.2.29.

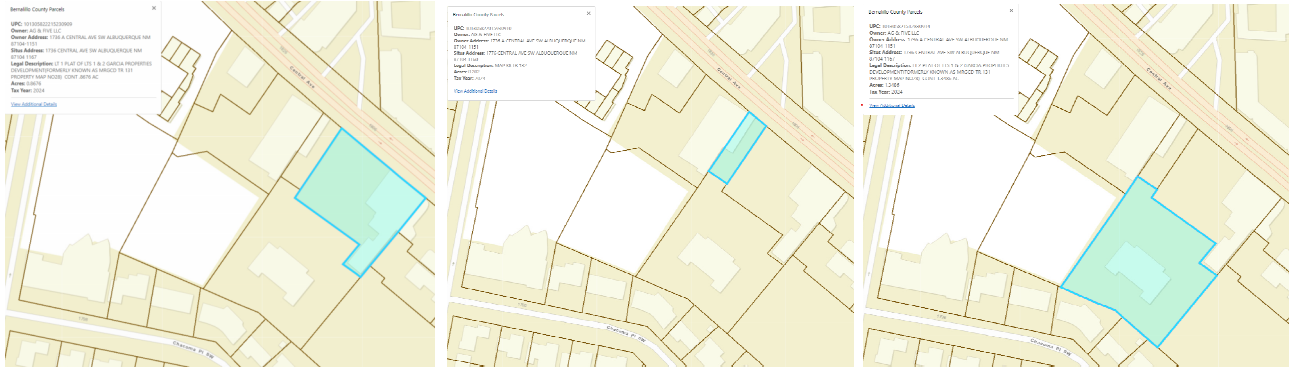
Dear Planning Department:

We are writing on behalf of our client, Garcia's Kitchen to request a Waiver to the Development Process Manual Section 7.2.D.1 Pedestrian Realm, and specifically Table 7.2.29 (Street Element Dimensions), to allow the existing 6'-8" wide sidewalk and zero front setback to be maintained along Central Avenue SW. The site is located on the south side of Central Avenue, SW. The site is Zoned MX-M (Mixed Use- Medium Density).



Aerial from 2018 obtained from COA Advanced Map Viewer.

The current addresses for the campus are 1736, 1766, and 1776 Central Avenue SW, Albuquerque, NM 87103. The legal descriptions of the parcels are, LT 1 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT (FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT .8676 AC, LT 2 PLAT OF LTS 1 & 2 GARCIA PROPERTIES DEVELOPMENT (FORMERLY KNOWN AS MRGCD TR 131 PROPERTY MAP NO28) CONT 1.3486 AC, and 1776 CENTRAL AVE SW ALBUQUERQUE NM 87104 1160 respectively.



We are in the process of consolidating the three subject properties into a single parcel. One of the items that was identified at Sketch Plat was the requirement to obtain a Variance to the Integrated Development Ordinance (IDO) Section 5-1(D)(2) and a Waiver for Table 7.2.29 of the Development Process Manual (DPM) to allow the existing non-conforming 6'-8" wide sidewalk and zero setback along Central Avenue to remain.

We have filed for a Variance to the Zoning Hearing Examiner for the 6' to 8' minimum front setback to the IDO Section 5-1(D)(2) for our Main Street sidewalk that is less than 10' in width.

This request is waiver for all three dimensional standards for the Main Street Pedestrian Realm as identified in Table 7.2.29. We are seeking relief from the Frontage Zone and Landscaping Buffer Zone as well as a waiver to reduce the Sidewalk Width from 10' minimum to allow the existing 6'-8" concrete sidewalk to remain.

Below is the comment from the PR-2024-010933 Sketch Plat (application number was PS-20204-00160) for easy reference.

- ***Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding the 5-ft. Sidewalk width and 4-6 ft. landscape buffer width requirements.**
Verification of DPM standards per Transportation
 Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer.
 Please provide documentation showing that you are meeting this requirement.

To start with, it should be noted that Central Avenue has been reconstructed a couple of time in the last 20 years. The first was when Councilor Ike Benton suggested that Central Avenue between the roundabout at 8th Street, to Lomas Boulevard was put on a lane diet. This lane diet reduced the traffic lanes from two lanes in each direction to a single lane each direction. While this seems counter to better traffic flow, the reduction in lanes has not caused any real concerns. As a resident of this area from 2008 to 2020 the lane reduction was a good thing. It slowed traffic and increase the walkability of the neighborhood (thank you Councilor Benton). To our recollection, none of the curb lines were moved inward as part of the lane diet project. Bulbouts were added in a few locations to better identify parallel parking locations.

The second rework was for the Albuquerque Rapid Transit (ART) project, that dedicated in center lane to the high capacity transit system. No adjustments to the southern curb lines were included in the ART reconfiguration project along the Garcia's Kitchen frontage.

The review comment related to the Main Street was introduced with the adoption of the Integrated Development Ordinance and rework of the Development Process Manual. According to a recent survey, the existing sidewalk is approximately 6'-8" wide. The attached survey shows obstructions such as light poles, and power poles that reduce the sidewalk width. The DPM does allow for narrower sidewalks, provided that a 10' minimum front setback is in place or provided. The sidewalks are in existing conditions. The current (or prior) buildings were constructed with a zero front setback.

The adjacent parcels also have the 6'-8" wide sidewalk and a zero front setback.



Please note that the last power pole on the east end has a minimum sidewalk with at slightly below the required 4' minimum per the Public Right of Way Accessibility Guidelines (PROWAG). Please also note that the restriction is located about 1' east of the Garcia's Kitchen parcel frontage, and is the responsibility of the adjacent property owner (and PNM). The other obstructions along the parcel frontage currently maintain a path that exceeds the 4'-0" minimum per PROWAG.

Lastly, a majority of the project frontage was developed prior to 1959. The main restaurant and small manufacturing building on the western side of the site have been in place for over 65 years.



1959 Aerial from COA Advanced Map Viewer.





Street view Image from Northeast.

Thank you for your consideration. We look forward to hearing from you.
Please do not hesitate to contact me on my cell (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube

Digitally signed by David A Aube
DN: C=US,
E=daube@studioswarch.com,
O=Studio Southwest Architects,
OU=Civil Department, CN=David A
Aube
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David Aube

CC: P:\2426 Garcia's Kitchen\20-Admin & Correspondence\Permit Comments\DHO Sidewalk Waiver\Justification Letter Garcias Sidewalk Wavier DHO 5-1-25.doc

