



**Environmental
Planning
Commission**

*Agenda Number: XX
Project Number: 1006976
Case #'s: 07EPC-40099/40100
January 10, 2008*

Staff Report

Agent	Studio Southwest Architects
Applicant	Memorial Ventures LLC
Request(s)	Sector Development Plan Map Amendment Site Plan for Building Permit
Legal Description	Tract A of AT &SF MEMORIAL Hospital Complex
Location	800/806 Central Ave. SE between Elm St. and Locust Ave. (I-25 ramp)
Size	Approximately 2.27 acres
Existing Zoning	SU2/RO (Residential/Office)
Proposed Zoning	SU2/SU1 for RO and hotel and related uses including related alcohol sales.

Staff Recommendation

APPROVAL of Case Number 07EPC-40100, a Sector Development Plan Map Amendment based on the findings beginning on page 21.

APPROVAL of Case Number 07EPC-40099, a Site Plan for Building Permit based on the findings on page 23, and subject to the conditions of approval on page 24.

Staff Planner

Maryellen Hennessy, Senior Planner

Summary of Analysis

This proposal is for a sector plan map amendment and a site development plan for building permit for an approximately 2.27 acre site on Central Ave. SE. The applicant proposes to change the zoning from SU2/RO to SU2/ SU-1 for RO and hotel and related alcohol sales in order to redevelop the property. The subject site is in the Central Urban Area and the Huning Highland Sector Development Plan.

The site contains the historic Atchinson, Topeka and Santa Fe Railroad Memorial Hospital. The proposed hotel use will facilitate the rehabilitation and redevelopment of the historic property. The proposed use is consistent with adjacent land uses. Staff finds that the proposal furthers applicable Goals and policies. The sector development plan map amendment is justified because the applicant has demonstrated that it is beneficial to the community.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 12/10/2007 to 12/26/2007. Agency comments were used in the preparation of this report and begin on page #25.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU2/RO (Residential Office)	Central Urban; Huning Highland Sector Development Plan	vacant
North	SU2/CRZ (Community Revitalization Zone)	Central Urban; Huning Highland Sector Development Plan and HH Edo Regulatory Plan	Commercial
South	SU2/P (Park)	Central Urban; Huning Highland Sector Development Plan	Highland Park
East		Central Urban and University Neighborhoods Sector Development Plan	Interstate 25
West	SU2/MR and CRZ (Mixed Residential and Community Revitalization)	Central Urban; Huning Highland Sector Development Plan and HH Edo Regulatory Plan	Residential and Commercial

Background, History and Context

This two-part proposal is for a map amendment to the Huning Highland Sector Development Plan and a site development plan for building permit for the Atchison, Topeka and Santa Fe Railroad (AT & SF) Memorial Hospital Complex at 800/806 Central SE described as Tract A of Memorial Hospital Complex. To the north of the site are motels, to the south are Highland Park and the Albuquerque Press Club, and to the west are multi-family residential and commercial properties. The site abuts Interstate 25 on the east.

The property is currently zoned SU2/RO (Residential Office) by the Huning Highland Sector Development Plan, adopted in 1988. The applicant proposes to re-develop the property for hotel use, and request a change in the zoning from SU2/RO to SU2/SU-1 for RO and hotel use with related alcohol sales.

Once the largest hospital in the state, the Atchison, Topeka and Santa Fe (AT &SF) Railroad built the hospital complex in 1926 to provide for the emergency and other medical needs of the employees of the railroad. The railroad built thirteen such hospitals along its route from Chicago to Los Angeles. There are three existing buildings on the subject site. The masonry hospital building is in the Italianate style and the ancillary SANS building (Nurses or Physicians residence) in the Mediterranean Revival style. There is a third, mechanical building that houses the original boilers. The Memorial Hospital closed its

doors in 1982, and the property has had various health related tenants since then. The buildings were last used as a residential mental health center for adolescents. It has been vacant since March of 2007.

The main hospital building is designated "Significant" and the ancillary buildings as "Contributing" in the Huning Highland Historic Overlay Zone. The project is subject to Landmarks and Urban Conservation Commission review and approval of a Certificate of Appropriateness.

The proposal would rehabilitate the approximately 37,000 square foot main hospital building, and the two-story 6,000 square foot ancillary SANS building. The multi-story 5,300 square foot mechanical (boiler) building is proposed to be removed. A new 1400 square foot structure is also proposed on the site to provide three additional lodging units. Three gardens, landscaping, water features and walkways are included in the site amenities.

In 2005, the majority of the properties on the Central Ave. corridor between Broadway and Interstate 25 were zoned CRZ (Corridor Revitalization Zone). At the same time, those properties were "removed" from the Huning Highland Historic Overlay Zone, and a new Urban Conservation Overlay Zone (UCOZ) was designated. The intention of the new legislation was to promote revitalization of the district through mixed-use development of greater density and to provide design standards for re-development.

AT & SF Memorial Hospital and the Albuquerque High School property were the few properties along Central Ave. that were not included in the new UCOZ. The UCOZ was delineated to include properties that were previously designated SU2/NC (Neighborhood Commercial) in the Huning Highland Sector Development Plan, and the hospital and the high school campus had other zoning designations.

Broadway and I-25 bound the Huning Highland Historic Sector Development Plan on the east and west, and by Martin Luther King Ave. and Iron Ave. on the north and south. To the east of I-25 are Presbyterian Hospital Complex and various commercial uses.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Central Ave. as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Comprehensive Plan designates Central Ave. as a Major Transit Corridor (from Louisiana Blvd. to Atrisco Rd.).

Public Facilities/Community Services

Transit: The subject site is well served by Transit. Central Avenue is a Major Transit Corridor in this location. Two transit routes, Route #66 (a standard bus route and Route #766 (the Rapid Ride route Red line) run along Central Ave. Route #66 runs every 20 minutes, from early morning to

night (about 9:45 pm). Route #766 runs every 10 minutes and stops less frequently, and also has service from early morning to night (about 8 pm). An Albuquerque Ride route passes the site.

Police: A community substation is located at Martin Luther King Jr. Ave. and 5th Street.

Fire: A fire station is located on High Street at Silver Ave SE.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

Albuquerque Comprehensive Zoning Code

Existing Zoning: The Huning Highland Sector Development Plan established zoning for the site as SU2/RO (Residential Office). The Residential Office Zone corresponds to the R-2 (Low Density Residential) Zone in the Comprehensive City Zoning Code. This zone provides suitable sites for houses, townhouses, and medium density apartments and uses incidental thereto in the Established and Central Urban areas. Permissive Uses include community residential programs except not for correction programs or substance abusers. Such community residential programs are allowed as Conditional Uses, but only up to 10 to 18 clients. Boarding or lodging houses and parking lots are also allowed as Conditional Uses.

The 1988 Sector Plan zoning was not always consistent with existing uses. Existing Institutional uses such as the Main Branch of the Public Library, the Fire Station and the Greek Orthodox and Immanuel Lutheran churches were given residential designations. The Plan applied the Residential Office zoning to the hospital site.

With the adoption of the Sector Plan, the hospital became a legally non-conforming use. With more than one-year having elapsed since the non-conforming use was closed, the property cannot legally be used as a hospital without re-zoning.

Proposed Zoning: The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent upon the character of the site design. A change to SU-1 must be accompanied by a site plan including, at a minimum, all of the elements of a site development plan for subdivision purposes.

The applicant proposes to change the site zoning to SU-1 retaining the RO designation and adding hotel use. Alcohol sales are incidental to the hotel use.

The physical characteristics of the existing buildings on this site make compatibility with the existing SU2/RO zoning problematic. Given the building's designation as a Contributing property in the Huning Highland Historic District, it should be assumed that the existing buildings are expected to be retained. Under the residential component of the RO zoning, the 37,000 square foot masonry hospital building appears only be adaptable for apartment use. Office Use in excess of 50% of the square footage is Conditional. Other permissive or conditional uses do not lend themselves to the existing buildings.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

Land Use Goals and Policies

The site is within the Established Urban Area of the *Comprehensive Plan*. The goal of the Established Urban Area is

“to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.”

The subject site is located in the development area designated as Central Urban, within the Established Urban area, by the *Comprehensive Plan*. The goal of the Central Urban Area is

“to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The Central Urban Area is distinct within the Established Urban Area: two additional policies apply. The applicant cites the following policies in the justification:

Policy a

New public, cultural, and arts facilities should be located in the Central Urban area and existing facilities preserved.

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- Encourage public/private partnerships and cooperative efforts; initially target redevelopment tools and strategies to this area.

Policy b

Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

- Program the construction of area-specific pedestrian, bike, and transit amenities.

The Central Urban Area includes Downtown, Old Town, and the University district, places well established by the early Twentieth-Century. The area has a very high building density. Area characteristics are the City's largest concentration of larger public and private buildings, cultural amenities, historic districts, and parks.

The Plan's Central Urban Area also provides direction to redevelopment activities: the designation of Metropolitan Redevelopment Areas and the subsequent action of preparing a Metropolitan Redevelopment Plan. Redevelopment is distinct from new development because it reuses or reconstructs buildings and neighborhoods. Commercial revitalization, job creation, historic preservation, and mixed-use development are now important redevelopment objectives. In this area, the old Albuquerque High School was designated a Metropolitan Redevelopment area, and its redevelopment has stimulated additional investment in the neighborhood.

Staff agrees with the applicant's assertion that Policies a and b are supported by this proposal. Redevelopment of the 1926 Atchinson, Topeka and Santa Fe Railroad (AT & SF) Memorial Hospital, a formidable and unique architectural element of the Huning Highland Historic District enhances both the District and the City's Urban Center. Use as a hotel would provide public access to the cultural property.

Pedestrian, bike and transit amenities, including an ADA compliant sidewalk to the adjacent bus stop on Central Ave., the addition of a bike path along the eastern boundary of the property and the creation of a bikeway link west of I-25 in the Huning Highlands neighborhood, all serve to fulfill the goal. The applicant also proposes to collaborate with the City Transit Department to provide a bus shelter at the Central Ave. stop.

The applicant does not mention the following land use policies that staff finds applicable to this request:

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposal furthers policy II.B.5.d: The redevelopment as proposed for SU2/RO and Hotel use responds to and respects the historic character of the site and the district. The site plan reflects attention to landscaping and other visual enhancement of the site, a site that will be accessible to the

public. The applicant demonstrates in the justification that both residential and office use of the existing buildings would require more parking than the hotel use. Potential enhancements would be diminished with additional parking requirements. The facilitate meeting report (attached) indicates that the proposal has the support of the neighborhood association(s). The project reflects the Huning Highland neighborhood values including historic preservation and landscaped environment.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposal furthers policy II.B.5m. This site was designed to maintain and enhance the character of the historic property and to develop the visual quality of the surrounding environment to a higher standard than currently exists

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposal furthers policy II.B.5o. Rehabilitating these institutional historic buildings and providing a new economic use benefits the Huning Highland and East Downtown neighborhood both economically and socially. Staff concludes that hotel use of these historic buildings supports the overall redevelopment of the HH-East Downtown Urban Conservation Overlay Zone and the Huning Highland Historic District, thereby strengthening the neighborhood. Sale of alcohol is incidental to the use of the premises as a hotel and will be limited. Similar alcohol service permitted at the restaurants in Edo.

Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The proposal furthers policy II.B.5p. This redevelopment initiative does not require direct City financial assistance. It emphasizes private investment as a means to achieve redevelopment. It provides an opportunity for the type of redevelopment encouraged in the policy techniques.

Environmental Protection and Heritage Conservation Goals and Policies

The applicant cites the Historic Resources Goal (5) as applicable to this request.

The Goal is to protect, reuse, or enhance significant historic districts and buildings.

Policy a

Efforts to provide incentives for the protection of significant districts and buildings shall be continued and expanded.

Possible Techniques

1. Develop technical and financial assistance to preserve designated historic districts and buildings.
2. Examine legal and financial incentives to facilitate designation and protection of historic districts, structures, and site.
3. Amend City and County ordinances to preserve designated structures.
4. Direct public improvements to areas where the rehabilitation of historic districts and structures is proposed.

Staff agrees with the applicant's assertion that policy a is furthered in this proposal and the possible techniques listed can be utilized in this proposal. In particular, 3) Amend City and County ordinances to preserve designated structures is relevant to the redevelopment and preservation of AT & SF Memorial Hospital. AT & SF Memorial Hospital can be considered to be functionally obsolete for use as a hospital as discussed in the submittal. The current zoning, SU-2/RO, established the hospital use as non-conforming in 1988 by enactment of the Huning Highland Sector Development Plan. That use was discontinued over one year ago, thereby excluding hospital use. The applicant provides evidence of the existing structures' limitations for office and residential use.

Policy b

Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued.

Possible Techniques

1. Conduct a comprehensive survey to identify additional historic significant districts and structures.
2. Nominate historic additional qualifying districts and properties to State and Federal Registers.
3. Enact a County ordinance to protect significant historic properties outside the City limits, including possible creation of a County Landmarks Preservations Commission.
4. Map the Historic Overlay in qualifying historic districts.

Staff agrees with the applicant's assertion that policy b has been addressed by the City by the creation of the Huning Highland Historic Overlay Zone and the adoption of Design Guidelines.

Policy c

Increase public and inter-agency awareness of historic resources and preservation concerns.

Possible Techniques

1. Support activities, which increase public's awareness of preservation efforts and historic resources.
2. Record officially designated City Landmarks and historic areas on maps and records.

3. Assess effects of local government programs and projects on historic properties.
4. Consider acquiring historic sites as educational facilities.

Staff agrees with the applicant that the City has met Policy c as addressed in similar efforts to Policy b. The applicant states that Memorial Ventures, L.L.C. additionally supports techniques 1, 3, and 4 and believes that the proposed hotel will support the public's awareness of preservation efforts and historic resources by making the hotel complex available to Albuquerque residents and their guests. The renovated hotel complex and its grounds will be a unique cultural property in the Central Urban Area and the City. The applicant states that, to date, it has not been considered economically feasible to convert the site into an educational facility.

The applicant does not cite the Community Identity and Urban Design goal that staff considers to apply:

“The goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.”

Staff concludes that the Community Identity goal and Policy b: is furthered because the site-specific zoning request and accompanying site plan respects the natural environment, the built environment, and local history. The proposal enhances the Central Urban Area as a focus for the arts, cultural, and public facilities/activities by redeveloping the historic Italianate hospital complex and creating a high quality infill project. The park-like setting that would be created with the proposed landscaping and gardens compliments the neighboring Highland Park.

Huning Highland Sector Development Plan (Rank 3)

The Huning Highland Sector Plan was adopted in 1977 and revised in 1988. The Plan generally encompasses properties between Martin Luther King (Grand) Ave. on the north, Coal Ave. on the south, Broadway Blvd. On the west and the eastern boundary is Locust St. Specific boundaries are shown on Map 2 on page 4 in the Plan. The Plan sets forth goals and policies regarding land use. The overall goal of the 1987 Huning Highland Sector Development Plan, as stated on page 1, is:

“the continued development of Huning Highlands into a viable residential and commercial area, building on its unique historic character and location.”

The Plan states eleven objectives. Five of those objectives are applicable to this application and are addressed by the applicant as follows:

- To protect and enhance the unique residential character of the area.

Both the Main Hospital and the SANS Building (the original Physicians Residence) will be renovated in accordance with the Huning Highland Historic Overlay Zone Design Guidelines and the buildings will be used for lodging.

- To encourage and support appropriate commercial development.

The applicant states that the proposed redevelopment of the site as a hotel rather than an institution or commercial office space will reduce the existing site parking by 10% and slightly reduce the total building square footage. Under the current zoning, commercial and office uses or a mixed-use project could more than double the parking requirement on the site. Due to the physical constraints of the site, a multi-level parking structure could be required to meet that need. The traffic generated by office and commercial uses as currently zoned would be inappropriate for the neighborhood.

Staff agrees that the proposed hotel use is appropriate for this location on Central Ave. near to the Interstate and existing hospitals. The existing lodging in the vicinity is oriented toward a lower price point, and the proposed hotel offers an alternative for those wishing to be near to those facilities. The proposed use compliments the historic buildings and allows for public access.

Sale of alcohol is incidental to the use of the premises as a hotel and will be limited. Similar alcohol service permitted at the restaurants in Edo.

- To propose changes to transportation facilities to enhance the viability of the residential and commercial areas of the neighborhood.

The site development proposes to construct and landscape a bikeway link along the eastern edge of the property between Central Avenue and Gold Avenue. The developer states that they will work with the City to locate and build a bus shelter along the Central Avenue frontage. Staff agrees that this objective is satisfied.

- To encourage and support local employment and local business development.

The applicant states that AT & SF Memorial Ventures L.L.C. is a locally owned corporation and proposes to develop Hotel Parq Central, a non-chain/franchise hotel that will provide a range of employment opportunities. Staff agrees that the objective is satisfied.

- To encourage appropriate neighborhood-oriented use of vacant lands and buildings.

The applicant asserts that he current SU-2/RO Zoning allows a limited range of options for redevelopment. Staff agrees and considers the adaptive use of this vacant building as a lodging facility

with substantial landscaping and amenities located adjacent to the residential neighborhood is appropriate re-development.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

- A) *Demonstrate how the proposed zone will contribute to the health, safety and general welfare of the neighborhood, community and city. Specifically, demonstrate why the proposed zone change will not have a substantial adverse effect on the environment, public facilities & services, roads, traffic, schools, parks, fire & police facilities, and drainage facilities.*

The submittal contains a discussion of the potential uses of the site. It is noted that re-use as a hospital facility is no longer functionally nor legally feasible because the zoning code specifies that if a non-conforming use is discontinued for a period of more than one-year, it is no longer allowed.

Under the current zoning the site could be converted into a range of uses described in Matthew Conrad's July 25, 2007 letter (submittal attachment). The letter also contains a list of uses allowed conditionally including lodging houses and bed and breakfast facilities and restaurants. Currently, the zoning allows a restricted range of uses including the following:

- 1) Community residential programs (up to 10 residents).*
- 2) Apartments (up to 30 units per acre; $2.27 \times 30 = 68$ units).*
- 3) 100% office and commercial (as defined) in existing buildings.*

The applicants asserts that the Permissive and Conditional uses in the SU2/RO zone could create a significant increase of use on the site and generate parking requirements that are more than 100% higher than the existing parking on the site.

The proposal enhances the environment as it adds additional green space and landscaping in the Central Urban Area and will reduce the existing (hardscape) asphalt paving and parking spaces on the site. The proposed 75 spaces is less than 50% of parking requirements for other uses or mixed uses.

Public facilities, services, roads, traffic, schools, parks, fire and police facilities and drainage facilities will not be adversely impacted. Utilities exist at the site. The redevelopment of the vacant buildings and upgrade of the property should reduce police and fire department concerns. The reduction of asphalt and new drainage design, updated from the original building design of 1926 and the 1950s and 1980s remodels will bring the site into compliance with current design requirements.

There will be no impact on schools as no new residential uses are proposed and parks will not be impacted.

Overall, the proposed use will enhance the general neighborhood, create a beneficial buffer between I-25 and the residential neighborhood, reduce chronic problems that often require police attention, renovate two 1926 historic buildings and restore the landscaped grounds. It will create a range of jobs and attract a "boutique hotel" tourist class to the EDo commercial district and surrounding business districts.

Staff agrees that these points are pertinent to the request and that there is no recognizable adverse impact related to these issues.

B) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The submittal notes that in the SU-2-RO Zone bed and breakfast and lodging houses are allowed at a rate of five guest rooms per premise. A typical premise in the area is a single-family lot with a two to three story residence. A typical block in the neighborhood has 12 lots, which if converted would allow 60 guest rooms in 12 residences. The proposed density of the site is similar in scope.

There are currently hotel and motel properties along Central Avenue developed at a much higher density in proximity of the site.

Staff agrees that the proposed zoning and site development plan provides a desirable buffer from I-25 to the east and the commercial zoning to the north to the residential neighborhood. The proposed 70 room boutique hotel with three casitas as depicted in the site plan reduces asphalt, parking and building area on the site, allowing for a significant amount of landscaping in the three gardens and surrounding grounds preserving the park like setting of the original hospital and grounds. The proposed zoning to allow a hotel will help to stabilize the surrounding neighborhood by providing a transitional buffer between the commercial zone along Central Avenue and the residential zone to the

southwest. Sale of alcohol is incidental to the use of the premises as a hotel and will be limited. Similar alcohol service permitted at the restaurants in Edo in the CRZ zone adjacent to the site.

c) Demonstrate how the proposed zone change would be in accordance with the goals of any ranked plan including, but not limited to, Albuquerque/Bernalillo Comprehensive Plan, area plan, or sector plan pertaining to your site

The zone change is in accordance with the Comprehensive Plan and the 1988 Huning Highland Sector Development Plan. The compliance with goals and objectives are detailed in the Sector Plan Amendment Request.

The permissive uses of the RO are already allowed on the site and the addition of an upscale 73-room boutique hotel will enhance a property that has a troubled history. The statement on crime in the 1988 Sector Plan states "The Central Avenue area, especially near the freeway, attracts more crime than the rest of the plan area".

The landscape buffer requested along I-25 in 1988 in the plans still does not exist.

The proposed upscale boutique hotel should help reduce some of the less desirable activity by its active management and desire to provide a safe environment for guests. The site development plan proposes to landscape the R.O.W. between the I-25 on ramp and the property, a welcome benefit to the neighborhood 20 years after the plan was enacted.

Further, upscale hotels typically have related alcohol sales to guests with room service, a small lounge, patio service or occasional catered dinner or lunch. These facilities generally tend to enhance the immediate surroundings. The guest attracted to boutique hotels are more likely to dine in local restaurants and shop at local stores.

Staff agrees with these assertions. Further, the site plan submitted with the proposal respects the character of the adjacent properties. The park-like setting of the Albuquerque Press Club to the south is complimented by the addition of gardens and the improvement of the currently unsightly rear of the existing complex.

D) Demonstrate at least one of the following three elements:

1) An error existed when the zone map was created – Identify the errors made in the original zone map, and explain why your request is an appropriate remedy to error.

There was no error in zoning on the tracts; however, the SU-2/RO zoning imposed on the site in 1988 by the adoption of the Sector Plan is somewhat problematic for a property with a large 37,000 GSF 3-story building with historic overlay zoning. The building is out of scale with the surrounding Huning

Highland neighbors. The property is not well suited to residential development as it sits directly adjacent to an elevated freeway. The use of the site over the past 20 years is a non-conforming use. The underlying precepts of the RO Zone are not what has been sitting atop a hill at 800 Central Avenue SE for over 80 years.

Staff agrees.

2) A change in the neighborhood or community conditions justifies the change in zoning – Since establishment of the site’s existing zoning, what changes have occurred in the character of the neighborhood, community or city extensive enough to justify the proposed zone change.

The neighborhood and community have seen changes that have impacted the character of the neighborhood. The most recent change, the adoption of the EDo Regulatory Plan should have a long-term positive effect on the area. AT & SF Memorial Hospital was included in the study boundaries but not included in the final plan. The redevelopment of Albuquerque High and related mixed-use infill has also been a long-term positive development in the area.

Staff agrees that the character of the neighborhood has changed since the adoption of the Sector Plan applying the RO zoning. In 1988, as noted in the Sector Plan, the neighborhood was saddled with a crime rate higher than other neighborhoods in the City due to its’ proximity to Central Ave. While the Huning Highland neighborhood is enjoying considerable re-investment in its historic houses and property values have risen significantly, crime is an issue that the neighborhood continues to contend with.

The adoption of the form based Edo Regulatory Plan and the concurrent establishment of Community Revitalization Zone (CRZ) in 2005 was an initiative to support revitalization of this downtown commercial corridor and to upgrade existing uses. It was cited that the existing zoning as established in the Huning Highland Sector Development Plan had not furthered the stated goal of encouraging the continued development of the corridors as viable commercial and residential area.

The residential component of the Regulatory Plan, which allows for residential development at higher densities than previously permitted, provides adequate residential development opportunities in the UCOZ. This property is not within the UCOZ. The property has been for sale for approximately 9 months and has been considered by several residential developers currently working in the downtown area. No residential developers have come forward for purchase.

The CRZ zone, as stated earlier, was applied to almost all of the properties on Central Ave. between the Interstate 25 and Broadway with the exception of the subject site and one other historic property. This constitutes a changed condition since the adoption of the Sector Plan.

3) *A change in zone is more advantageous to the community as articulated in any ranked plan including, but not limited to, Albuquerque/Bernalillo Comprehensive Plan, area plan, or sector plan pertaining to your site.*

This criterion is discussed above in the request for an amendment to the Sector Plan. It describes how this request is more advantages to the community and supported by the Comprehensive Plan and the Huning Highlands Sector Development Plan.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

The zone change request of SU-1 RO and Hotel with Related Uses and Alcohol Sales preserves the RO Zone and allows a hotel to be located on the property. Hotels and motels have traditionally been located along Central Avenue and are currently located in close proximity to the site. Several motels are located north of the site on Central Avenue. The applicant believes that the addition of a boutique hotel will not be harmful to the neighborhood.

The submittal notes that the sale of alcohol is allowed in locations in both the adjacent EDo UCOZ and the underlying Huning Highland Plan area. The Albuquerque Press Club allows alcohol related functions. Incidental alcohol sales at a hotel are requested in this application. Those sales represent a small fraction of revenue for the hotel and should not have an adverse or harmful effect on the adjacent properties, the neighborhood or the community.

Staff agrees that the sale of alcohol related to the proposed hotel use is not essentially different than sales at the existing restaurants in the area. The proposed SU-1 zoning is site specific and is tied to the approved site development plan and the uses specified in the approval. This zoning provides a higher level of “control” over alterations and uses than other zoning categories.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

1) denied due to lack of capital funds, or

N/A

2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The City is not bound to provide capital improvements. The applicants are seeking a financial incentives from State, Federal and City Programs to assist in the redevelopment. Staff agrees that there are no specific City capital improvements associated with this proposal.

G. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

The applicant states that the cost of land and other economic considerations are not the determining factor for this zone change request. The physical constraints of the site, allowed uses, Contributing historic buildings and proximity to I-25 and changed neighborhood conditions are the major factors to consider. Staff agrees that these factors affect the re-development potential of the complex and contribute to the determination that hotel use could likely be the highest and best use of the property.

H. *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*

The location of the site along a major street, Central Avenue, is not the sole justification for this request. However; the proximity to Central Avenue, I-25, Presbyterian Hospital, Downtown, the EDo UCOZ and the redevelopment of historic buildings should be considered in the justification for the proposed infill development.

I. *A zone change request, which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when 1) the change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan, or 2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.*

This is not a spot zone.

J. *A zone change, which would give a zone different from surrounding zoning to a strip of land along a street, is generally called "strip zoning." Strip commercial zoning will be approved only where 1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and 2) the area of proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

This is not an application for strip zoning.

Water Conservation/Green Principles

Reusing of existing structures utilizes green building principles. This cost-effective redevelopment technique recycles existing materials and is more sustainable for the environment. The existing 50,000 square feet of masonry building represents a considerable amount of embodied energy.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The majority of the project is presented “as built”. Building #1 is the main hospital building and Building #2 is an ancillary building originally used as living quarters for nurses or physicians. The main 38,000 sq. ft. building is proposed for re-use as a “boutique” hotel with 73 guest rooms. Some of these rooms will be located in Building #2. The existing Buildings 1 and 2 are three and two-stories respectively.

The applicant is proposing to remove the existing mechanical building including the chimneystack located on the south east side of the site and to add a new third building on the west side of the site. The proposed new, one-story building (#3) is compatible with the existing historic buildings and would contain lodging units. The architecture of the proposed building is compatible with the existing buildings utilizing similar features such as arched windows, flat roofs and stucco finish. To the west there are historic buildings, to the north are more modern structures.

Parking is placed on the periphery of the site facing the surrounding streets and the hotel buildings. The service area is located on the east side of the main building and the dumpsters at the southwest corner.

Walls/Fences

Retaining walls are existing and proposed throughout the site. There are retaining walls adjacent to Central Ave. and on the east side on Locust (I-25 on ramp).

The subject site will be surrounded with a combination of CMU walls with stucco finish and wrought iron fencing. The existing buildings will remain visible.

Pedestrian access from Central Ave. at the front of the building utilizes a graded ramp and a stair. This entry feature results in a wall at the Central Ave. sidewalk that rises to 8 feet in height at its peak. A metal fence tops the wall. The existing cement stairs are to be removed. This feature is atypical of the Central Ave. streetscape, however; the site occupies an entire own City block. In the RO zone such a wall would be limited to 3 feet in height without a zoning variance; however the Planning Commission may approve with the site plan. At their discretion, the planning Commission might also require that the applicant obtain a zoning variance from the RO regulations.

Vehicular Access, Circulation and Parking

Two-way internal vehicular circulation is proposed. Access is on Elm St. on the east and Gold Ave. on the west. Existing curb cut on Elm will be relocated to the south, and the existing oversized curb cut on the south will be improved.

Parking wraps the periphery of the site excepting the southwestern area. 75 parking spaces that include 4 handicapped are provided. 73 spaces, one per hotel room are required, and 63 spaces would be required if available discounts were to be taken. No on-street or transit credits are taken.

3 motorcycle spaces and 4 bicycle spaces are provided. All parking is contained within the site.

Pedestrian and Bicycle Access and Circulation, Transit Access

A 10-foot wide asphalt bike path is to be constructed on the east side of the property adjacent to the freeway.

Public sidewalks surround the site except for east side next to the highway ramp. There is an existing bus stop on Central Ave. toward the west of the site. The applicant states in the submittal that they would work with the City to relocate and improve this bus stop, but that is outside the scope of this proposal.

Pedestrian access from Central Ave. at the front of the building utilizes a graded ramp with a stair on the opposite side. This ramp is called out as a "sidewalk" on the proposed site plan sheet AS-101. On sheet C-101, Preliminary Grading Plan, it is called ADA sidewalk. No landings are indicated. The applicant has stated that this sidewalk is intended as an ADA accessible sidewalk. ANSI standards for ramps are applicable to sidewalks with a slope exceeding 1:20. The proposed "sidewalk" has a 1:20 slope, thereby excepted from ANSI standards for ramps. The sidewalk on the west side of the site is steep and not suggested for ADA access.

The site is served by public transit on Central Ave.

Lighting and Security

The applicant is proposing four lighting types: (1) pole mounted, (2) wall mounted, (3) trellis mounted and bollard. The pole-mounted lights are 15 to 20 feet tall. The wall mounted lights are attached to the CMU wall.

The applicant has not indicated the off-site luminance. Staff recommends that a note be added to the site plan stating that all lighting will be in compliance with Zoning Code section 14-16-3-9, Area Lighting Regulations.

Bollard lighting is provided along internal walkways. Recessed lighting is placed on the Central Ave. walkway at 12 inches on center. Lighting may not be adequate along the pedestrian connection between the main hotel building and Central Ave and the parking area to the west of the main entrance.

A combination of solid walls and wrought iron fences for security purposes surrounds the site. The main entrance is open to the public. Vehicular entrances are not gated. Gates are provided between the south parking area and the southern portion of the hotel grounds.

Landscaping

Adequate landscaping is provided throughout the subject site: 32,600 sq. ft. of landscape is provided on a net site area of 82,900 sq. ft. Seventeen percent of the landscaped area is turf area; under the maximum allowed turf areas. The turf is specified as blue grass fescue.

The facilitated meeting report indicates that the applicant has consulted with the City Forrester whose opinion is that the existing Siberian Elm trees have reached their expected life span and should be removed. Proposed replacements are to be a mixture of Lacebark Elm, Arizona Ash and small ornamental trees and evergreens.

The applicant also proposes to landscape in the public-right-of-way along the I-25 on ramp on the east (labeled Elm Street on landscape plan), as suggested in the 1988 Sector Development Plan but never implemented by the City. This buffer would also be planted with large shade trees, evergreens and large shrubs.

Public Outdoor Space

There are three gated public and one non-gated public open space areas on the site. The Zoning Code states that one public space area, a minimum of 400 sq. ft, shall be provided for every 30,000 sq. ft of building space. The applicant has provided well in excess of this required amount. The proposed public outdoor open space meets all zoning code requirements. Benches are provided along a path with a central water feature. Tables are provided in a large patio space near the hot and cold tubs.

Grading, Drainage, Utility Plans

The applicant has submitted grading, drainage, and utility plans. This is a modification to an existing site within an infill area. The existing improvements are topographically higher than the adjacent City Streets, and lower than the Interstate to the east. The site currently drains without ponding to the adjacent City Streets. This discharge of runoff to the public right-of-way is to be maintained. Two new retaining walls will be added at the northeast corner and the west side to maintain existing grade change and existing retaining wall on the east will remain.

Architecture

The existing buildings were constructed in 1926. The main hospital building is in the Italianate style and the ancillary building # 2 (SANS building) in the Mediterranean Revival style. The proposed new construction does not imitate the historic architecture, but it incorporates its detail: arched window openings, flat roof and exterior finish.

Signage

SU-1 zoning allows signage as regulated or approved by the Planning Commission. Neither the Huning Highland Sector Development Plan nor the Design Guidelines for the Huning Highland Historic Overlay Zone specifies design standards for signage.

The applicant is proposing three free-standing monument signs and three wall signs with the name of the hotel on the parapets. Two free-standing monument signs are located at the corners of Central and Elm and Central and Locust. The third freestanding sign is facing Central Ave and is located on the proposed retaining wall. The wall-mounted signs are to be 2 foot high metal lettering with back-lighting.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

no

NEIGHBORHOOD/PUBLIC CONCERNS

The Huning Highland, Edo, Silver Hills and Spruce Park Neighborhood Association were notified of this request. A facilitated meeting was held on December 27, 2007. A meeting report is attached to this staff report. There is no known public opposition to this request.

CONCLUSIONS

This two-part proposal is for a map amendment to the Huning Highlands Sector Development Plan and approval of a site development plan for building permit for Tract A, Memorial Hospital Complex. The applicant proposes to change the subject site's zoning from SU-2 for Residential Office to SU-2/ SU-1 for Residential Office and hotel with related alcohol sales.

The subject site is located at 800/806 Central Ave. SE. between Elm St. and the southbound ramp to Interstate 25. This is a historic property containing three buildings designated as Significant and Contributing within the Huning Highland Historic District. One ancillary mechanical building would be demolished in the proposal. The project is subject to the approval of the Landmarks and Urban Conservation Commission. That request is being considered concurrent with this request for a Map Amendment to the Huning Highland Sector Development Plan and approval of the Site Plan for Building Permit.

Under the current RO zoning, apartments could be built to a maximum density of 30 units per acre or $2.27 \times 30 = 68$ units on this site. A minimum of 40 units could be located in the Main Hospital building, 5 to 6 units could be located in the SANS building and the balance could be in new construction. Commercial and office use or mixed-use could occupy the existing buildings. 47,000 gross square feet in this use would require more than twice the parking required for a hotel. This would reduce the open space on the site and include more paving rather than the proposed landscaping and gardens. Alternatively, as suggested by the applicant, an above ground parking structure could be necessary.

The site has limitations that affect its' potential for redevelopment. The proximity to the elevated Interstate Highway makes the site less desirable for residential use. For hotel development, such a location is considered to be an advantage. The existing masonry structure does not lend itself to the reconfiguration of interior spaces. All of the infrastructure to the buildings is broken (i.e. the boilers) or is obsolete. There is substantial expense associated with replacement of the mechanical systems. In addition, developers are often wary about projects that involve historic preservation tax credits and historic preservation review. Fewer developers are willing to take on major historic preservation rehabilitation projects.

By reducing the existing site parking by 10%, removing the obsolete boiler plant and changing the circulation on the site, the vacant land on the site will be converted into three large gardens, ADA accommodating walkways, a 10 foot wide bikeway, (along the east property line) and other landscape and site improvements that are compatible and complimentary to both the historic site and the neighborhood. A landscape buffer along Interstate 25 that was requested in the 1988 Sector Plan would also be included.

The proposed hotel renovation is modeled to the character of boutique hotels that enhance historic properties. The owners have owned and restored similar unique properties in both Santa Fe and Taos New Mexico for similar use. The proposed use is compatible with the site and with the applicable City Plans and Policies.

The improvement and re-use of the historic A&T & SF MEMORIAL Railroad Hospital as a hotel with improved conditions both within and adjacent to the site contributes to the revitalization of the East Downtown Urban Conservation Overlay Zone. It maintains the integrity and compliments the Huning Highland Historic District.

The site plan is compliant with applicable City standards. The sidewalk/stair at Central Ave. is an atypical feature for the neighborhood and subject to Planning Commission approval. The use of vines mitigates the impact of the street walls. Terracing might be an alternative treatment for the grade change. Alternatively, the feature could be relocated towards the east, where the grade change is not as steep resulting in a lower wall alignment with the designated ADA parking.

The proposal is consistent with applicable City Plans and policies. The project is compatible with the existing neighborhood character, it retains the majority of the historic resources, buffers the district from the I-25 and compliments the HH Edo Urban Conservation Overlay Zone. There is no known public opposition to the request and the facilitated meeting report indicates neighborhood association support for the project.

FINDINGS - CASE NO: 07EPC-40100, January 10, 2008, Sector Development Plan Map Amendment

1. This is a request for approval of a *Huning Highlands Sector Development Plan* map amendment from SU2/Residential Office to SU2/SU-1 for RO and hotel and related alcohol sales for an approximately 2.27 acres site identified as Tract A, Memorial Hospital Complex.
2. The subject site contains 3 existing buildings. The existing mechanical building is proposed to be demolished and one additional building of 1407 square feet is proposed for the site.
3. The existing buildings are designated as Contributing and Significant Buildings within the Huning Highlands Historic District. Alteration and demolition are subject to the review and approval of a Certificate of Appropriateness by the Landmarks and Urban Conservation Commission.
4. The *Huning Highlands Sector Development Plan* zoned the site SU2/Residential Office in 1988.
5. The new zoning category is not in conflict with the Goals and objectives of the *Huning Highlands Sector Development Plan*.
6. The request satisfies the following policies of the *City/County Comprehensive Plan* as follows:
 - a. Established Urban Area Policy II.B.5d: is furthered because the proposed use of SU2/RO and Hotel and related alcohol sales respects the historic character of the existing buildings and the district. Landscaping and other visual enhancements to the site are compatible with the surrounding land uses. The character of the development is compatible with the Historic District and the existing historic buildings.
 - b. Established Urban Area Policy II.B.5m: is satisfied because the site was designed to maintain and enhance the character of the historic property. The site design respects Highland Park located to the south. The enhanced landscaping on the site and the landscape buffer along Interstate 25 contribute positively to the visual quality of the environment.
 - c. Established Urban Area Policy II.B.5o: is satisfied because the proposal both redevelops an older neighborhood and rehabilitates unique older buildings.

- d. Established Urban Area Policy II.B.5p: is satisfied because the proposal reflects cost-effective redevelopment technique by reusing existing buildings and is sustainable for the environment. There is no cost to the City associated with the proposal.
- e. Central Urban Area Policies II.B.6a and b: are satisfied because the existing cultural resources are preserved and the proposed use contributes to the upgrading and revitalization of the area. Pedestrian amenities and the addition of a bikeway on the eastern property boundary support the policies.
- f. The proposal furthers the Historic Resources Goal: Rehabilitation and redevelopment of the historic AT & SF Memorial Railroad Hospital preserves and enhances the Huning Highland Historic District and the East Downtown Urban Conservation Overlay Zone.
- g. The Community Identity and Urban Design Goal, policy b is furthered by this request because site specific zoning request and accompanying site plan respects the natural environment, the built environment, and local history. The proposal enhances the Central Urban Area as a focus for the arts, cultural and public facilities by redeveloping the historic hospital complex. The property will be accessible to the public.
7. *Subsections 1.A through 1.G of Resolution 270-1980* are satisfied in the proposal. The new zoning category will not adversely affect adjacent properties. The SU1 category provides for special sites in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.
8. This development request satisfies *Subsection D.3 of Resolution 270-1980*. The development is advantageous to the community because it furthers applicable goals and policies as demonstrated in findings 1 through 7 above.
9. *Subsections 1.H, I and J of Resolution 270-1980* are not applicable to this request.
10. The Huning Highland, BCC Inc, Silver Hills, Sycamore and Spruce Park Neighborhood Association were notified of this request. A facilitated meeting was held on December 27, 2007. There is no known public opposition to this request.

RECOMMENDATION - CASE NO: 07EPC-40100, January 10, 2008, Sector Development Plan Map Amendment

APPROVAL of CASE NO: 07EPC-40100, January 10, 2008, Sector Development Plan Map Amendment, for Tract A, Memorial Hospital Complex, based on the preceding Findings.

FINDINGS - CASE NO: 07EPC-40099, January 10, 2008, Site Plan for Building Permit

1. This is a request for consideration and approval of a site development plan for building permit for approximately a 2.27 acre site identified as 800/806 Central Ave, described as Tract A of Memorial Hospital Complex.
2. The majority of the site is already developed therefore the site plan reflects existing conditions with some new development. The subject site contains three existing buildings. Building # 1 and #2 are proposed to remain.
3. One ancillary mechanical building and its chimneystack are proposed for demolition.
4. One new building of 1407 square feet is proposed on the west side of the property.
5. The site is located within the Huning Highland Historic Overlay Zone. The existing buildings are designated as Contributing and Significant Buildings within the Huning Highlands Historic District. Demolition, new construction and alterations are subject to the review and approval of the Landmarks and Urban Conservation Commission. An application has been made concurrent with this request.
6. There is adequate landscaping on the site.
7. This request accompanies case number 07EPC-40100, a request for a Sector Development Plan Map amendment from SU2/RO to SU2/ SU-1 for RO and hotel and related alcohol sales.
8. The site is surrounded by a combination of stucco finished masonry walls and wrought iron fencing.
9. Three free-standing signs and three wall signs are proposed.
10. Lighting on the site is sufficient.
11. The proposed City bus shelters location provides public transit users with easy access to the site.
12. The applicant has exceeded the parking requirement by 12 spaces. A total of 75 vehicle spaces are provided.

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13. The sidewalk/ramp on Central Ave. is intended to be used as an ADA accessible sidewalk. As designed, it is not subject to ANSI standards for ADA ramps. The slope does not exceed 1:20.
 14. The proposed sidewalk/stair wall on Central Ave. does not comply with zoning standards for the RO zone. The RO zone provides that walls within 15 feet of the public right-of-way are not to exceed three feet in height. The Zoning Code provides that in the SU1 zone the Planning Commission has discretion to approve wall heights.
 15. This request furthers applicable goals and policies in the *Albuquerque/Bernalillo County Comprehensive Plan* or with the goals of the *University Neighborhoods Sector Development Plan*.
 16. The Huning Highland, BCC Inc, Silver Hills, Sycamore and Spruce Park Neighborhood Association were notified of this request. A facilitated meeting was held on December 27, 2007. There is no known public opposition to this request.

RECOMMENDATION – Project # 1006976/ Case Number: 07EPC-40099, January 17, 2008.

APPROVAL of 07EPC-40099, a request for Site Development Plan for Building Permit, for approximately a 2.27 acre site identified as Tract A of Memorial Hospital Complex, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC-40099, January 17, 2008- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. Where applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 4. East-west drive aisle (north/front side of building) to be 24' wide to accommodate two-way traffic. Parking spaces, sidewalk and landscaping could be adjusted 1' to 3' for this purpose.
 5. Site plan shall comply and be designed per DPM Standards.
 6. If applicable, construction of either on-street bicycle lanes or a shared 14 foot wide bicycle route/driving lane, as may be determined appropriate by the City Engineer, along Central Avenue adjacent to the subject property as designated on Long Range Bikeways System map.

Maryellen Hennessy
Senior Planner

cc: Memorial Ventures LLC, P.O. Box 1477, Santa Fe, NM 87504
David Oberstein, 1409 Luisa St., Santa Fe, NM 87505
Terry Keene, BCC Partnership, Inc., 424 Central Ave. SE, Albuquerque, NM 87102
Rob Dickson, BCC Partnership, Inc., 301 Central Ave. NE, Albuquerque, NM 87102
Steve Grant, Huning Highland Historic District Assoc., 209 High St. NE, Albuquerque, NM 87102
Kay Adams, Huning Highland Historic District Assoc., 816 Silver Ave. SE, Albuquerque, NM 87102
Bill Cobb, Silver Hill NA, 1701 Silver Ave. SE, Albuquerque, NM 87102
Gordon Reiselt, Silver Hill NA, 1515 Silver SE, Albuquerque, NM 87106
Daniel Laird, Spruce Park NA, Inc., 603 Cedar NE, Albuquerque, NM 87106
Bart Chimenti, Spruce Park NA, 1502 Roma NE, Albuquerque, NM 87106
Peter Schillke, Sycamore NA, 1217 Coal Ave. SE, Albuquerque, NM 87106
Mardon Gardella, Sycamore NA, 411 Maple St. NE, Albuquerque, NM 87106

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: Applicant should provide a reference to the 5% reduction in required off-street parking for Landscaping, as shown on Site Plan sheet AS-101.

Office of Neighborhood Coordination

Broadway Central Corridor Partnership (R), Huning Highland Historic District Assoc. (R), Silver Hill NA (R), Spruce Park NA (R), Sycamore NA (R)

12/10/07 – Recommended for Facilitation – siw

12/11/07 – Assigned to Kathleen Oweegon

This project is to be heard at a Joint Hearing of the EPC and LUCC on Thursday, January 11, 2008 at 3:30 p.m. in the Plaza Del Sol Hearing Room, 600 Second Street NW (per Carmen Marrone)

12/17/07 – Facilitated Meeting to be held on Thursday, December 27, 2007 at 6:30 p.m. at the Central United Methodist Church, 201 University Blvd. NE, Rm. 315 per Kathleen Oweegon.

Advanced Planning

The proposed new use – lodging – appears compatible with the Memorial Hospital, and that is reason enough to look favorably on these applications. Historic properties must often accommodate new uses and related alterations to attract reinvestment and remain in service.

While a historic property must sometimes accommodate changes to support new uses not contemplated in its original design, the same might be said about the controls a municipality applies to a historic property. If those controls are not conducive to the conversion of a historic property to an otherwise compatible use, changing them may be more advantageous to the community.

The site plan is generally sound, if one accepts the demolition of the Mechanical Building, which is discussed further in comments to the LUCC below.

The site design between the hospital building and Central Avenue, an admittedly constrained area, is lacking. On-site vehicular movement is accommodated with two-way circulation, but access by the self-propelled is less well done. There are no landings in 75 feet of ramp. The retaining wall just behind the Central Avenue sidewalk is long and not buffered by street trees, for which there is no space. This

makes the vine planting especially important – without the vines, the retaining wall will dominate its setting. Perhaps it would be better to shift the ramp and stair element eastward, where both ramp and stair could be shorter and the bus bay doesn't impinge on their design. After all, an on-axis pedestrian approach to the building – as shown in the application -- is not necessary however desirable it may be.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- Where applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- East-west drive aisle (north/front side of building) to be 24' wide to accommodate two-way traffic. Parking spaces, sidewalk and landscaping could be adjusted 1' to 3' for this purpose.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

7. No comments received.

Transportation Planning (Department of Municipal Development):

Findings

8. Central Avenue adjacent the subject development is designated a bikeway corridor on the Long Range Bikeway System map.
9. Because of numerous right-of-way and development constraints along Central Avenue, either on-street bicycle lanes or a shared 14 foot wide bicycle route/driving lane is considered the most practical bikeway improvements for this corridor.

Conditions

- Construction of either on-street bicycle lanes or a shared 14 foot wide bicycle route/driving lane, as may be determined appropriate by the City Engineer, along Central Avenue adjacent to the subject property as designated on Long Range Bikeways System map.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

10. No comments received.

Utility Development (Water Authority):

11. No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

12. No comments received.

Comments continued on next page:

New Mexico Department of Transportation (NMDOT):

13. No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Amendment to Sector Development Plan Map, Amendment to Zone Map and Site Development Plan for Building Permit shall include:

- a. Where applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. East-west drive aisle (north/front side of building) to be 24' wide to accommodate two-way traffic. Parking spaces, sidewalk and landscaping could be adjusted 1' to 3' for this purpose.
- c. Site plan shall comply and be designed per DPM Standards.
- d. If applicable, construction of either on-street bicycle lanes or a shared 14 foot wide bicycle route/driving lane, as may be determined appropriate by the City Engineer, along Central Avenue adjacent to the subject property as designated on Long Range Bikeways System map.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area next to double enclosure. Call for details, 761-8142.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Memorial Hospital Complex and Hotel, Tract A is located on Central Ave SE between Elm St NE and Gold Ave SE. The owner of the above property requests an amendment to the 1988 Huning Highlands Sector Development Plan to allow for the redevelopment of the Memorial Hospital Complex to Hotel Parq Central. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.