



Landmarks & Urban
Conservation Commission



Agenda Number: 5
Case No.: SI-2020-00430
Project 2020-003949
July 8, 2020

Staff Report

Agent	Design Plus	<p>Staff Recommendation</p> <p>APPROVAL of Case SI-2020-00430, Project 2020-003949, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 9 and subject to the Conditions of Approval on page 10.</p> <p style="text-align: right;">Leslie Naji, Senior Planner Staff Planner</p>
Applicant	Sundance Village Ltd. Partnership	
Request	Certificate of Appropriateness for New accessory Structure	
Legal Description	Tract A1, Traction City Addition	
Address/Location	2500 Central Avenue NW	
Size	1.32 acres	
Zoning	MX-M	
Historic Location	City Landmark – El Vado Motel	

Summary of Analysis

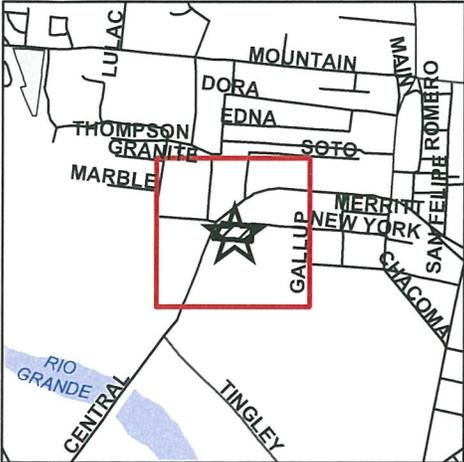
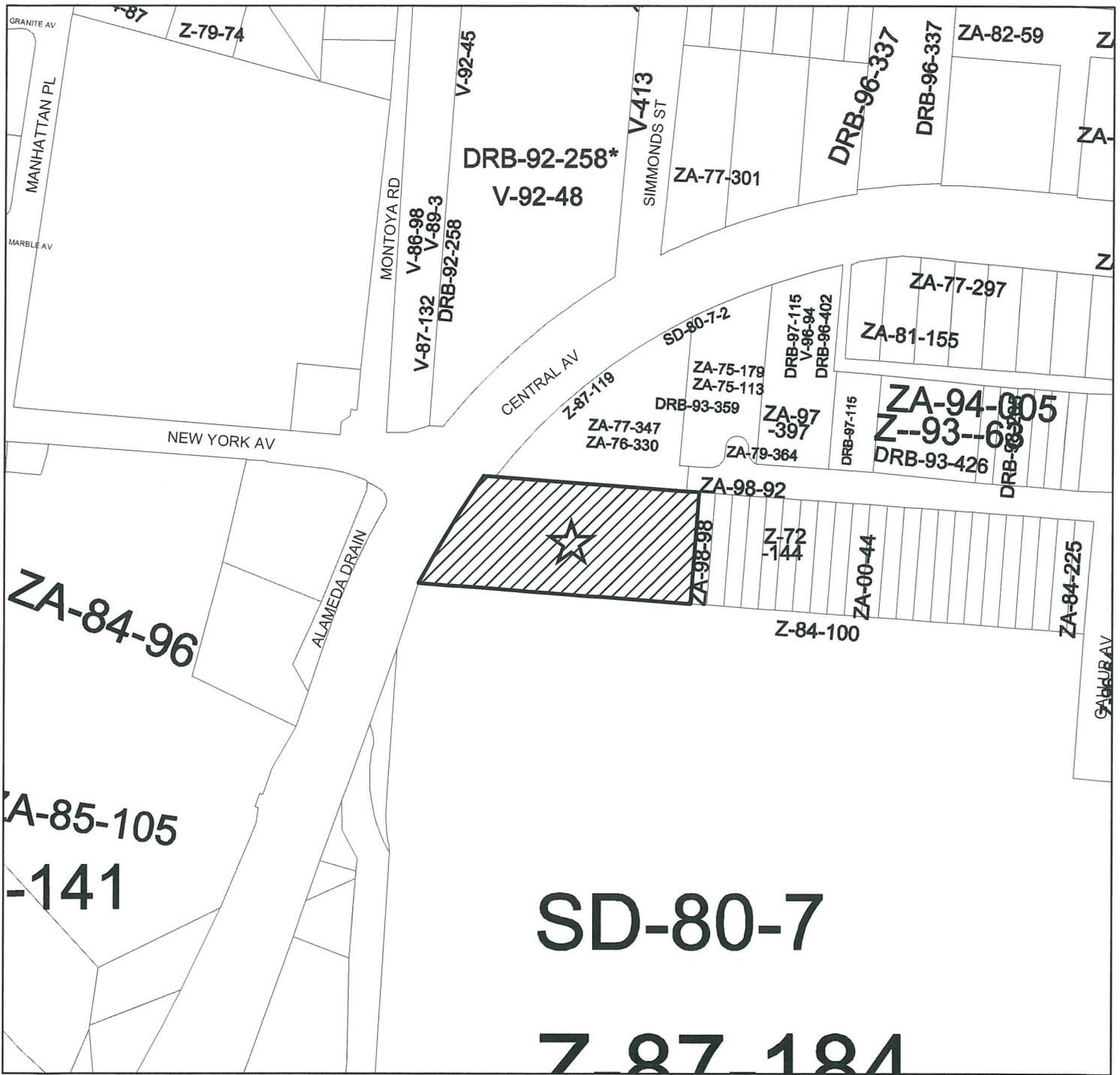
This application is a request for the installation of a free-standing shade canopy to be placed over the sunken part of the plaza of the El Vado Court Motel, a City Landmark. The applicant has submitted material showing the proposed installation of the shade canopy to provide relief from the summer sun for patrons of the shops and restaurants.

The metal frame of the structure is to be painted an off-white with the removable shade cover to be a blue to match the historic blue door frames of the El Vado. The removable structure would cover approximately 2560 square feet of the center court area.

This project has been reviewed for consistency with the intent of the Development Guidelines for the El Vado Motel adopted by the LUCC in 2006, and the Historic designation ordinance. The applicant's proposal complies with the intent of these guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Integrated Development Ordinance; Design Guidelines for City Landmark – El Vado Motel



HISTORY MAP

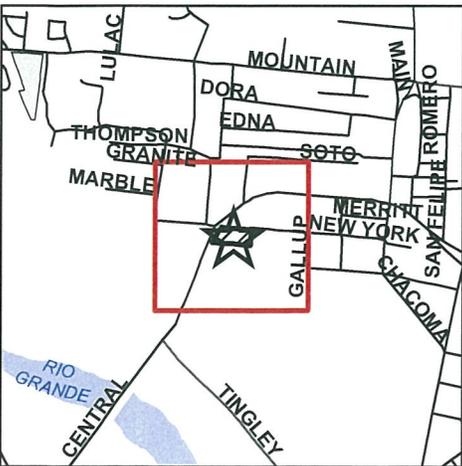
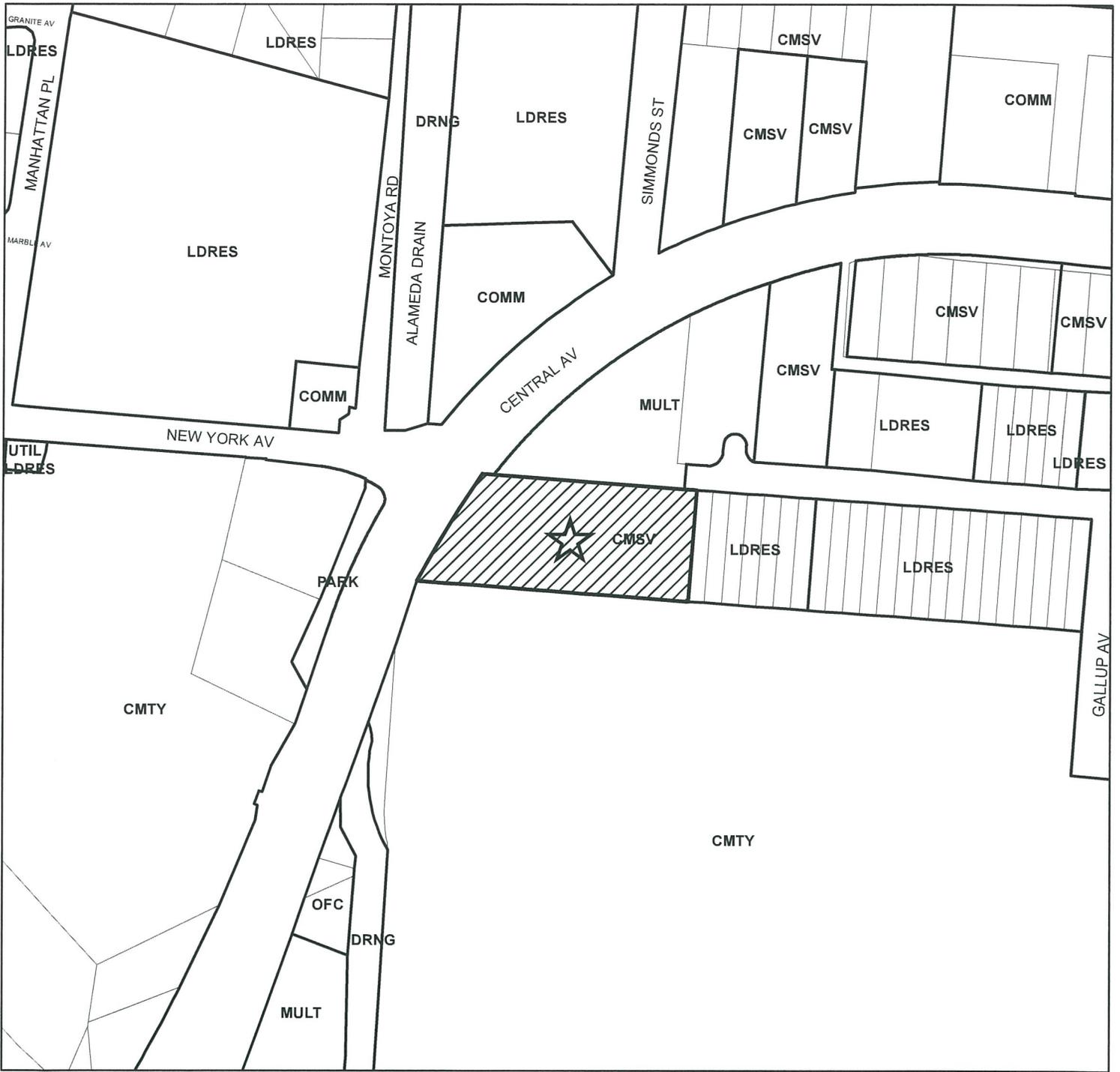
Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:
7/8/2020
Project Number:
PR-2020-003949
Case Numbers:
SI-2020-00430

Zone Map Page:
J-12



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

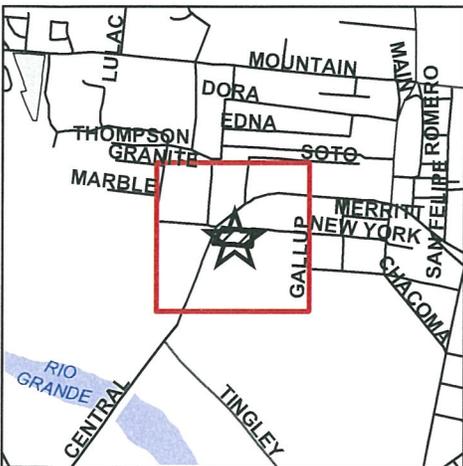
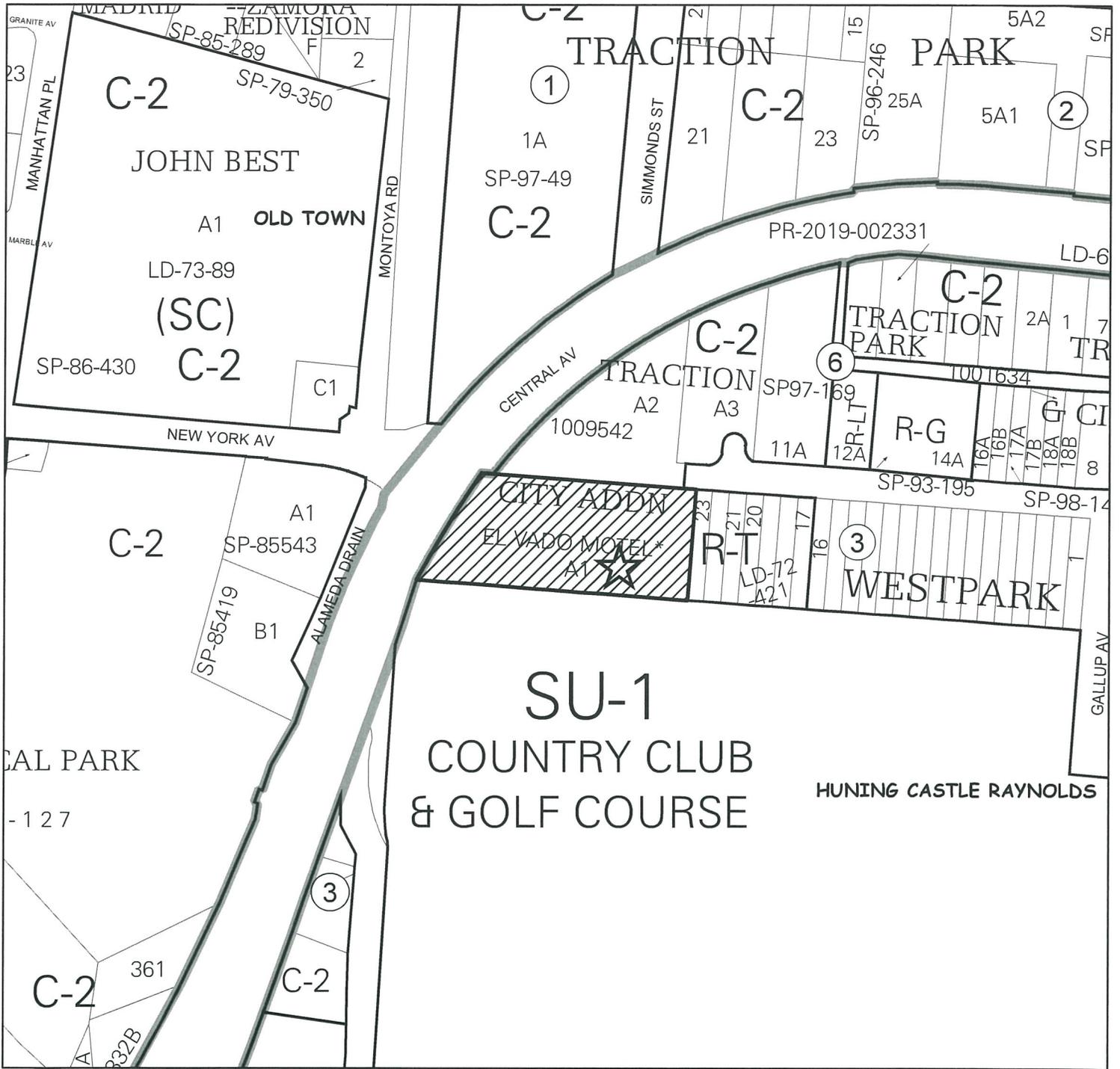


1 inch = 200 feet

Hearing Date:
7/8/2020

Project Number:
PR-2020-003949
Case Numbers:
SI-2020-00430

Zone Map Page:
J-12



OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:
7/8/2020
Project Number:
PR-2020-003949
Case Numbers:
SI-2020-00430

Zone Map Page:
J-12

STAFF REPORT

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for New construction</i>
<i>Historic Location</i>	<i>El Vado Motel, 2500 Central Ave NW, City Landmark</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

The Albuquerque City Council has designated El Vado Auto Court a City Landmark. Built in 1937 in the Spanish-Pueblo Revival style, the property warrants designation for its relationship to the growth of travel on US Route 66 and for embodying the distinctive design characteristics of a pre-World War II tourist court. El Vado is one of the best examples of a regional style expressed in roadside architecture.

The property meets the City of Albuquerque’s criteria for landmark designation in the following ways:

- It is historically and architecturally significant, suitable for preservation, and has educational value.
- It portrays the environment of lodging operators and automobile tourists of the late 1930s, World War II, and early post-war years, characterized by Spanish-Pueblo Revival Style architecture in such environments.
- El Vado embodies the distinctive characteristics of a type and method of construction; that being an automobile-tourist court consisting of stuccoed-adobe bearing walls with timber-roof beams and wood decking/ceiling and including multicolor luminous tube neon image on a painted metal sign.
- El Vado Auto Court/Motel was listed in both the State Register of Cultural Properties and National Register of Historic Places in 1993.
- Preservation of the El Vado Auto Court/Motel is critical because of its relationship to already designated landmarks

II. INTRODUCTION

Proposal

The El Vado Motel services as both a Boutique Motel and a small-scale shopping center and food venue. While food vendors and stores are located within the existent structures of El Vado motel, the vast majority of dining tables and leisure areas are located outside; within the Courtyard area. Despite a number of individual shaded tables that were installed within the Courtyard in 2017 as part of the Motel’s renovation, there is still ample demand for additional shaded space outdoors. The creation of a new shade structure within this Courtyard is purposed to address this demand. With the interior space of the motel extremely limited, the creation of comfortable outdoor spaces is

essential to accommodate a greater number of customers, and allow El Vado businesses to continue thriving.

The applicant is requesting a Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free-standing shade structure within the courtyard of the El Vado Motel

The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

History

The property at 2500 Central SW, the El Vado Motel/Auto Court, is a pre-WWII automobile tourist court constructed ca. 1937 of adobe block and hollow clay tile in a "Pueblo Revival" style, a regional style intended to appeal to the Route 66 automobile tourist trade. The building complex was designated a City Landmark by the Albuquerque City Council on February 6, 2006; effective in June of 2006. This action followed an application initiated by the Mayor of the City of Albuquerque in October of 2005, and a recommendation by the LUCC in December of 2005, all in accordance with the Landmarks and Urban Conservation Ordinance procedures for designation of City Landmarks.

The landmark designation was protested by the property owner, who acquired the property in October of 2005, and who had previously presented plans to the City to redevelop the property as residential, plans that included the demolition of El Vado Auto/Court. As a designated City Landmark, the property is subject to the Landmarks and Urban Conservation Ordinance, now the Landmarks Commission (LC).

An application for demolition of El Vado Auto/Court was submitted by the applicant in September of 2006, and consideration of that application was deferred and ultimately denied by the LUCC. Today the El Vado is a vibrant entertainment spot along Central Ave.

Context

Following its rescue from demolition, the El Vado went through much planning to become the property it is today. The major restoration and redevelopment of the site has resulted in a boutique motel and small local shops and restaurants. Most of these spaces are small and patrons dine or

relax outside. Currently that space is without shade, hence this request for a free-standing shade structure to be placed in the central amphitheater space.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Albuquerque-Bernalillo County Comprehensive Plan of 2017

GOAL 11.2 HISTORIC ASSETS

Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

POLICY 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]

- a) Preserve and maintain historically significant buildings and spaces.
- b) Recognize historic buildings and districts as vital elements of the community.
- c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

The restoration of the El Vado has enable the building to continue to be used as a motel with the addition of shops, eateries, and meeting spaces.

POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts. [ABC]

- a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:
 - i. Architectural styles and traditions;
 - ii. Current and historic significance to Albuquerque;
 - iii. Historic plazas and Centers;
 - iv. Culture, traditions, celebrations, and events
- b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.
- c) Design streets and streetscapes that match the distinctive character of historic areas.

The El Vado offers a bright outdoor space near the river and Biopark where residents and visitors can experience New Mexican culture and climate. Being able to provide shade to these patrons would contribute to better use of the space year around.

GOAL 11.5 CULTURAL TRADITIONS & THE ARTS

Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.2 Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public. [ABC]

- a) Locate new public, cultural, and arts facilities in Centers to best provide access to residents.
- b) Provide arts and cultural facilities equitably throughout the community.
- c) See Infrastructure, Community Facilities & Services Goal 12.2 for policies on community facilities and services.

The location of the El Vado just east of the Rio Grande makes it easily accessible to residents of both sides of the river.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed to MX-M.

The El Vado is located within the Downtown Urban District. The Integrated Development Ordinance Part 14-16-6-6 establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

Applicant's Response: The freestanding shade structure purposed at El Vado meets the criteria established for El Vado Motor Lodge's designation as a Historic Site.

The installation of the shade devise meets the criteria of the designation ordinance as it maintains the openness of the court space between the buildings and the openness to central Avenue.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Applicant's Response: We are requesting consideration by LC to approve a free-standing shade canopy at El Vado Court. The renovation of this historic Route 66 Motel and City of Albuquerque landmark has been remarkably successful in our community, and to the visitors of our city. The innovative approach of small "Food Pod" restaurants and taproom around the public plaza has become one of the key factors in the success of this project. To further encourage and support robust usage of this historic place, we are proposing a lightly designed shade free standing shade structure only over the sunken part of the plaza. The proposed shade canopy within the Courtyard of El Vado would not impair or diminish the character of El Vado, as the structure makes significant effort to stay within site furniture, fixture and pedestrian light poles design and color pallet of existent buildings. The proposed canopy will enhance the use of the plaza by providing much needed shade in our outdoor desert environment. The metal frame of the shade structure will be painted a very light off-white (Sherman Williams 7100). The removable shade cover of this structure will be colored to match the blue of the door frames of the historic El Vado buildings.

Moreover, the structure would continue the existent, city approved retrofit of El Vado for economic revitalization of the area, as it caters to the demands of both business patrons and community members.

Applicant's response is adequate.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Applicant's Response: Proposed canopy qualifies under conditions of 6-6(D)(3)(d). The proposed structure, a free-standing shade structure, does not have any physical points of contact with any historic buildings present. The structure would be freestanding (Independent of any structure on Site) in the Courtyard space of El Vado; 10'5" offset from Building 2, and 6'10" offset from Building 1 by 10'5". The structure can be both constructed and demolished without any impact on surrounding buildings.

The shade structure is meant to be a means to an end, a way to provide relief from the sun and rain. The lightness of the structure keeps it from impacting the usability of the outdoor space.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Not applicable.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

Applicant's Response: The addition of the proposed free-standing canopy design is compatible to the landmark status of El Vado, as it contributes to the economic revitalization of the area as an extension of the already approved retrofitting of the motel.

The structure is free-standing, with lightly designed supports. It will not obstruct the view of the historic El Vado Court. Its light structure will keep it from blocking the view across the court from Central Avenue, as a bulkier, traditional Pueblo style structure would do.

Ordinance No. 0-2006-003 Designating El Vado Motel a City Landmark

This resolution designated the City Landmark. The ordinance was designated by the City Council on February 6, 2006 and made effective on February 22, 2006. The ordinance included the significance of the structure both culturally and historically and refers to features worthy of preservation and general preservation guidelines for the landmark as issued by the LUCC.

The proposal does not conflict with the designation ordinance.

Development Guidelines for the El Vado City Landmark

Adopted by the Landmarks and Urban Conservation Commission on November 8, 2006

The initial building analysis conducted for the El Vado identifies the following significant architectural features:

- All three buildings in the complex;
- Spanish-Pueblo Revival styling in the form of buttressed walls with curvilinear parapets, projecting vigas, wood posts and beams, and doors and windows recessed in the adobe bearing walls;
- The court space between the buildings and its openness to Central Avenue; and
- The El Vado Motel pole sign at the Central Avenue frontage.

Since the completion of its National Register of Historic Places nomination and its original designation as a City Landmark, the El Vado has been carefully renovated. The LUCC approved design guidelines for future changes to the El Vado. Of those, only that relating to New Construction and Additions is relevant to the current request.

NEW CONSTRUCTION AND ADDITIONS

New construction and additions may be approved on the premises if compatible in scale, style, and exterior finish materials with the historic buildings. The court between existing buildings shall remain open to public view from Central Ave. New construction should align with existing facades, further define the court and should not destroy historic material, features and spatial relations that define the property. New construction and additions shall preserve visibility of existing buildings from Central and New York Avenues.

The proposed shade canopy cannot be considered an addition and is questionably a new construction. As a free-standing structure it can be completely removed without leaving damage to the property. It utilizes a light steel frame to create a large expanse of shade without cluttering the space with supports. It will assist in keeping the space a hub of activity.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application and hearing date. The applicant notified the required Neighborhood Associations of, West Park, and West Old Town of the request as well as property owners within 100 feet minus right of way. As of this writing, staff has received no comment either in favor or opposed to the application.

Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Development Guidelines for the El Vado Motel* and the criteria for approval of a Certificate of Appropriateness contained in the *Integrated Development Ordinance*. The removable shade structure meets the intent and spirit of the guidelines.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations - Case SI-2020-00430 / Project # 2020-003949 (July 8, 2020)

1. This application is a request for a Certificate of Appropriateness for the property described as Tract A1, Traction City Addition, located at 2500 Central Avenue NW and zone MX-M.
2. The subject property is approximately 1.32 acres and contains the historic El Vado Motel. It is listed on the National Register of Historic Properties, the New Mexico State Register of Cultural Properties and is a City of Albuquerque Landmark.
3. The proposal is for the installation of a free-standing shade structure to be located over the sunken amphitheater area of the El Vado Motel central court area.
4. The proposed project is consistent with the landmark designation ordinance. The proposed work complies with a number of the relevant development guidelines for the historic landmarks and ABC Comp Plan goals and policies as described in the staff report.
5. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).
6. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “*The change is consistent with the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located*”

The installation of the proposed shade canopy. As a free-standing structure it can be completely removed without leaving damage to the property. It utilizes a light steel frame to create a large expanse of shade without cluttering the space with supports.

-
7. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

A shade structure will assist in keeping the space a hub of activity. which is consistent with the designating ordinance as it is meant to protect the historic feature of the building and make it into a vibrant location. The proposal will cause no harm to the significance characteristics of the El Vado.

8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.”*

The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

RECOMMENDATION - Case No. SI-2020-00430/ Project # 2020-003949

APPROVAL of an application for a Certificate of Appropriateness for alterations for the property described as Tract A1, Traction City Addition, located at 2500 Central Avenue NW and zone MX-M., based on the above 8 findings and subject to the following conditions.

Conditions of Approval Recommended for Case No. SI-2020-00430/ Project # 2020-003949

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.



**Leslie Naji, Senior Planner,
Urban Design and Development Division**



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Sundance Village LTD		Phone: 503-288-6210
Address: 412 NW 5th Avenue, Suite 200		Email: crennaker@pacificap.com
City: Portland	State: Oregon	Zip: 97209
Professional/Agent (if any): Rupal Engineer		Phone: 505-843-7587
Address: 2415 Princeton Drive NE		Email: rupal@designplusabq.com
City: Albuquerque	State: New Mexico	Zip: 87107
Proprietary Interest in Site: Pacificap	List <u>all</u> owners: Sundance Village Partnership C/O Pacificap	

BRIEF DESCRIPTION OF REQUEST

Construction of a freestanding Shade Canopy.

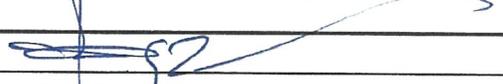
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR A-1, A-2, A-3	Block: 0000	Unit:
Subdivision/Addition: TRACTION CITY ADDITION	MRGCD Map No.:	UPC Code: 101205846725210201
Zone Atlas Page(s): J-12	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 1.32 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2500 Central SW	Between: New York Avenue	and: Tingley Drive
--------------------------------------	--------------------------	--------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: 	Date: 6/5/2020
Printed Name: Rupal Engineer	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2020-00430		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project # PR. 2020-003949

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: 0		<input type="checkbox"/> Old Town – HPO-5	<input checked="" type="checkbox"/> City Landmark
Noncontributing Structures: 3 structures (R-1); 1 structure (A-3)		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures: 0		Residential Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>Jamieson Wiggins</i>	Date: <i>6/1/2020</i>
Printed Name: <i>Jamieson Wiggins</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
<i>PR-2020-003949</i>	<i>61-2020-00430</i>	
	-	
	-	
Staff Signature:		
Date:		

APPLICATION

Sundance Village Limited Partnership

June 2, 2020

To Whom It May Concern:

I, Chad I. Rennaker, of Sundance Village Limited Partnership, hereby authorize Rupal S. Engineer of Design Plus, LLC to act as Owner's Agent for the shade structure at El Vado motel.

Sincerely,



Chad I. Rennaker
President, Its General Partner

cc: Rupal S. Engineer

*2500 Central Avenue SW
Albuquerque, NM 87104*

Letter detailing the scope of the proposal and justifying the request per criteria in IDO section 6-6(D)(3)

- 6-6(D)(3) Review and Decision Criteria An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

Response: The freestanding shade structure purposed at El Vado meets the criteria established for El Vado Motor Lodge’s designation as a Historic Site.

- 6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

Response: We are requesting consideration by LUC to approve a free standing shade canopy at El Vado Court. The renovation of this historic Route 66 Motel and City of Albuquerque landmark has been remarkably successful in our community, and to the visitors of our city. The innovative approach of small “Food Pod” restraunts and taproom around the public plaza has become one of the key factors in the success of this project. To further encourage and support robust usage of this phistoric place, we are proposing a lightly designed shade free standing shade structure only over the sunken part of the plaza. The proposed shade canopy within the Courtyard of El Vado would not impair or diminish the character of El Vado, as the structure makes significant effort to stay within site furniture, fixture and pedestrian light poles design and color pallet of existent buildings. The proposed canopy will enhance the use of the plaza by providing much needed shade in our outdoor desert environment. The metal frame of the shade structure will be painted a very light off-white (Sherman Williams 7100). The removable shade cover of this structure will be colored to match the blue of the door frames of the historic El Vado buildings.

Moreover, the structure would continue the existent, city approved retrofit of El Vado for economic revitalization of the area, as it caters to the demands of both business patrons and community members.

- 6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable. 6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection

Response: Proposed canopy qualifies under conditions of 6-6(D)(3)(d). The proposed structure, a free standing shade structure, does not have any physical points of contact with any historic buildings present. The structure would be freestanding (Independent of any structure on Site) in the Courtyard space of El Vado; 10'5" offset from Building 2, and 6'10" offset from Building 1 by 10'5". The structure can be both constructed and demolished without any impact on surrounding buildings.

- 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Response: Per. 6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this subsection 14-16-6-6(D)

The structure is freestanding, with lightly designed supports. It will not obstruct the view of the historic El Vado Court.

- 6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The proposed freestanding shade canopy meets this criteria, as it would be constructed freestanding on the historic site, and does not require any construction/Interaction with historic structures existent on site. All components of the proposed structure would be new, and would not require the repair or replacement of deteriorate architectural features, as no existent structures are included in the scope of construction.

- 6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

The addition of the proposed free standing canopy design is compatible to the landmark status of El Vado, as it contributes to the economic revitalization of the area as an extension of the already approved retrofitting of the motel.





SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 23rd, 2020 To July 8th, 2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 6/8/20
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6.23.2020 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 2020-003949 / 51-2020-00430

NOTIFICATION

Fwd: 2500 Central Avenue SW Public Notice Inquiry

jamiesonw@designplusabq.com

Mon 6/8/2020 6:18 PM

To: Naji, Leslie <lnaji@cabq.gov>

📎 1 attachment

IDOZoneAtlasPage_J-12-Z.PDF

----- Original Message -----

Subject:2500 Central Avenue SW Public Notice Inquiry
Date:2020-06-01 11:39
From:"Carmona, Dalaina L." <dcarmona@cabq.gov>
To:"jamiesonw@designplusabq.com" <jamiesonw@designplusabq.com>

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West Park NA	Sarah	Mandala	sarah.mandala.14@gmail.com	2225 Alhambra Avenue SW	Albuquerque	NM	87104	3019574291	
West Park NA	Elaine	Faust	efaust@swcp.com	200 Gallup Avenue SW	Albuquerque	NM	87104	5052494975	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104		5059800964

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Company Address

2415 Princeton Avenue SE

City

Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

El Vado is an auto court Motel at 2500 Central Avenue SW, Abq, NM. The building is a one floor, elongated "U"-Shaped structure and consists of a Boutique Motel, Event Center, a taproom, along with several restaurant and retail spaces. The proposed site consists of a 2562 Sq. Ft. outdoor space within the Courtyard offset 6'10" from the existent North Structure, and 10'5" from the South structure at El Vado.

Physical address of subject site:

2415 Princeton Avenue SE

Subject site cross streets:

Central Avenue and New York Avenue

Other subject site identifiers:

This site is located on the following zone atlas page:

J-12-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

=====
This message has been analyzed by Deep Discovery Email Inspector.

Public Notice (Mailed and Electronic Mail) –El Vado Shade Structure Addition

Subject: **Public Notice of Application of Appropriateness Request**

To Elaine Faust (efaust@swcp.com) and Sarah Mandala (sarah.mandala14@gmail.com)

Hi Elaine and Sarah,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Pacificap will be submitting an application(s) for Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free standing shade structure within the courtyard of the El Vado Motel at 2500 Central Avenue SW, Albuquerque, NM, 87104 (IDO Page J-12-Z; IDO Zone District MX-M).

Legal Description: TR A1 PRELIMINARY & FINAL PLAT OF TRACT A-1, A-2 & A3 TRACTION CITY ADDITION (A RE-PLAT OF TRACT A, TRACTIONCITY ADDITION) CONT 1.3210 AC

Owner Name: SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O PACIFICAP

Owner Address: 412 NW 5TH AVE SUITE 200, PORTLAND OR 97209-3893

The El Vado Motel is located on the main street corridor, and has a property area of 1.62 acres. The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

This request does not require a public meeting or hearing. *[Wireless Telecommunications Facility only]*

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please feel free to contact me with any questions or concerns at 505-843-7587 or via email jamieson@designplusabq.com.

Useful Links

The El Vado Motel services as both a Boutique Motel and a small scale shopping center and food venue. While food vendors and stores are located within the existent structures of El Vado motel, the vast majority of dining tables and leisure areas are located outside; within the Courtyard area. Despite a number of individual shaded tables that were installed within the Courtyard in 2017 as part of the Motel's renovation, there is still ample demand for additional shaded space outdoors. The creation of a new shade structure within this Courtyard is purposed to address this demand. With the interior space of the motel extremely limited, the creation of comfortable outdoor spaces is essential to accommodate a greater number of customers, and allow El Vado businesses to continue thriving.

Design Plus is submitting an application(s) for Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free standing shade structure within the courtyard of the El Vado Motel at 2500 Central Avenue SW, Albuquerque, NM, 87104 (IDO Page J-12-Z; IDO Zone District MX-M).

Legal Description: TR A1 PRELIMINARY & FINAL PLAT OF TRACT A-1, A-2 & A3 TRACTION CITY ADDITION (A RE-PLAT OF TRACT A, TRACTIONCITY ADDITION) CONT 1.3210 AC

Owner Name: SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O PACIFICAP

Owner Address: 412 NW 5TH AVE SUITE 200, PORTLAND OR 97209-3893

The El Vado Motel is located on the main street corridor, and has a property area of 1.62 acres. The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

ZOOM NOTIFICATION



Subject: Public Notice of Application of Appropriateness Request

Hello Glen Efferts,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that PacifiCap will be submitting an application(s) for Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free standing shade structure within the courtyard of the El Vado Motel at 2500 Central Avenue SW, Albuquerque, NM, 87104 (IDO Page J-12-Z; IDO Zone District MX-M).

Legal Description: TR A1 PRELIMINARY & FINAL PLAT OF TRACT A-1, A-2 & A3 TRACTION CITY ADDITION (A RE-PLAT OF TRACT A, TRACTION CITY ADDITION) CONT 1.3210 AC

Owner Name: SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O PACIFICAP
Owner Address: 412 NW 5TH AVE SUITE 200, PORTLAND OR 97209-3893

The El Vado Motel is located on the main street corridor, and has a property area of 1.62 acres. The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

The anticipated public hearing for this request will be held via Zoom on July 8th at 3:00 pm (Mountain Daylight Time)

Subject: Landmarks Commission

When: Wednesday, July 8, 2020 3:05 PM-7:05 PM (UTC-07:00) Mountain Time (US & Canada).

Where: <https://cabq.zoom.us/j/94926632852>

Landmarks Commission

Join Zoom Meeting

<https://cabq.zoom.us/j/94926632852>

Meeting ID: 949 2663 2852

One tap mobile

+13462487799,,94926632852# US (Houston)

- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Germantown)

Meeting ID: 949 2663 2852

You should receive an email from Diego Ewell with the buffer map and mailing addresses of property owners.

NOTE: Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre application discussion are intended solely to direct the applicant to seek further information.

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY
(PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

 | 6.1.2020

STAFF / DATE

 |

APPLICANT OR AGENT / DATE

Neighborhood Notification
June 8, 2020

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Rupal Engineer, R.A.
Design Plus, LLC



Subject: Public Notice of Application of Appropriateness Request

Hello GW Rio Grande LLC,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood resident that PacifiCap will be submitting an application(s) for Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free standing shade structure within the courtyard of the El Vado Motel at 2500 Central Avenue SW, Albuquerque, NM, 87104 (IDO Page J-12-Z; IDO Zone District MX-M).

Legal Description: TR A1 PRELIMINARY & FINAL PLAT OF TRACT A-1, A-2 & A3 TRACTION CITY ADDITION (A RE-PLAT OF TRACT A, TRACTION CITY ADDITION) CONT 1.3210 AC

Owner Name: SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O PACIFICAP
Owner Address: 412 NW 5TH AVE SUITE 200, PORTLAND OR 97209-3893

The El Vado Motel is located on the main street corridor, and has a property area of 1.62 acres. The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

The anticipated public hearing for this request will be held via Zoom on July 8th at 3:00 pm (Mountain Daylight Time)

Subject: Landmarks Commission

When: Wednesday, July 8, 2020 3:05 PM-7:05 PM (UTC-07:00) Mountain Time (US & Canada).

Where: <https://cabq.zoom.us/j/94926632852>

Landmarks Commission

Join Zoom Meeting

<https://cabq.zoom.us/j/94926632852>

Meeting ID: 949 2663 2852

One tap mobile

+13462487799,,94926632852# US (Houston)

Neighborhood Notification
June 8, 2020

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Rupal Engineer, R.A.
Design Plus, LLC

SANCHEZ HELEN
2328 NEW YORK ST SW
ALBUQUERQUE NM 87104

ANGEL INC
1705 SAN CRISTOBAL RD SW
ALBUQUERQUE NM 87104-1130

GW RIO GRANDE LLC
900 SKOKIE BLVD SUITE 213
NORTHBROOK IL 60062-4042

HIGHSPENCER TRACY C
2424 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

AMBURGEY ROBERT M & CRISTINA G
TRUSTEES AMBURGEY TRUST
3213 17TH STREET ST SE
PUYALLUP WA 98374

BRENNER DAVID C & AMANDA SUSAN
CO-TRUSTEES BRENNER RVT
2404 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

TIDWELL MARK D & CHAPMAN
BRADLEY S
2400 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

BARRERAS ROSE S
2313 NEW YORK AVE SW
ALBUQUERQUE NM 87104

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

IVES PETER B
2408 NEW YORK AVE SW
ALBUQUERQUE NM 87104

CORTEZ EDWARD & IDA MAY
2324 NEW YORK AVE SW
ALBUQUERQUE NM 87105

NEW YORK TRANSMISSION LLC
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE NM 87194-7278

LOWERY BRIAN J
2416 NEW YORK AVE SW
ALBUQUERQUE NM 87104

SUNDANCE VILLAGE LIMITED
PARTNERSHIP C/O PACIFICAP
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

SUNDANCE VILLAGE LIMITED
PARTNERSHIP C/O PACIFICAP
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

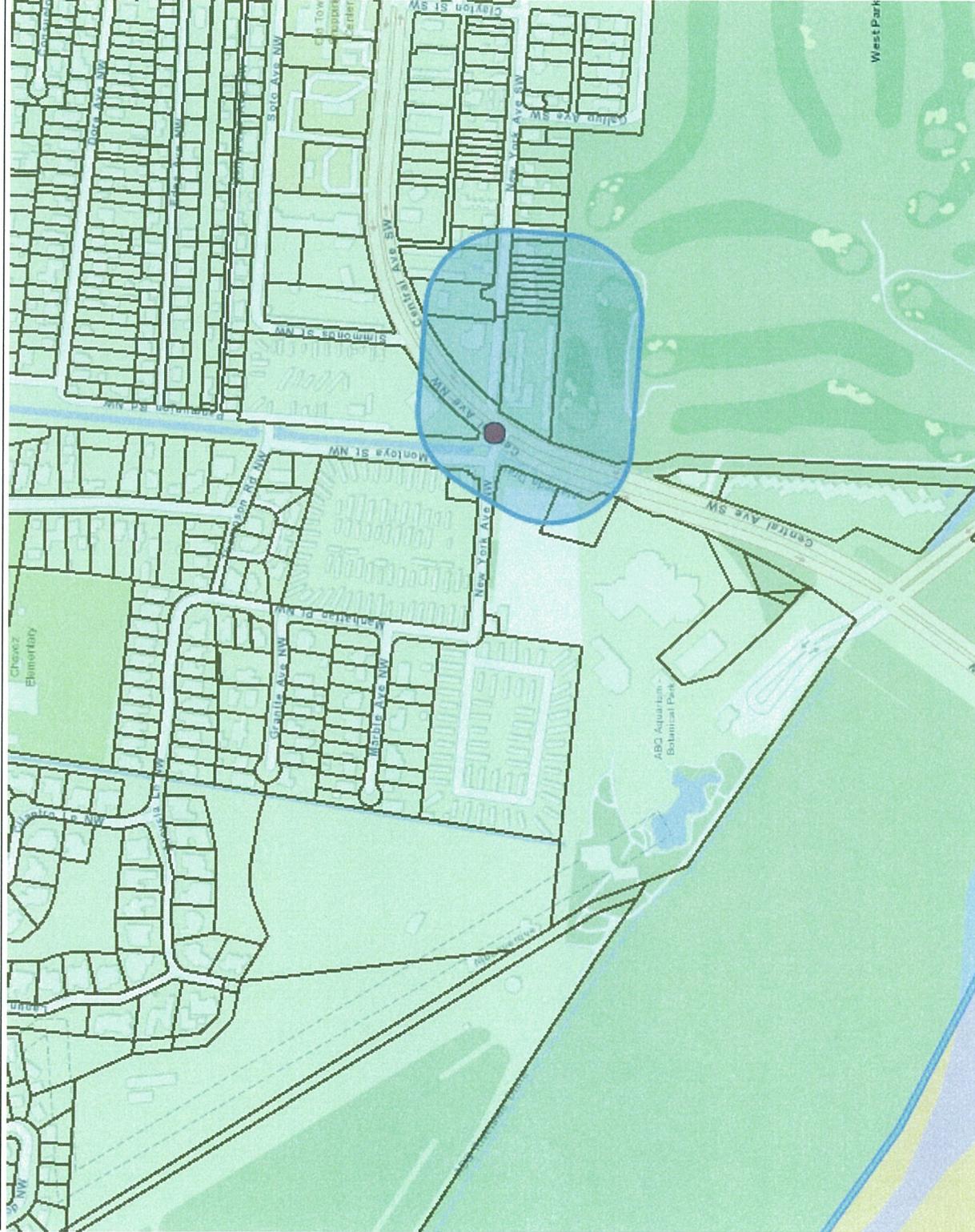


Central Ave NW & New York Ave SE



Legend

- Bernalillo County Parcels



Notes

Buffer: 250 Ft.
ROW Central: 150 Ft.

908

0

454

908 Feet

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

1 : 5,448

WGSS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



ALBUQUERQUE COUNTRY CLUB
PO BOX 7278
ALBUQUERQUE NM 87194-7278

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



BARRERAS ROSE S
2313 NEW YORK AVE SW
ALBUQUERQUE NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



WEST PARK NEIGHBORHOOD ASSN.
SARAH MANDALA
2225 ALHAMBRA AVENUE SW
ALBUQUERQUE, NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



TIDWELL MARK D & CHAPMAN
BRADLEY S
2400 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



GW RIO GRANDE LLC
900 SKOKIE BLVD SUITE 213
NORTHBROOK IL 60062-4042

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



NEW YORK TRANSMISSION LLC
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



SUNDANCE VILLAGE LIMITED
PARTNERSHIP C/O PACIFICAP
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



HIGSPENCER TRACY C
2424 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



WEST PARK NEIGHBORHOOD ASSN.
ELAINE FAUST
200 GALLUP AVENUE SW
ALBUQUERQUE, NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



WEST OLD TOWN N.A.
GLEN EFFERTZ
2918 MOUNTAIN ROAD NW
ALBUQUERQUE, NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



AMBURGEY ROBERT M & CRISTINA G
TRUSTEES AMBURGEY TRUST
3213 17TH STREET ST SE
PUYALLUP WA 98374

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



BRENNER DAVID C & AMANDA SUSAN
CO-TRUSTEES BRENNER RVT
2404 NEW YORK AVE SW
ALBUQUERQUE NM 87104-1646

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



CORTEZ EDWARD & IDA MAY
2324 NEW YORK AVE SW
ALBUQUERQUE NM 87105

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



SUNDANCE VILLAGE LIMITED
PARTNERSHIP C/O PACIFICAP
412 NW 5TH AVE SUITE 200
PORTLAND OR 97209-3893

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



LOWERY BRIAN J
2416 NEW YORK AVE SW
ALBUQUERQUE NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



IVES PETER B
2408 NEW YORK AVE SW
ALBUQUERQUE NM 87104

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



ANGEL INC
1705 SAN CRISTOBAL RD SW
ALBUQUERQUE NM 87104-1130

Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107-1743



SANCHEZ HELEN
2328 NEW YORK ST SW
ALBUQUERQUE NM 87104

NEIGHBORHOOD COMMENT

Fwd: Re: Public Notice of Application of Appropriateness Request-El Vado Shade Structure Addition

jamieson@designplusabq.com

Mon 6/8/2020 6:16 PM

To:Naji, Leslie <lnaji@cabq.gov>;

----- Original Message -----

Subject:Re: Public Notice of Application of Appropriateness Request-El Vado Shade Structure Addition

Date:2020-05-26 16:39

From:efaust <efaust@swcp.com>

To:<jamieson@designplusabq.com>

Cc:<sarah.mandala.14@gmail.com>

Hello Jamieson,

I see the last email I responded to had a typo on Sarah's email. The shade structure looks nice and will make El Vado more comfortable.

Thank you,

Elaine Faust

On May 26 2020 3:30 PM, jamieson@designplusabq.com wrote:

Hi Sarah Mandala and Elaine Faust,

I am emailing you behalf of Design Plus LLC as part of the PUBLIC NOTICE OF APPLICATION OF APPROPRIATENESS REQUEST/(IDO) SUBSECTION 14-16-6-4(K)(2) MAILED PUBLIC NOTICE to inform you of our APPLICATION OF APPROPRIATENESS REQUEST for the construction of a free standing shade structure within the courtyard of the El Vado Motel. Please see attached for more information. If you have any questions or concerns, please feel free to let me know.

Thank you,

Jamieson Wiggins

Design Plus Abq.

=====
This message has been analyzed by Deep Discovery Email Inspector.

Form L: Historic Preservation and Landmarks Commission (LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures: <u>None</u>		<input type="checkbox"/> Old Town – HPO-5	<input checked="" type="checkbox"/> City Landmark
Noncontributing Structures: <u>3 structures (R-1); 1 structure (A-3)</u>		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures: <u>None</u>		Residential Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

***PLEASE NOTE:** Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.

- HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**
 - All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
 - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

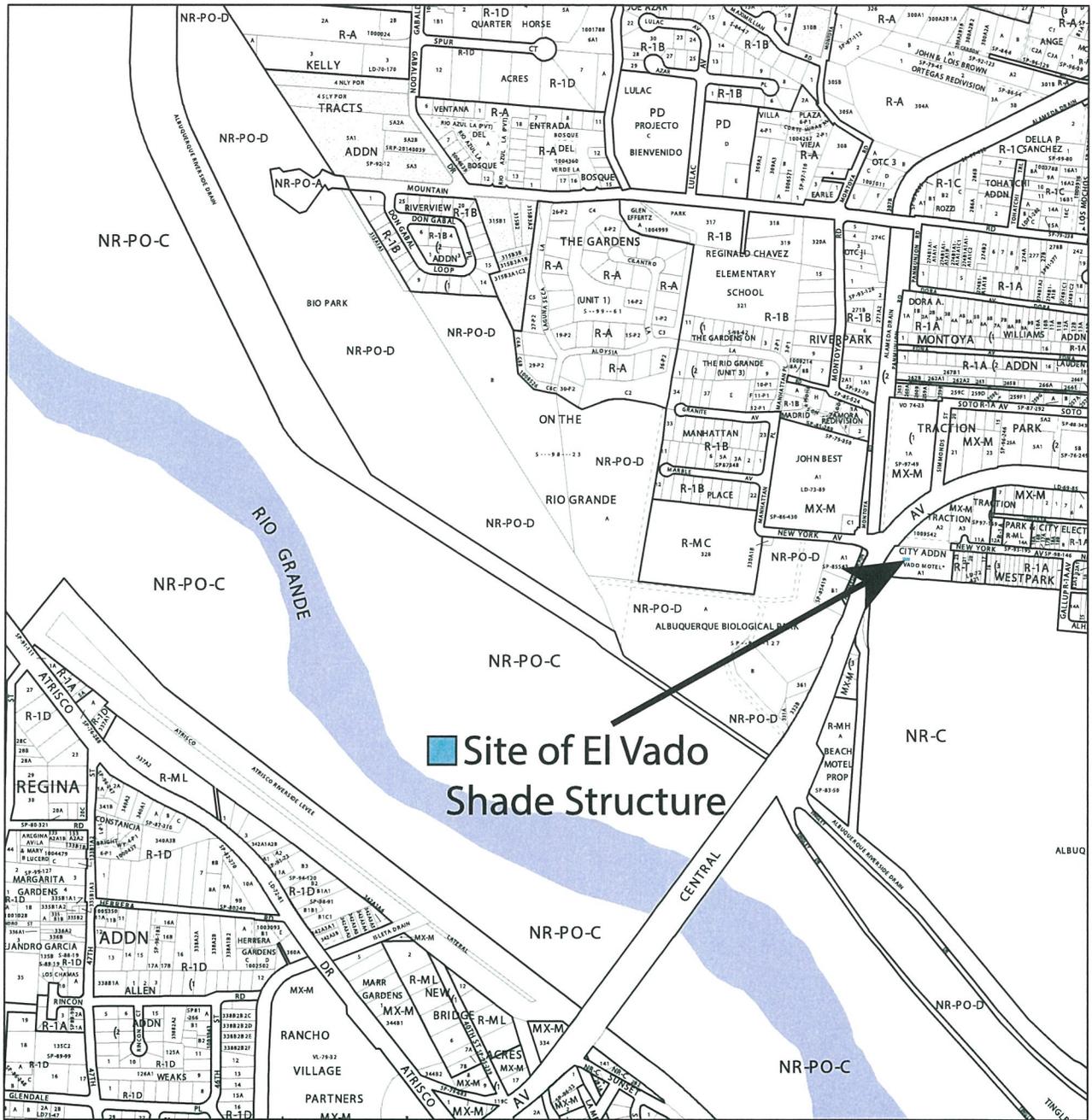
- INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**
 - Interpreter Needed for Hearing? if yes, indicate language: _____
 - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - Sign Posting Agreement

- DEMOLITION OUTSIDE OF HPO Requires Public Hearing**
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)
- HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**
 - All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
 - Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-6(D)(3)
- HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Proposed Design Standards and Guidelines
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)
- ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Jamieson Wiggins Date: 5/22/2020
 Printed Name: Jamieson Wiggins Applicant or Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



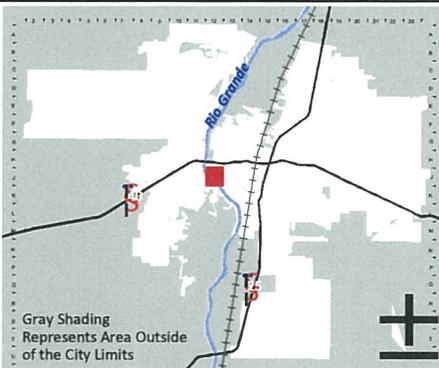
■ Site of El Vado
Shade Structure

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000
Feet

RENDERS OF PURPOSED SHADE STRUCTURE FOR EL VADO. DESIGN PLUS. 2020.



Subject: **Public Notice of Application of Appropriateness Request**

To Elaine Faust (efaust@swcp.com), Sarah Mandala (sarah.mandala14@gmail.com), Gil Clark (g.clarke45@comcast.net), and Glenn Effertz (gteffertz@gmail.com).

Hi all,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Pacificap will be submitting an application(s) for Historic Certificate of Appropriateness to be reviewed and decided by the City of Albuquerque Land Marks Commission. The application is for the addition of a free standing shade structure within the courtyard of the El Vado Motel at 2500 Central Avenue SW, Albuquerque, NM, 87104 (IDO Page J-12-Z; IDO Zone District MX-M).

Legal Description: TR A1 PRELIMINARY & FINAL PLAT OF TRACT A-1, A-2 & A3 TRACTION CITY ADDITION (A RE-PLAT OF TRACT A, TRACTION CITY ADDITION) CONT 1.3210 AC

Owner Name: SUNDANCE VILLAGE LIMITED PARTNERSHIP C/O PACIFICAP

Owner Address: 412 NW 5TH AVE SUITE 200, PORTLAND OR 97209-3893

The El Vado Motel is located on the main street corridor, and has a property area of 1.62 acres. The shade structure will be constructed on existent property. There will be no alteration to the area of the El Vado property. El Vado motel is currently used as a Boutique Motel and shopping center, and would remain so following this addition. The shade structure will be made of a metal with white paint finish and will take up an area of 2562 square feet. The new structure will be built free standing with a 6'10" gap between it and the existent El Vado building North of it, and a 10'5" gap between the structure and the existent Southernmost El Vado building.

The anticipated public hearing for this request will be on July 8th at 3:00 pm (Mountain Daylight Time) in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.* You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please feel free to contact me with any questions or concerns at 505-843-7587 or via email jamieson@designplusabq.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

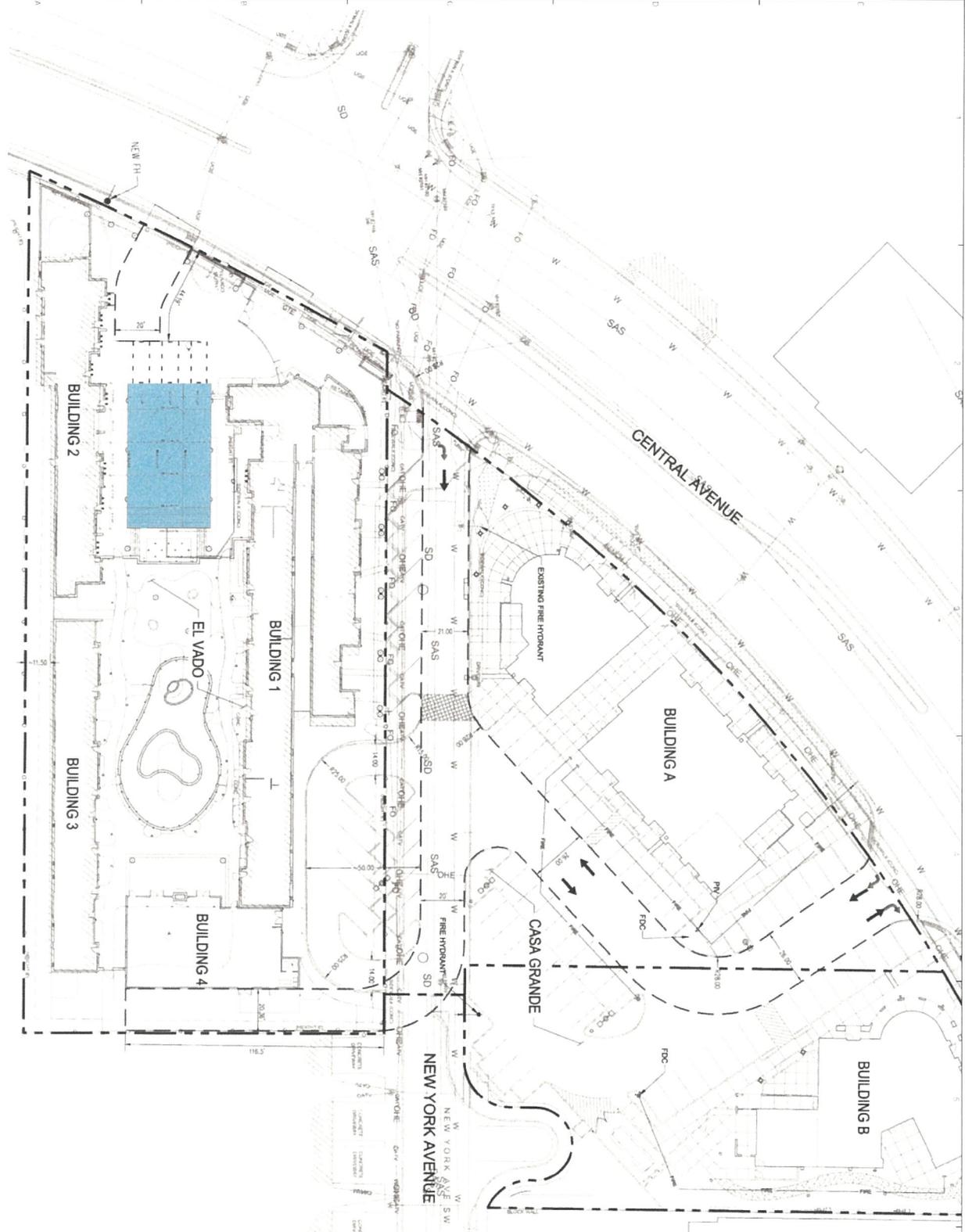
Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Jamieson Wiggins
Design Plus Intern

① EL VADO SHADE STRUCTURE ADDITION SITE PLAN
 1" = 20'-0"



■ PURPOSED FREESTANDING SHADE STRUCTURE

② ABO IDO ZONING MAP
 1" = 300'-0"



Project Number	
CAD DWG FILE:	
DRAWN BY:	
CHECKED BY:	
COPYRIGHT:	
DESIGN PLUS, LLC	
SHEET TITLE	

PACIFICAP
 EL VADO AMPITHEATRE SHADE
 STRUCTURE
 2500 Central Avenue SW

2415 PRINCETON DR. NE, SUITE E
 ALBUQUERQUE, NM 87107
 505 843 7587
 www.designplusabq.com

DESIGN PLUS LLC

ELEVATIONS
 AS-101