

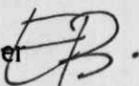
City of Albuquerque Planning Department

# MEMORANDUM

August 1, 2001

To Janet Stephens, Chair, Development Review Board

From Ed Boles, Historic Preservation Planner



About **Project #1000184, Old Albuquerque High School, City Landmark  
Site Development Plan related to LUCC 00280-00000-00119 and LUCCS-00-60**

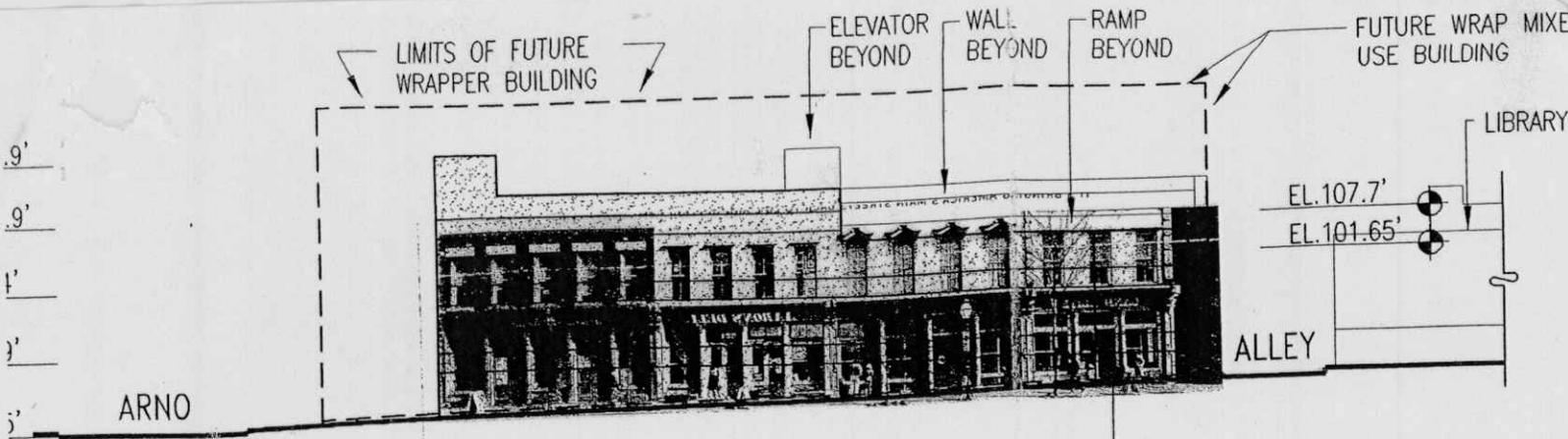
This memo accompanies that of Bob Paulsen dated July 31, 2001, regarding the same project. The City's Landmarks and Urban Conservation Commission (LUCC) approved a Certificate of Appropriateness for Phase A of the Old AHS historic rehabilitation on March 30, 2000. By initialing this memo and the revised drawings submitted by Dekker/Perich/Sabatini, I attest that these drawings show a design in large part unchanged from the design approved by the LUCC. The design remains appropriate within the limits of the LUCC's decision. All changes are apparently indicated by bubbles, and most respond to City standards and requirements.

A refuse collection system and enclosure are shown on sheets 1,3, and 23, and they affect the LUCC-controlled appearance of the city landmark and the historic overlay zone it anchors. The enclosure was not illustrated in the design approved by LUCC despite the original site plan's note, "trash pickup," near the Arno/Copper intersection. I think the refuse design is sufficiently compatible with the landmark and historic overlay zone to include it in this approval, provided that all of the enclosure's exterior surfaces are sided with brick salvaged on-site as noted on sheet 23. Please refer to Mr. Paulsen's memo for further discussion of the refuse installation.

The drawings do not show the LUCC-required murals designed for the parking structure's north and south facades. I attach the applicant's elevations of these facades showing the approved mural designs, without which the design is incomplete and my attest is void.

Mr. Paulsen refers to amendments of the approved plans that the Planning Department anticipates receiving from the applicant. All involved in approving this project for the City of Albuquerque should understand that the State of New Mexico Historic Preservation Division and the National Park Service also have design review authority for the project. That authority derives from state and federal rules related to the project's funding sources. Some features of the City-approved site development plan have been disapproved by the state and federal governments, so amendments will be necessary.

Depending on the extent and nature of amendments proposed by the applicant, a second public hearing of this project by the Landmarks and Urban Conservation Commission may be required.



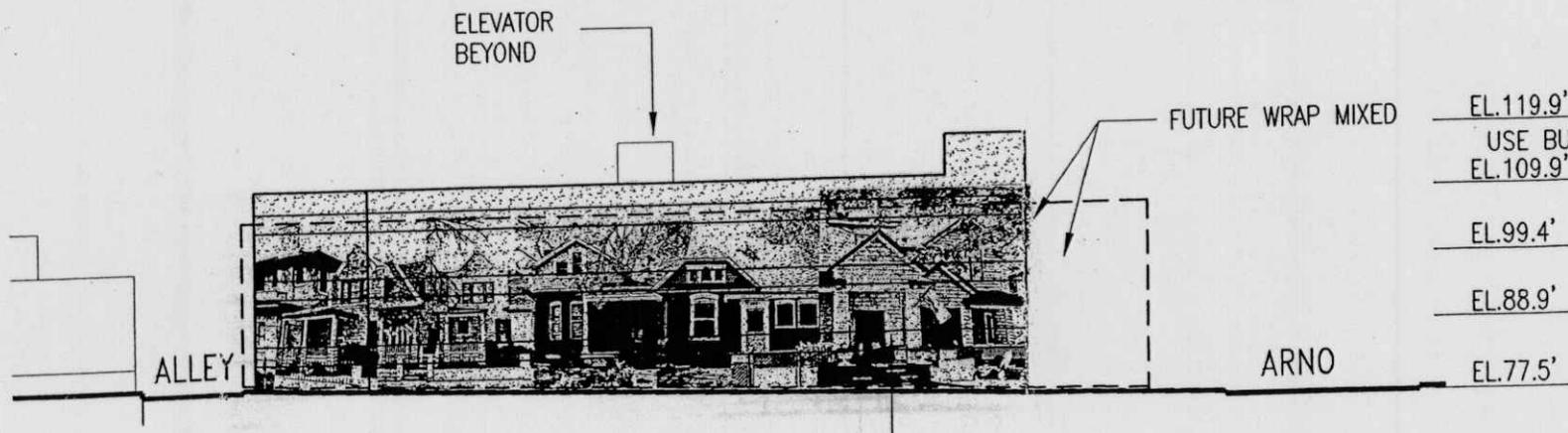
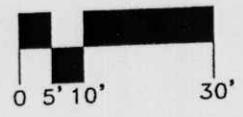
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 PRECAST CONCRETE  
 CAST-IN-PLACE CONCRETE

FINISHES: PAINT  
 STUCCO

5

South Lot - Proposed South Elevation

1"=30'



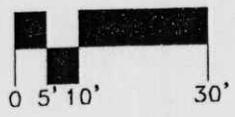
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FINISHES: PAINT  
 STUCCO

7

South Lot - Proposed North Elevation

1"=30'



# Memorandum

**To:** Janet Stephens, DRB Chair

**From:** Bob Paulsen, Principal Planner *BP*

**CC:** Ed Boles, Historic Preservation Planner  
Charles Incendio, President, Huning Highland Historic District Assoc.  
Clay Gatewood, Dekker Perich Sabatini

**Date:** 07/31/2001

**Re:** Project # 1000184, Old Albuquerque High School: Final Sign-off on Site Development Plans

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This memo is to inform you that I have reviewed the submitted drawing package for the redevelopment of Old Albuquerque High School, Project # 1000184. This includes site development plans for subdivision and building permit (phase I). The submittal appears to be in compliance with the approvals granted by the Environmental Planning Commission on March 30, 2000. My initials along the signature block confirm my favorable review.

Please refer to previous comments regarding compliance with the EPC approval of this project as provided in memo form to the DRB dated August 29, 2000, September 6, 2000, December 12, 2000 and July 2, 2001. Note that it is my understanding, based on review of the plans and on conversations with the designers, that this plan set has been altered only to the extent indicated by bubble diagram on the drawing sheets since the original submittal to the DRB in August of 2000.

There are a few issues that I feel should be articulated in relation to this project:

1. The EPC approved the plans for the high school redevelopment project in absence of a finalized design for on-site refuse collection and removal. At the time that the EPC approved the project, it was generally understood that refuse pick-up would occur along the west side of Arno Street. The basic objective was to provide a sensitive design and a convenient collection and pick-up system that minimized

negative impacts on adjacent properties. The applicant has worked closely with the Planning Department and with the Refuse Division to achieve favorable results. The refuse container (enclosed compactor) is located along the east side of the Gymnasium Building along Arno. The compactor is enclosed by a structure with 8-foot high walls; the compactor pad has been recessed to a level approximately 3 feet below the level of the adjacent sidewalk so as to minimize the visual impact of the compactor/enclosure from the street and to ensure full views to and from the adjacent first floor Gymnasium windows. As a section illustration in the drawing packet indicates, the enclosure walls are to be constructed with used brick from the site; the enclosure gate is constructed of painted cedar planks over a metal frame to ensure opacity. In order to reduce noise impacts to adjacent properties, the ingress/egress for refuse vehicles will be from Tijeras Avenue—a significant improvement over the earlier plans which would have required pick-up from Arno Street.

Overall, the refuse treatment meets (essentially exceeds) the EPC's approval. Minor improvements in design could include: 1) back-filling up to the east side of the enclosure wall to provide better drainage while minimizing the visual prominence of the wall 2) modifying the enclosure walls to mimic the banding pattern of the Gymnasium walls. These elements could be considered with other amendments to fencing and landscaping design that the applicant is planning. A more significant change would be relocating the refuse enclosure to the west side of the Gymnasium. While this alternative solution may be more favorable in terms of neighborhood impacts, it would be less favorable in terms of off-site visual impact since views of the project from Broadway Boulevard will be highly visible to the general public. Nonetheless, the applicant may wish to explore an alternative to the current proposal with anticipated future plan amendments.

2. The Planning Department anticipates that amendments to the approved plans (including landscaping, fencing and possibly minor design elements to one or more buildings) will be forthcoming from the applicant. This expectation is based on numerous conversations with the applicant and with the design team. In relation to the EPC's approval of the plans for this project, the amendments discussed by the designers with the Planning Department appear to represent favorable improvements that can be reviewed administratively. However, any forthcoming amendments must be reviewed on their merits. The approval granted by the final sign-off of the current plan set does not imply a favorable review/approval of future changes or amendments.

3. All plans for Old Albuquerque High School must be reviewed and approved by the LUCC and/or its staff. The submitted plans (as reviewed here) must be initialed by Ed Boles, staff to the LUCC, before the approval process can be complete.