



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1000596
Case Number: 15EPC-40008
April 9, 2015**

Staff Report

Agent	The Design Group
Applicants	Lovelace Medical Center (LMC)
Requests	Amend Site Development Plan for Subdivision (1998 Master Development Plan)
Legal Description	Tracts 1-A, 2-A, 2B-1, 2-B2 and 2-C, St. Joseph Hospital Complex
Location	On Dr. Martin Luther King, Jr. Ave. NE, between Walter St. NE and Interstate 25 (601 Dr. Martin Luther King, Jr. Ave. NE)
Size	Approximately 24.5 acres
Zoning	SU-1 for Hospital & Related Uses & Hotel

Staff Recommendation

APPROVAL of 15EPC-40008, based on the findings beginning on Page 17, and subject to the Conditions of Approval beginning on Page 20.

**Staff Planner
Catalina Lehner-AICP, Senior Planner**

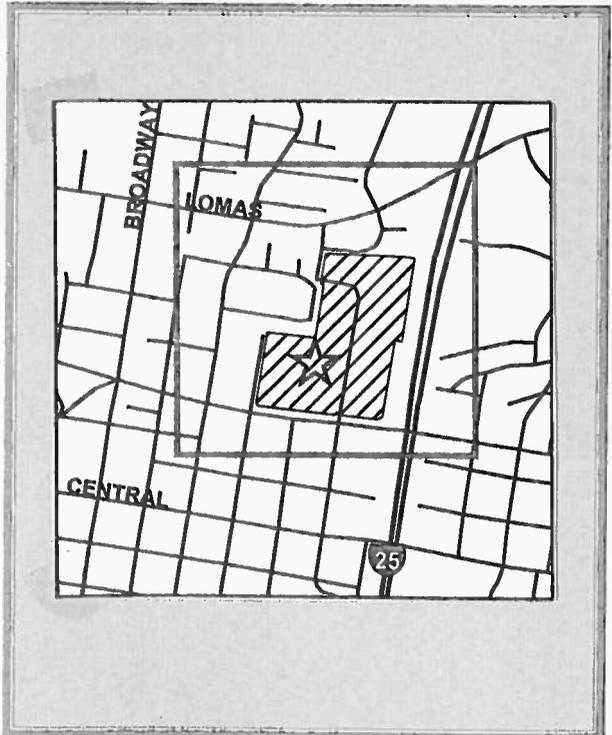
Summary of Analysis

The request is to demolish a parking structure and leave surface parking, and to replace and relocate bulk oxygen storage tanks. The three-story parking structure, built in the 1960s, is adjacent to Martineztown Park. This would amend 1998 Master Development Plan, a site development plan for subdivision with design standards, which has been amended several times.

The subject site is in the Central Urban area. The St. Joseph Hospital/Civic Auditorium Area Sector Development Plan applies. The request partially furthers applicable policies.

A facilitated meeting was not held. There is a long history of outstanding concerns regarding the subject site. Neighbors are strongly opposed to the current request. Staff received detailed comments from the Parks & Recreation Department.

Staff recommends approval subject to conditions, which are needed to mitigate the demolition's effect on the adjacent park and neighborhood, to clarify the submittal and to address related issues.



City Departments and other interested agencies reviewed this application from 3/2/15 to 3/18/15. Agency comments used in the preparation of this report begin on Page 25.



Project #1000596/15EPC-40008



Legend

- Bernalillo County Parcels
- Municipal Limits
 - CORRALES
 - EDGEWOOD
 - LOS RANCHOS
 - RIO RANCHO
 - TIJERAS
 - UNINCORPORATED AREAS
- World Street Map



1:1,289

0.0 Miles

0.01 Miles

0.0 Miles

WGS_1984_Web_Mercator_Auditory_Sphere
4/2/2015 © City of Albuquerque

This map is a user generated static output from www.cbq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Notes



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 300 feet

Project Number:
1000596
Hearing Date:
4-9-2015
Zone Map Page: J-14
Additional Case Numbers:
15EPC40008



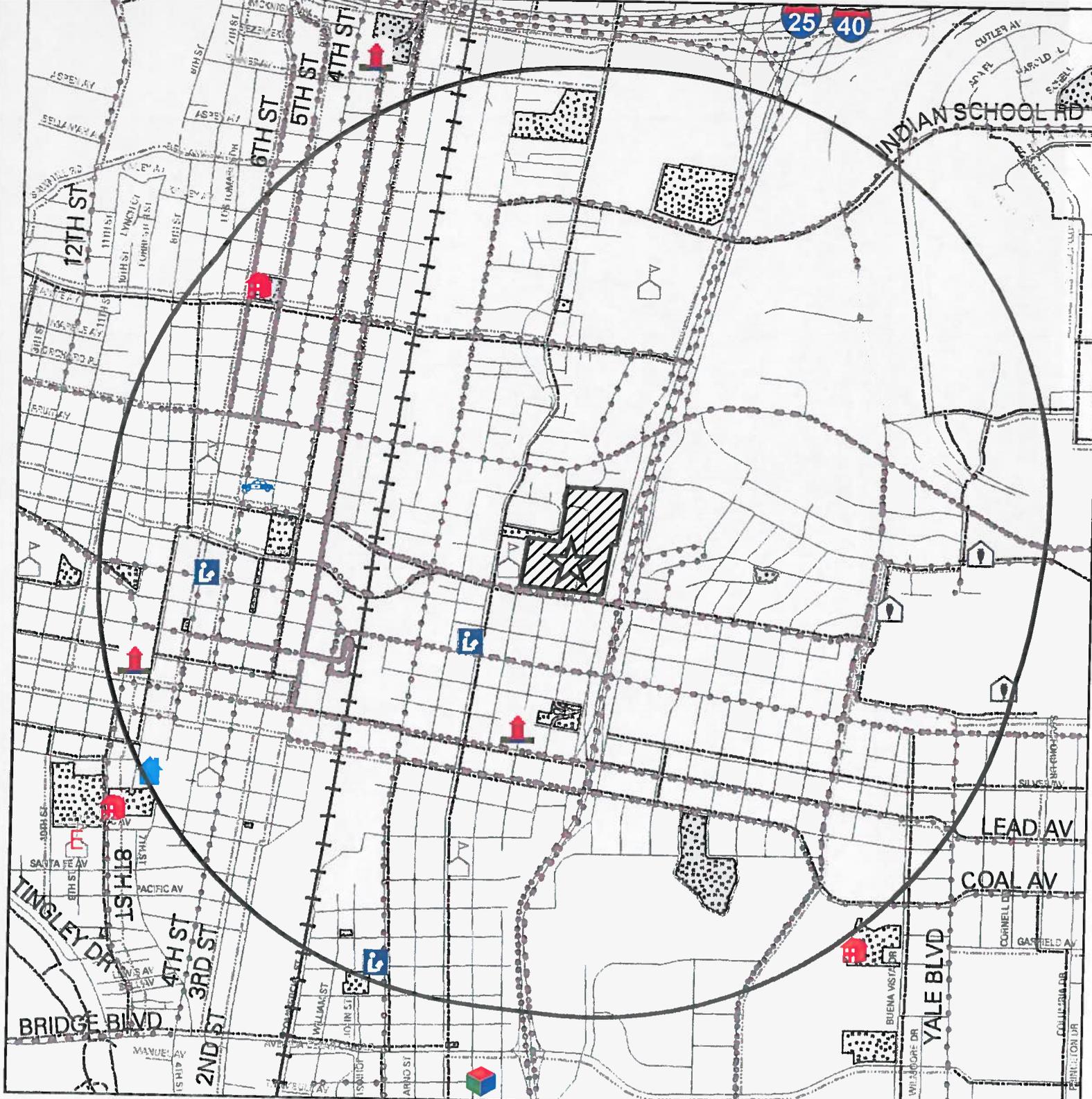
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 300 feet

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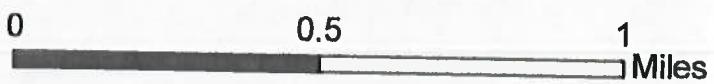


Public Facilities Map with One-Mile Buffer

- | | | | | | | | |
|--|----------------------|--|-------------------------|--|--------------------------|--|-----------------------------|
| | COMMUNITY CENTER | | FIRE | | APS Schools | | Landfill Buffer (1000 feet) |
| | MULTI-SERVICE CENTER | | POLICE | | ABQ Ride Routes | | Landfills designated by EHD |
| | SENIOR CENTER | | SHERIFF | | ABQ Bike Facilities | | Developed County Park |
| | LIBRARY | | SOLID WASTE | | Proposed Bike Facilities | | Undeveloped County Park |
| | MUSEUM | | Albuquerque City Limits | | | | Developed City Park |
| | | | | | | | Undeveloped City Park |



Project Number: 1000596



I. AREA CHARACTERISTICS

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Hospital & Related Uses & Hotel	Central Urban St. Joseph Hospital/Civic Auditorium Area Sector Development Plan	Lovelace Medical Center (Formerly St. Joseph's) Campus
North	SM SU-1 Park, SM R-T, C-2	Central Urban St. Joseph Hospital/Civic Auditorium Area Sector Development Plan South Martineztown Sector Dev. Plan	Park, Townhomes, medical offices, then Lomas Blvd.
South	SU-2 SU-1 for Drive-Up Bank, SU-2 RO, SU-1 Special Hospital: Long Term Acute-Care Hospital and Psychiatric Hospital	Central Urban Huning Highland Sector Dev. Plan	Nursing home, Parking Lot, bank, hospital
East	SU-1 for Hospital & Related Uses & Hotel	Central Urban St. Joseph Hospital/Civic Auditorium Area Sector Development Plan	Interstate-25
West	SM SU-1 for Elementary School, SM SU-1 for Park, SM R-T, SM R-LT	Central Urban South Martineztown Sector Dev. Plan	Longfellow Elementary School, Martineztown Park, townhomes

II. INTRODUCTION

Request

This request is for an amendment to the 1998 Master Development Plan as Amended, a site development plan for subdivision for Tracts 1-A, 2-A, 2B-1, 2-B2 and 2-C, St. Joseph Hospital Complex, approx. 24.5 acres (the "subject site"). The subject site is the Lovelace Medical Center campus, which includes the main hospital, medical tower buildings, parking lots, physical plant, and related activities. The NM Heart Hospital, the NM Heart Institute, and Kindred Hospital comprise the subject site's eastern side*.

The applicant proposes to demolish one of the existing parking structures (the three-story one near the Medical Towers building) and leave the ground-level parking and part of the wall. They also want to remove the two, bulk oxygen storage tanks and replace them with new tanks. Both the parking structure and the tanks are on the main hospital campus.

* Though Tracts 2B-1, 2B-2 and 2-C were amended out of the site development plan for subdivision in 2002, they are included here for advertising purposes. See also the History section of this report.

The three-story parking structure was built in the 1960s (the "1960s parking structure") and is adjacent to the Medical Towers building, aka the Cancer Treatment Center. The 1960s parking structure is proposed to be demolished because it has reached the end of its service life, is no longer worth repairing and may be structurally unsound. The proposed removal of the parking structure would result in the loss of 148 parking spaces, though the overall site would remain over-parked according to the 1998 Master Plan (see also Section VII of this report).

The bulk oxygen storage tanks need to be replaced with newer units and would be relocated near where the existing units are currently. The new location would facilitate improved truck access to service them, and open the area to allow vehicle movement in the future.

The site development plan presently in effect is the St. Joseph's Medical Center "Master Development Plan, as amended in 1998 at EPC and subsequently amended" (Z-98-8/DRB 98-97-aka the "1998 Master Development Plan as Amended", see History section).

The 1960s parking structure is not shown on the original 1998 Master Development Plan, though it existed at that time it was envisioned to have been removed. A new parking structure, in addition to the four-story one east of the 1960s parking structure, was approved as part of Phase 1-B development but was not built. The oxygen storage tanks were not included, but were probably installed later. Sheet 1 of the current submittal shows the area of the "1998 Master Development Plan as amended" proposed to be amended with this request.

Context

The subject site is located on the north side of Dr. Martin Luther King, Jr. Ave. NE, between Walter St. NE and Interstate 25, approx. 0.25 mile east of the Downtown Major Activity Center. On the subject site are two medical center tower buildings, a medical office building, a rehabilitation hospital and parking structures.

The subject site lies within the boundaries of the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan. To the north and west is the South Martineztown Sector Development Plan area and across the street to the south is the Huning Highland Sector Development Plan area. A portion of the subject site is in the St. Joseph Hospital Metropolitan Redevelopment Area (MRA). The parking structure subject of this request and Martineztown Park, however, are not included in the MRA boundary. The "bluff" landscape area, NE of the park and on the west side of the hospital campus, is included in the MRA area.

Martineztown Park is a City park and is located north of part of the subject site. Also north is a townhome development, single-family homes and some medical offices that front Lomas Blvd. To the south, across Dr. Martin Luther King, Jr. Ave. are the single-family homes of the Huning Highland area, a nursing home and a parking lot for the emergency room. To the southwest is a bank. The eastern side of the subject site contains the Heart Hospital, associated medical uses, and the Kindred Hospital. West of the subject site are Longfellow Elementary School another townhome development.

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. Dr. Martin Luther King Jr. Ave., Lomas Blvd., and Broadway Blvd. are Principal Arterials. Interstate 25 is an Urban Interstate. Walter St. and Elm St. are local streets.

A bicycle path exists along Dr. Martin Luther King Jr. Ave. ABQ Ride #50-Airport/Downtown, #12-Constitution Commuter, and #92-Taylor Ranch Express, serve the subject site. Routes #12 and #92 offer weekday service. Route #50 runs during the week and on Saturdays.

Public Facilities/Community Services

Public facilities, such as a library, a fire station, and two parks are located within approximately 0.5 mile of the subject site. Longfellow Elementary School is adjacent west of the subject site.

» For more information, please refer to the Public Facilities Map (see attachment).

III. ENVIRONMENTAL PLANNING COMMISSION (EPC) ROLE

The Environmental Planning Commission (EPC) approved the 1998 Master Development Plan. Since then, the Master Development Plan has been amended several times—both by the EPC and administratively (see History section of this report).

The request, a site development plan for subdivision amendment, is before the EPC because it exceeds the thresholds for administrative approval (AA), which are found in Zoning Code §14-16-2-22(A)(6), Special Use Zone:

“The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered plan. If the planning director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there”.

Neighborhood representatives of the Citizen’s Information Committee of Martineztown (CICM) are aggrieved parties and historically have voice many concerns related to development requests on the subject site. Therefore, the request cannot be decided administratively but must be forwarded to the EPC for consideration at a public hearing. Three other requests (2007, 2010 and 2012), which otherwise would have fit the parameters for administrative approval, were forwarded to the EPC for the same reason.

Enforcement of any outstanding Conditions of Approval from previous cases on the subject site is not the responsibility of the EPC, but rather that of the Code Enforcement Division. To the extent

that the issues raised in previous Conditions intersect with the current request, the EPC can address them through new Conditions of Approval. This is a quasi-judicial matter.

IV. HISTORY

St. Joseph Hospital was originally established as St. Joseph Sanatorium in 1902 on a portion of the subject site. The main hospital building that we see today was completed in 1968. The 8th and 9th floors were added in 1971 and the Medical Towers building was built in 1972.

Sector Development Plan

A sector development plan for the medical center campus area (St. Joseph Hospital/Civic Auditorium Area Sector Development Plan, SJHCASDP) was developed by the City Planning Division of the Municipal Development Department in 1979 and adopted by the City Council in September of that year (Council Bill R-399). Unlike the 1998 Master Plan, the SJHCASDP boundaries include the C-2 land adjacent to Lomas Blvd. and Longfellow Elementary School.

The SJHCASDP was intended to serve as a guide for redevelopment of the area and to facilitate conveyance of portions of the City's Civic Auditorium site to the Hospital for future expansion. Expansion to the west (Longfellow Elementary School and South Martineztown Neighborhood) and to the south (Huning Highland Neighborhood) was not possible. Hospital growth has been accommodated by expansion onto the site of the former Civic Auditorium, to the east of the main campus. The hospital has gradually grown into a regional medical complex and has changed owners through the years. It is now owned by Ardent Health Corporation, headquartered in Tennessee.

Additional Expansion & Master Development Plan

In 1982, the Hospital purchased 3.2 acres directly north of the main hospital campus for additional medical facilities. This property was rezoned from SU-1 for Community Uses to SU-1 for Hospital and Related Uses (Z-82-85). Some months later, the EPC approved a site development plan for a long-term care facility (Z-82-25-1), which is now known as Kindred Hospital (formerly Vencor Albuquerque).

In March 1986, the EPC approved a zone change and a site development plan 18 acres of the Hospital campus area [the "1986 Master Development Plan (Z-86-7/SD-79-1)", see attachment], which included the following area: from Dr. Martin Luther King, Jr. Ave. on the south, Walter St. on the west, I-25 on the east, and the Sandia Foundation property on the north. The remaining portions of the Civic Auditorium site had become part of the main hospital campus. Zoning for the entire site was then changed to "SU-1 for Hospital, Related Facilities, and Hotel" (the current zoning). In 1988, the St. Joseph Rehabilitation Hospital and Outpatient Center was built adjacent to High St. and the Martineztown townhouses.

In 1997, the 1986 Master Development Plan was amended administratively (AA-97-107) to allow a helipad at the NE corner of the hospital complex adjacent to the frontage road and Woodward Center, and relocation of emergency facilities to the south side of the main hospital building.

1998 EPC Case

In February 1998, the EPC heard a two-part proposal for a site development plan for subdivision and a site development plan for building permit for the Heart Hospital and related facilities, and a 1,070-space parking garage and associated circulation improvements (Z-98-8/DRB 98-97, see attachment). The request included re-platting tracts to separate the Heart Hospital from the rest of the campus. The EPC approved the request and, as a condition, required St. Joseph Hospital to submit a Master Development Plan of the Hospital campus to show as-built, proposed, and future phases of campus development.

This updated Master Development Plan (Z-98-8/DRB-98-97), referred to as the "1998 Master Development Plan", was signed-off by the Development Review Board (DRB) on July 31, 1998 and superseded the "1986 Master Development Plan".

The following phases of development were identified and approved with the "1998 Master Development Plan":

Phase	Development	Status
1-A	Heart Hospital, Phase I of 1,070-space parking garage (810 spaces built)	Completed
1-B	2 nd Phase of 1,070-space parking garage (remaining 260 spaces), related pedestrian circulation improvements	Pedestrian improvements have occurred (ex. replaced sidewalks to improve accessibility). Parking garage not completed.

Phase 1-A included the Heart Hospital and a portion of the 1,070-space parking garage. Phase 1-B is for the second phase of the 1,070-space parking garage, related pedestrian improvements between the parking garage and the Medical Center, and a pedestrian path to Martineztown Park (located north of the medical center).

The Phase 1-B area was to contain the remaining portion of the above-mentioned parking structure, which was not built. This is because the 1960s parking structure, subject of the current request, was allowed to remain even though it was not shown on the 1998 Master Plan (and therefore envisioned to have been removed), so a new parking structure to accommodate the remaining 260 off-street parking spaces was never built.

The hospital owners repaired the 1960s parking structure in lieu of demolishing it and never built the new one, thereby leaving a deficiency of 260 parking spaces from what was approved with the 1998 Master Development Plan. The current request would result in demolition of the 1960s parking structure and further reduce parking by 148 spaces (see also Section VII of this report).

The phasing of Tract 2-B, the former Civic Auditorium site, was also approved in 1998 (Z-98-8/DRB 98-97). It included the Heart Hospital (Phase 1), the Heart Institute and parking structure (Phase 2), and a 3-story addition to the Heart Hospital with a 1.5 level addition to the parking structure (Phase 3). Phases 1 and 2 were completed; Phase 3 had not been completed as of 2007.

Amendments

The following amendments to the "1998 Master Development Plan" have been approved either by the EPC or administratively by the Planning Department:

1. Z-98-8/DRB-98-97 (the "1998 EPC case", see above): A four-level parking structure and the Heart Hospital (Phase 1-A). Phase 1-B, for the second phase of the parking structure and some pedestrian improvements, has been partially completed.
2. Project #100596/AA-99-12: Amendment to Heart Hospital site development plan for building permit regarding the parking structure traffic flow pattern and reduction of 64 parking spaces. The previously approved small car spaces were eliminated (Project #100596/AA-99-12).
3. Project #1001718/02EPC-00140: In 2002, the EPC approved an amendment that subdivided out the Heart Hospital and Heart Institute parcels (Tracts 2-B1 and 2-B2). A site development plan for building permit for the Heart Institute building and associated parking structure was also approved. This was Phase II of the 1998 Master Development Plan. *Note: This case should have been assigned the same project number as #3, above.*
4. Project #100596/05AA-01559: Traffic improvements, including a round-a-bout
5. Project #100596/06AA-00132: Temporary signage, including a large banner sign to hang on the side of the main building
6. Project #1001718/06AA-00132: Addendum and changes to temporary signage (see #6, above). *Note: This case should have been assigned the same project number as #3, above.*
7. Project #100596/06AA-01049: New emergency room entrance and emergency vehicle parking.
8. Project #100596/06AA-01562: Time extension for temporary signage
9. Project #1000596/07AA-10132: Heart Hospital expansion, north side
11. Project #1000596/06EPC-01702 (the "2007 case"): In January 2007, the EPC approved a site development plan for building permit amendment to update the Medical Center façade and improve drainage and ADA accessibility on the subject site. Also included were site updates to address Zoning Code requirements with respect to landscape, lighting, signage and parking.
Though EPC approval was obtained, the applicant did not complete the façade upgrade and other renovations. The request never proceeded to the DRB. Therefore, there is no approved site development plan and no finalized conditions of approval.
12. Project #1000596/10EPC-40032 (the "2010 case"): In July 2010, the EPC approved a site development plan for subdivision amendment for three new emergency back-up generators (2 now, 1 future), with new screen walls, in the physical plant area.

Most Recent EPC Case

In July 2013, the EPC approved a site development plan for subdivision amendment for a series of improvements: replace two pylon signs with two monument signs, add stepped parapets on top of the main tower, add mechanical screening (new stucco parapets) on the roof above the emergency department, add a guard shack to the parking lot on the eastern side of Elm St., add

skylights to the roof above the main entrance, add directional signage for the main hospital, replace some asphalt paving with decorative paving, replace some existing sidewalk, and refresh the landscaping.

Note that this case should have been assigned the same project number as #3, above, Project #1000596, which is the main project number for the Lovelace Hospital Site and surrounding tracts, as related to the 1998 Master Development Plan. However, it was assigned Project #1008915/12EPC-40031 (see attachment). This was not realized until after the case had been advertised. However, Staff recently added a cross-reference to the file for recordkeeping purposes.

V. ALBUQUERQUE COMPREHENSIVE ZONING CODE

Definitions (§14-16-1-5)

Master Development Plan: A plan meeting the requirements for a site development plan for subdivision showing general building and parking locations and specifying design requirements for buildings, landscaping, lighting and signage.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning

The subject site is zoned SU-1 for Hospital and Related Uses and Hotel, a designation received in 1986 along with approval of the 1986 Master Development Plan. No zone change is proposed with the current request.

The SU-1 Zone

The SU-1 special use zone (Zoning Code §14-16-2-22) provides suitable sites for uses that are special. A "hospital for human beings, including medical helipad" is a special use [Subsection (A)(18)]. Because it does not reference an underlying zone (ex. O-1, C-2, etc.), the zoning is defined by the associated site development plan, which is the purview of the EPC.

In the SU-1 zone, by definition, the appropriateness of the use to a specific location depends upon the character of the site design. A site development plan is required [Subsection (A)(1)]. When the SU-1 zoning was requested in 1986, the St. Joseph's Medical Center Master Development Plan was associated with it (see also the History section of this report).

Enforcement

The Master Development Plan, updated in 1998 and amended several times thereafter, is the controlling document for the subject site (Z-98-8/DRB 98-97, see History section of this report). The "1998 Master Development Plan" was signed-off by the Development Review Board (DRB) and, along with subsequent amendments, is the most recent, enforceable site development plan for the subject site.

Any Conditions of Approval mentioned in the context of the current case refer back to the "1998 Master Development Plan". Recall that the conditions from the 2007 EPC case were not finalized and cannot be used for enforcement purposes. Previous conditions are mentioned here because neighbors continue to be concerned that the applicant has not adequately addressed some long-standing concerns.

VI. ANALYSIS -CONFORMANCE TO ADOPTED PLANS, GOALS & POLICIES

A) Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. 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 request includes demolition of the three-story parking structure, built in the 1960s, which is adjacent to Martineztown Park—a City park that has two public art pieces. The art pieces depict the history of the surrounding neighborhood and serve to promote cultural awareness. The request does not include sufficient information to ensure that the demolition would not adversely affect the park and the art pieces, and lessening screening between the main hospital campus and the neighborhood would generally not enhance its character or importance as a historic center of the City. The request generally does not further the Central Urban Goal.

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 following policies apply to the current request:

The demolition of the parking structure and the replacement and relocation of the bulk oxygen tanks could generally help contribute to a visually pleasing built environment, provided that adequate screening is provided and the design standards in the Master Plan followed. However, the amount of screening provided from the adjacent park would decrease and Martineztown Park, which is an identifiable part of the adjacent neighborhood in this part of the metropolitan area, could be adversely affected. In sum, the request partially furthers the Established Urban Goal.

Land Use Policies-

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 request is new development to the extent that the bulk oxygen tanks would be replaced and relocated. Leaving a portion of the parking structure's side as a wall as proposed is not

technically new development, though the demolition would be a significant change to the subject site. Neighbors are opposed to any further amendments to the 1998 Master Development Plan as Amended on the grounds that neighborhood values have not been respected over time. They are also concerned about the decrease in screening that the removal of the three-story parking structure would cause, which could adversely affect resources of social, cultural and recreational concern due to the structure's adjacency to Martineztown Park. The request does not further Policy II.B.5d-neighborhood values/environmental conditions/resources.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed removal of the parking structure would result in the loss of 148 parking spaces, though the overall site would still be over-parked- at least on paper according to the 1998 Master Plan. The applicant would provide another remote parking lot, on Lomas Blvd., for employees affected by loss of the parking structure and by the loss of the parking lot at the nearby Baptist church. Neighbors have been historically concerned about traffic on Walter St. and circulation patterns through the site; the extent to which the neighborhood would be affected by the current request, specifically, is unclear because there's no traffic update or study. The request partially furthers Policy II.B.5k- land adjacent to arterial streets.

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 current request entails removal of the 1960s parking structure which, at three stories high, serves to screen a portion of the adjacent Martineztown Park from the main hospital campus. The applicant wants to leave part of the parking structure as a wall. Though it won't be as tall as the structure, it would screen the ground-level parking from the park. However, a loss of screening to the main hospital tower would result and the unscreened roof equipment would be visible. Furthermore, the left-over wall would not match the existing wall, or the wrought iron fence, used to screen the park. In sum, the request does not further Policy II.B.5m-quality of the visual environment.

B) St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP) (Rank III)

Adopted in 1979, the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP) generally encompasses the area north of Dr. Martin Luther King, Jr. Ave., south of Lomas Blvd., east of Interstate 25 and west of Edith Blvd. and High St. In 1976, City Staff were directed by the administration and the Council to prepare a study and make recommendations concerning the hospital area and the disposition of Civic Auditorium property.

The Plan goal is to provide a land use solution for the St. Joseph Hospital/Civic Auditorium Area, with three objectives: 1) provide for growth and development needs of the hospital, 2) further the

City's neighborhood revitalization and preservation goals, and 3) retain viability of the Civic Auditorium site for future redevelopment (SJHCASDP, p. 4).

City Staff developed two recommendations- Option 1 and Option 2. Staff favored Option 1, which would enable the hospital to carry out its master plan with minimum change and with benefit to the surrounding neighborhoods (SJHCASDP, p. 21 and 25b). Option 2 would maximize redevelopment potential for the Civic Auditorium property but would lessen land available for the hospital and present some disadvantages to the neighborhood (SJHCASDP, p. 22 and 25c). Both proposed zone changes from O-1 to SU-1 for Hospital and Related uses (hospital site) and SU-1 for Community Uses (Civic Auditorium site). Option 2 added an SU-1 for C-2 uses on the northernmost parcel.

The City Council adopted Option 1. The Civic Auditorium was demolished in 1986. Since then, the Civic Auditorium site was conveyed to its previous owners (St. Joseph's) and subsequently developed with the Heart Hospital and Heart Institute. It has been subdivided out of the Master Plan area and sold; the former Civic Auditorium site is not under the same ownership as the current Lovelace facilities.

The following objective applies to the request (SJHCASDP, p. 4):

Plan Objective a: Provides for the growth and development needs of the Hospital as a major City institution.

The request to demolish one of the parking structures and replace and relocate the bulk oxygen tanks generally furthers Plan Objective a. The new tanks are a development need to support medical uses on the subject site.

C) St. Joseph's Medical Center Master Development Plan & Amendments

In 1986, a Master Development Plan for the entire medical center campus was approved and found to be in conformance with the St. Joseph's Hospital/Civic Auditorium Sector Development Plan (SJHCASDP) (Z-86-7/SD-79-1, see also the History section of this report). Subsequent amendments to the Master Development Plan have occurred, most notably in 1998- which resulted in the "1998 Master Development Plan"(Z-98-8/DRB 98-97). Since then, several amendments have been approved, both by the EPC and administratively by the Planning Director. This has resulted in the "1998 Master Development Plan as Amended."

Therefore, when any Conditions of Approval are mentioned in the context of the current case, such conditions reference back to the "1998 Master Development Plan." A challenge working with the subject site is that many changes to the original 1998 Master Development Plan have been approved—both administratively and by the EPC (see also History section of this report).

Tracking which approved conditions have been implemented, and which have not, is not an easy task. For instance, the 2007 case (Project #1000596/06EPC-01702) never proceeded to the DRB. EPC approval was obtained for a façade upgrade and various other renovations, but there is no signed-off site development plan (see also History section of this report). Because the 2007 conditions were not finalized, Code Enforcement cannot use them for enforcement purposes but

must rely upon the 1998 Master Plan as amended. Apparently, the renovations the applicant chose to do were achieved through renovation permits instead.

It is also challenging because, in the 2012 EPC case for example, some conditions of approval have been implemented but others haven't. This case (Project #1008915/12EPC-40031) did proceed to the DRB, however, and was approved. Therefore, any outstanding conditions of approval need to be complied with.

VII. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

The current request is to remove one of the existing parking structures and replace and relocate the bulk oxygen storage tanks. The parking structure proposed to be demolished, except for the walls on the ground level, is the three-story one built in the 1960s—not the newer, four-story parking structure to the east. There are two main issues: parking and screening.

The request constitutes an amendment to the “1998 Master Development Plan as Amended” (see also History section of this report), which includes a site development plan for subdivision with design standards and a site development plan for building permit for the Heart Hospital, Heart Institute and an associated parking structure (see attachments), and subsequent amendments. The request must comply with the design standards.

Drawings

Sheet 1 of the current request shows the area of the Master Development Plan that would be amended. The physical plant area where the bulk oxygen tanks are located is included on the 1998 Master Development Plan. The 1960s parking structure, proposed for demolition, is not shown on the 1998 Master Development Plan because it was supposed to have been removed at that time and eventually replaced by a new structure adjacent to the four-story parking structure, where the current valet parking area is located.

Sheet 2 contains a site demolition plan and a paving plan for the surface parking to remain. The demolition plan indicates that the top, two levels of the 1960s parking structure would be removed, leaving the bottom (or ground) level. As shown on Sheet 3, the bridge between the parking structure and the medical towers building (labeled as the existing cancer treatment building) would be removed and replaced with windows and stucco finish to match the existing building.

Parking

The 1998 Master Development Plan indicates a total of 1,826 parking spaces for the entire medical campus. “COA Required Spaces” is listed as 939, though no calculations are shown so it's unknown how this number was arrived at. Regardless, since the subject site is zoned SU-1 and does not reference an underlying zone in the Zoning Code, the EPC has discretion over parking pursuant to §14-16-2-22(C).

With the removal of the top two stories of the 1960s parking structure, the “Provided Spaces” is now listed as 1,677. $1,826 - 1,677 = 149$ spaces lost. Near the top of Sheet 1, the “Total Spaces for Parking Structure and Surface Lots” is now listed as 982. It was 1,130 on the 1998 Master

Development Plan, for a difference of 148 spaces. The discrepancy of one space is probably due to the difficulty in reading the 1998 Master Development Plan, which has been copied and re-copied over time. The applicant has indicated that 148 is correct. Therefore, the new parking total near the top of Sheet 1 should be 1,678 spaces (not 1,677).

The "Site Paving Plan" on Sheet 2 shows parking spaces on the ground that are proposed to remain. They need to be dimensioned, along with the drive-aisles. Regular, compact (if any) and HC space totals need to be listed as notes, or in tabular format, on the right-hand side of the sheet (standard procedure). Also, the HC spaces are counted as part of the total and not separately (MC spaces are the ones counted separated for purposes of parking calculations).

The submittal does not address motorcycle (MC) spaces and bicycle spaces, but should. Again, pursuant to the subject site's zoning, parking is as decided by the EPC. The 1998 Master Development Plan shows two bicycle racks near the south side of the area of the 1960s parking structure. However, since this parking structure is not shown on the 1998 Master Development Plan, it's hard to determine the bike racks' exact location. However, they were intended to be provided.

Walls & Screening

The existing wall on ground level of the parking structure's northern, eastern and southern sides is proposed to remain. It's unclear if there is a wall on the western side. Two vehicular openings on the western side are shown as remaining. The existing wall would be saw cut to between 8 and 12 feet high. The height should be specified, though perhaps it varies so much due to existing grade changes.

None of the foundation of the wall is planned to be disturbed, other than the cutting. Since the parking structure was built in the 1960s and has approached the end of its life span, Staff is concerned about the extent to which the remaining walls and foundation would be structurally sound. The concrete may crumble when disturbed, but this is unknown. Parks Staff requests an independent evaluation by a structural engineer (not the applicant). They are concerned that debris from the demolition could fall onto park property and damage landscape, the irrigation system and the nearby public art piece (see attachments).

Another solution would be to demolish the structure in its entirety, which would allow a new wall to be constructed. The new wall could match, in color(s) and material(s), the existing wall that abuts the parking structure to the west and runs from the APS property and along Park property. The new wall would provide a more aesthetically pleasing screen between the hospital campus and Martineztown Park, and would also serve as a visual symbol that this adjacent land is a public park with cultural and historical value (see attachments).

Another option would be to remove all of the walls and leave only the foundation. The applicant states that the northern wall cannot be removed because it contains electrical equipment. Staff is concerned about the age of this equipment and suggests that other engineering solutions be considered. There's no indication that the equipment could not be relocated. Leaving just the foundation, however, would probably preclude construction of a new wall. At a minimum, should

the EPC decide to allow the northern wall to remain, Staff suggests that it be re-finished to match the existing wall to the west as closely as possible.

Drainage

Drainage is an issue of historical concern on the subject site. The topic enters the current discussion because it is unknown how the removal of the 1960s parking structure will affect drainage, and the request does not address drainage.

Since the top level of the parking structure would no longer exist, water would have to find new drainage flow patterns. The original walls are proposed to remain on the ground level of the structure, but there is no indication how water would be handled. Ponding is not permitted. Hydrology Staff has indicated that the request must meet current, applicable requirements of the City's drainage ordinance. Furthermore, when the structure was built approximately 40 years ago, it is unclear how drainage was handled then.

A grading and drainage plan is not a part of the current request. Using contour information in the City's GIS system, Staff calculated that the slope of the land under the 1960s parking structure is 7.8%. There is a grade change of 10 feet from SE to NW, and the structure measures 128 feet wide. $10/128=0.078$, or 7.8%. The top level and the ground level of the structure may have different slopes, but it's unknown. Since it is known that water drains to the park and public right-of-way, Staff requests that drainage information be provided as part of this process and not *after* any demolition work has occurred.

VIII. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT-DESIGN STANDARDS

Analysis

The design standards address landscaping, lighting, pedestrian access, signage and building character. Staff evaluated the proposed amendment against these design standards, with which the request is required to comply.

Landscaping (summarized): New landscaping shall include plant species consistent with those existing on the campus. Shade trees shall be located adjacent to streets and pedestrian routes and within all at-grade parking areas. Shade trees and landscaping shall be located within parking islands.

The landscaping design standard applies to the current request, though the request itself does include landscaping. The "1998 Master Development Plan" shows existing and proposed (in 1998) landscaping, including several varieties of street trees and shrubs. Some subsequent amendments included landscaping. Landscaping, especially as it relates to screening, has historically been a neighborhood concern. Additional landscaping in places along Walter St. was required in 2012 (see attachment) and appears to not have been installed. Staff suggests that those concerned follow-up with Code Enforcement Staff, since this item is not directly related to the current request.

The demolition of the 1960s parking structure would leave a concrete pad and part of a wall. However, the surface parking would be required to have parking lot islands. Pursuant to the above design standard, the parking lot islands are required to have trees.

Lighting (summarized): Light is required to be consistent with the type and character of existing lighting. Parking area lighting shall consist of 20 foot high pole mounted fixtures. Pedestrian walkway lighting shall be coordinated with parking area lighting. New building entrances and signage shall be adequately illuminated for ease of access.

The current request would leave a surface parking lot. The demolition would include removal of the light poles on the top level, and installation of three new, 30 foot light poles. Neighbors are already concerned about light spillage from the campus. Any new light poles would be limited to 20 feet, and would be required to be consistent with lighting fixtures on the campus. Part of the 2010 EPC case was to note the different types of light poles and their locations, which was done. The type of light pole for the current request needs to be indicated and consistent with the light pole types from the 2010 case.

Pedestrian Access (summarized): A clear pedestrian route shall connect all facilities. Pedestrian routes shall include 6 ft. sidewalks with adequate lighting and adjacent shade trees. Seating shall be located at each new building entry. Crosswalks with raised or scored paving shall be installed along all pedestrian crossings and shall be clearly designated.

The current request does not propose any changes to pedestrian access on the subject site. Crosswalks from the parking facilities to the hospital facilities, which were striped in 2010, are now the "raised or scored" concrete that the design standards require.

Signage (summarized): New signage shall be the internally illuminated monument type at key parking areas. Building signage shall be internally illuminated and limited to the signage shown on the elevations.

The current request does not propose any new signage.

Building Character (summarized): New buildings shall be consistent with the character of existing buildings. Brick bases shall accent entrances. Earth toned stucco and synthetic finish systems are required. Blue trellises shall accent entrances and vertical elements.

The current request does not propose any new buildings.

Conclusion

The applicant is required to comply with these design standards as approved by the EPC and the DRB (Z-98-8/DRB-98-97). Compliance with the controlling site development plan, the "1998 Master Development Plan as Amended", is required regardless of the limited scope of the current request. Specific instances of non-compliance can be dealt with through enforcement action.

IX. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Transportation Development Staff have several comments, mostly for clarification. They request that parking spaces for the Medical Towers Building (cancer center) be clarified in the parking table, that spaces and drive aisles are dimensioned, landscape islands added, ADA signage added and space for the ADA van space be provided and labeled.

The Parks and Recreation Department (PRD) has several concerns. One major concern is that the park, including its landscaping and public art piece, be protected during demolition and that debris remain on the subject site. The PRD suggests a new wall, built to match the existing one, to screen the park and that screening of existing mechanical equipment be provided. There is also concern regarding drainage, since the subject site slopes downward and water flows into the park.

PNM requests coordination regarding existing transformer facilities and electric lines near the area to be demolished. Agency comments begin on p. 25 of this report.

Neighborhood/Public

The affected neighborhood organizations are: the Broadway Central Corridors Partnership, Inc. (BCCP), the Citizens Information Committee of Martineztown (CICM), the Huning Highland Historic District Association (HHDA), the Martineztown Work Group, Santa Barbara-Martineztown Association, the Silver Hill Neighborhood Association (SHNA), the Spruce Park Neighborhood Association (SPNA) and the Sycamore Neighborhood Association (SNA), University Heights NA and the Victory Hills NA, which were notified as required.

A facilitated meeting was neither recommended nor held. Staff received correspondence from the Villa de San Martin Homeowners' Association and residents of the Villa de San Martin subdivision, which is north of Martineztown Park. Both are opposed to the request. The HOA letter (dated March 29, 2015) expresses concern that portions of the 1998 Master Plan were not completed, such construction of a 4-story parking structure where the existing valet parking lot is, adjacent to the existing parking structure. Drainage issues were not corrected, so the eastern portion of Martineztown Park remains incomplete. Other HOA concerns are inadequacy of the left-over wall for screening, unattractiveness of the left-over wall, insufficient setback from the park, flooding, and standing water in the sewer grate (see attachments).

The Villa de San Martin subdivision residents are concerned that removal of the parking structure will greatly reduce the screening between their homes and the hospital campus, and would prefer at least a wall that matches the existing wall to the west and would like more trees for a buffer (see attachments). They are also generally worried about affect to property values. Other concerns include noise, fumes from an unidentified sewer/drainage problem, storm water run-off down the existing canale that crosses the undeveloped, eastern portion of Martineztown Park.

Staff also received correspondence (dated march 30, 2015) from the Citizens Information Committee of Martineztown (CICM), which is the NA for South Martineztown. The CICM opposes any further amendments to the 1998 Master Development Plan. They have several long-standing concerns with development on the subject site and want to ensure that all previous conditions of approval for the subject site are met (see attachments). They are opposed to the current request, and believe that the applicant is ignoring previous agreements it had made with the neighborhood.

The CICM is concerned that the applicant had agreed to eliminate the northern access drive from the Medical Towers Building to Walter St., install a façade treatment on the new four-level parking structure (Phase 1B which was not built), and create a landscape buffer on the southern side of the

park. These things were not done. The CICM is also opposed because they believe the request would worsen an existing eyesore, avoid renovation of the eastern portion of Martineztown Park, worsen views, not address the drainage canale/flooding issue and not address the storm/sewer grate with standing water in it. They believe these issues adversely affect the public health, safety and welfare.

XI. CONCLUSION

This request is for an amendment to a site development plan for subdivision to demolish an existing parking structure (the three-story one near the Medical Towers building) and replace and relocate the bulk oxygen storage tanks on the main the hospital campus. The governing site development plan for subdivision is the "1998 Master Development Plan as Amended" (Z-98-8/DRB 98-97).

The subject site is located on Dr. Martin Luther King Jr. Blvd., in the Central Urban area of the Comprehensive Plan. The St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP) also applies. In sum, Staff finds that the request partially furthers applicable policies.

A facilitated meeting was neither recommended nor held. Several neighborhood organizations were notified as required. Staff received letters and attachments from the Villa de San Martin Homeowners' Association, Villa de San Martin residents, and the Citizens Information Committee of Martineztown (CICM). Their concerns are discussed in Section X of this report. In brief, the concerns include inadequate screening, unattractiveness of the wall, light spillage, and drainage.

Conditions of approval are needed to ensure compliance with the design standards in the "1998 Master Development Plan", to address outstanding issues, and to clarify the submittal. Staff recommends approval of the request subject to conditions.

FINDINGS -15EPC-40008, April 9, 2015-Site Development Plan for Subdivision Amendment

1. The subject request for an amendment to a site development plan for subdivision for Tracts 1-A, 2-A, 2-B1, 2-B2 and 2-C, St. Joseph Hospital Complex, an approximately 24.5 acre site (the "subject site") located on Dr. Martin Luther King, Jr. Boulevard NE, zoned SU-1 for Hospital & Related Uses & Hotel.
2. The applicant proposes to demolish the existing parking structure near the Medical Towers building, which is three-stories high and was built in the 1960s. The intent is to leave the ground-level parking, part of wall and the foundation. The two, bulk oxygen storage tanks are proposed to be replaced and relocated. Both the parking structure and the tanks are on the main hospital campus.
3. The signed-off site development plan that governs the subject site is the "1998 Master Development Plan" (Z-98-8/DRB-98-97), which superseded the "1986 Master Development Plan" (Z-86-7/SD-79-1), and has been amended subsequently several times both administratively and by the EPC.
4. The request falls within the parameters for administrative approval (AA) of an amendment to the site development plan for subdivision pursuant to §14-16-2-22(A)(6) in terms of not affecting building configuration, square footage or vehicular circulation. However, neighborhood representatives from the Citizens Information Committee of Martineztown (CICM) have indicated that they are aggrieved. Therefore, the request cannot be decided administratively but must be forwarded to the Environmental Planning Commission (EPC), which will decide the case.
5. The request must comply with the design standards in the "1998 Master Development Plan." Evaluating subsequent site development plans against the approved Master Development Plan is a standard procedure for SU-1 zoned sites.
6. The Comprehensive Plan, the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan, which is part of the Established Urban Area, and the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP).
8. The request partially furthers the following, applicable Comprehensive Plan Goal and land use policy:
 - A. Established Urban Goal. The demolition of the three-story parking structure, built in the 1960s, and the replacement and relocation of the bulk oxygen tanks could generally help

contribute to a visually pleasing built environment, provided that adequate screening is provided and the design standards in the Master Plan followed. However, the amount of screening from the adjacent Martineztown Park would decrease. The park, which is an identifiable part of the adjacent neighborhood in this portion of the metropolitan area, could be adversely affected.

- B. Policy II.B.5k- land adjacent to arterial streets. Removal of the 1960s parking structure would result in a loss of 148 parking spaces, though the overall site would still be over-parked- at least on paper according to the 1998 Master Plan. The applicant would provide another remote parking lot, on Lomas Blvd., for employees affected by loss of the parking structure and loss of the parking lot at the nearby Baptist church. Neighbors have been historically concerned about traffic on Walter St. and circulation patterns through the site; the extent to which the neighborhood would be affected by the current request is unclear because there's no traffic update or study.
9. The request does not further the following, applicable Comprehensive Plan Goal and land use policies:
- A. Central Urban Goal. The request does not include sufficient information to ensure that the demolition of the parking structure, which is adjacent to Martineztown Park, would not adversely affect the park and the public art pieces. Lessening screening between the main hospital campus and the neighborhood would generally not enhance its character or importance as a historic center of the City.
- B. Policy II.B.5d-neighborhood values/environmental conditions/ resources. The bulk oxygen tanks would be replaced and relocated. Leaving a portion of the parking structure as a wall is not technically new development, though the demolition would be a significant change to the subject site. The Citizen's Information Committee of Martineztown is opposed to any further amendments to the 1998 Master Development Plan as Amended on the grounds that neighborhood values have not been respected over time. They are also concerned about the decrease in screening that removal of the three-story parking structure would cause, which could adversely affect resources of social, cultural and recreational concern due to the structure's adjacency to Martineztown Park.
- C. Policy II.B.5m-quality of the visual environment. The current request entails removal of the 1960s parking structure which, at three stories high, serves to screen a portion of the adjacent Martineztown Park from the main hospital campus. The applicant wants to leave part of the parking structure as a wall. Though it won't be as tall as the structure, it would screen the ground-level parking from the park. However, a loss of screening to the main hospital tower would result and the unscreened roof equipment would be visible. Furthermore, the left-over wall would not match the existing wall, or the wrought iron fence, used to screen the park.
11. The request generally furthers Plan Objective A of the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP), which is to provide for the growth and development needs of the Hospital as a major institution. Demolishing one of the parking

structures and replacing and relocating the bulk oxygen tanks are efforts that generally support medical uses on the subject site.

12. A Traffic Impact Study (TIS) has not been done for the subject site and was not required for the request.
13. The Broadway Central Corridors Partnership, Inc. (BCCP), the Citizens Information Committee of Martineztown (CICM), the Huning Highland Historic District Association (HHHDA), the Martineztown Work Group, the Santa Barbara-Martineztown Association, the Silver Hill Neighborhood Association (SHNA), the Spruce Park Neighborhood Association (SPNA), the Sycamore Neighborhood Association (SNA), the University Heights NA and the Victory Hills NA were notified as required. A facilitated meeting was neither recommended nor held.
14. Staff received letters and attachments from the Villa de San Martin Homeowners' Association, Villa de San Martin residents, and the Citizens Information Committee of Martineztown (CICM). A facilitated meeting was neither recommended nor held.
15. Neighbors are concerned about decreased screening of the hospital campus from the adjacent Martineztown Park, the unattractiveness of the wall proposed to remain, increased light spillage from the campus, drainage from the campus onto the park and neighborhood, potential flooding, and lack of parking on the campus adversely affecting the neighborhood.
16. Ensuring that Conditions of Approval from the "1998 Master Development Plan", and conditions from any subsequent approvals, have been implemented on the subject site is a Code Enforcement issue that can be pursued through enforcement action.
17. Staff received significant comments from the Parks and Recreation Department (PRD), which wants to prevent any damage to the park and public art piece. The PRD requests an independent evaluation of the structural condition of the parking structure walls and evaluation of drainage issues (parking structure, storm drain inlets, etc.) by Hydrology Staff.
18. Conditions of approval are needed to ensure compliance with the design standards in the "1998 Master Development Plan", to address outstanding issues, and to clarify the submittal.

RECOMMENDATION - 15EPC-40008, April 9, 2015

APPROVAL of 15EPC-40008, a Site Development Plan for Subdivision Amendment for Tracts 1-A, 2-A, 2-B1, 2-B2 and 2-C, St. Joseph Hospital Complex, zoned SU-1 for Hospital & Related Uses & Hotel, located on Dr. Martin Luther King, Jr. Boulevard NE, based on the preceding Findings and subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL -15EPC-40008, April 9, 2015- Site Development Plan for
Subdivision Amendment**

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 final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The request shall comply with the design standards in the "1998 Master Development Plan (Z-98-8/DRB 98-97)."
4. **Parking Spaces:**
 - A. Parking amounts and totals (regular, HC, MC and bicycle) shall be listed on the right-hand side of the sheet, preferably in tabular format.
 - B. The parking total near the top of Sheet 1, for "Entire Campus Parking Spaces", shall be 1,678 spaces (not 1,677).
 - C. Parking spaces shall be indicated as regular or compact and shall be dimensioned.
 - D. A bicycle rack shall be provided near the south side of the area of the 1960s parking structure, as shown in the 1998 Master Development Plan.
 - E. Information shall be included to explain how the applicant will address and/or accommodate the loss of parking spaces on the medical campus (ex. off-site parking, remote lots, parking structures, etc.)
5. **Ground Level Parking Lot:**
 - A. Pursuant to the design standards, parking lot islands shall have trees.
 - B. An irrigation system shall be installed to maintain the trees.
 - C. Notes shall be added to the site development plan regarding tree species, maintenance, and irrigation.
6. **Walls & Screening:**
 - A. A new wall shall be provided to replace the northern portion of the demolished parking structure.

- B. The new wall shall be at least the height of the existing wall in the park, adjacent to the parking structure, and shall match the existing park wall in terms of design, color(s) and material(s).
- C. The height of the wall shall be indicated on the site development plan.

7. Grading & Drainage:

The request shall comply with current, applicable requirements of the City's drainage ordinance and any other applicable drainage requirements.

8. City Park and Public Art:

- A. Martineztown Park, including but not limited to vegetation, art, walls, ground surface, shall be fully protected from damage related to and/or due to the demolition of the parking structure.
- B. Any damaged vegetation shall be replaced by a specimen that is the same species and size as the damaged specimen. In the case of large trees, the largest specimen possible shall be obtained and shall be approved by the City Forester.
- C. The "Fountain" public art piece, and the other public art piece if deemed necessary by the Parks & Recreation Department or Public Art Program representative, shall be fully protected from damage related to and/or due to the demolition of the parking structure by the use of scaffolding and/or covering. The type of protection shall be agreeable to the Public Art Program representative and Parks and Recreation Department managers.

9. Equipment Screening:

- A. The mechanical equipment atop the carport/drop-off area of the main hospital tower building shall be physically screened from view by use of a parapet.
- B. The parapet referenced in A. shall be finished and painted in material(s) and color(s) that match the main hospital tower building.
- C. The mechanical equipment on the north side of the stairs that descend into the park shall be physically screened from view.
- D. The parapet referenced in C. shall be finished and painted in material(s) and color(s) that match the nearby therapy building(s).

10. Lighting:

- A. Pursuant to the design standards, light pole height shall not exceed 20 feet from top to grade.
- B. The type of light pole used shall be consistent with the light pole types shown in the 2010 EPC case.
- C. New light poles shall utilize full cut-off fixtures and shall not be high-pressure sodium lighting.

D. A light pole detail shall be added to the site development plan.

11. Conditions from the Parks & Recreation Department (not repeated elsewhere):

- A. All construction debris shall be kept on the Medical Center property and not allowed to fall onto City Park property.
- B. Fencing and construction vehicles shall not be permitted on Park property. The applicant and/or contractor shall accept all responsibility for any damage to the Park property or to park users.
- C. An independent, structural engineering evaluation (not the applicant) shall be provided to determine if the wall is stable enough to be left standing and if it would be stable when cut.
- D. A drainage plan shall be submitted to the City Hydrology Engineer for review of the proposed drainage flows and how they will be addressed. Any possible impacts from a change in the drainage runoff must be anticipated and addressed prior to approval of any demolition permits.
- E. The two storm drain inlets on Park property, which handle drainage from the Medical Center, shall be evaluated by a licensed engineer regarding how they function and whether they can accommodate additional flows.
- F. Documentation regarding approved drainage easements across the Park property, including a copy of the "Drainage Report for Parking Structure at St. Joseph Hospital (First Phase) dated November 13, 1998 and if it was approved, shall be provided.
- G. It shall be determined if there is an existing easement for the storm drain inlet pump (a pipe) protruding from the bottom of the stairwell (on City property) and what it is for. This pipe shall be evaluated by a licensed Engineer to determine what the source of discharge is and where it drains to. (Note: Once this is determined, the pipe may need to be relocated onto hospital property).
- H. The Medical Center shall have a licensed engineer evaluate the steep stairway down the west property line to determine if it is structurally sound and/or what repairs are needed.
- I. The Medical Center shall coordinate with the City to remedy the slope erosion of the High Street Embankment and provide visual screening of the building from the neighborhood and park below. (Note: The City is willing to accept responsibility for maintenance of the slope provided that Lovelace armors the slope with 2-4" angular cobble 4-6" depth on the entire slope to reduce erosion).

12. Conditions from the City Engineer:

- A. Clarify parking spaces required for Existing Cancer Center in relationship to the remainder of the facility within the "Parking Requirements" table. With the number of handicapped spaces required for this facility that are within a nearby parking lot, demonstrate ADA accessibility from this parking lot by providing more handicapped spots for the Existing Cancer Center parking lot. Also, provide a legible plan for this existing parking lot. (Reference NMBC Table 1106.1 for Accessible parking spaces required.)

- B. Provide a zone atlas map along with the zone atlas number for the new site plan.
 - C. List dimensions of parking spaces for the existing parking lot east of the Existing Cancer Center Building. The parking spaces must be a minimum of 8.5 feet wide and 18 feet long.
 - D. List the dimension of the parking aisle and entrances to the parking lot. The parking aisle must be a minimum of 24 feet wide for two-way traffic if the parking spaces are 8.5 feet wide. If the parking spaces are increased to 9.5 feet wide, the aisle can be decreased to a minimum of 22 feet wide, as per the DPM.
 - E. Show existing door entrances to the Existing Cancer Center Building, and list the width of the sidewalk leading to the building from the parking lot. (There must be a minimum of a 6-foot wide ADA-accessible pathway leading from the parking lot to the building.) In addition, this sidewalk must be flush with the parking lot for ADA accessibility, or a curb ramp must be provided, depending on which is applicable.
 - F. The van-accessible aisle in between the two handicapped parking spaces must be a minimum of 8 feet wide. This ADA access aisle shall also have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - G. Include ADA van accessible signs for each of the two handicapped spaces. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
 - H. A landscaped island must be provided north of the end of the middle set of parking spaces which shall include curb to protect vehicular traffic circulation from the light poles. Likewise, there must also be a curb island provided around the two light poles in the middle of the parking lot while maintaining proper dimensioning for the parking spaces. The four parking spaces affected by the light poles at the center location may be converted to compact spaces with the words "Compact" marked at the back of each of the spaces, if desired.
 - I. The parking spaces along the north side of the parking lot must be shifted a minimum of 5 feet to the west in order to provide more space for backing out of vehicles for the two parking spots closest to the northeast corner of the parking lot.
13. Conditions from the Public Service Company of New Mexico (PNM):
- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - B. Existing PNM transformer facilities are located outside the northwest corner of the Lovelace Medical Center parking structure property proposed for demolition as well as existing underground electric facilities in the vicinity. It is recommended that the applicant coordinate immediately with PNM prior to demolition of the parking structure regarding the electrical facilities.
-

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

CC for Notice of Decision:

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Mardon Gardella, Sycamore Neighborhood Association, 411 Maple St. NE, Abq., NM 87106
Julie Kidder, University Heights Neighborhood Association, 120 Vassar Dr. SE, Abq., NM 87106
Don Hancock, University Heights Neighborhood Association, 105 Stanford SE, Abq., NM 87106
Robert Stembridge, Victory Hills Neighborhood Association, P.O.Box 40298, Abq., NM 87196
Patty Willson, Victory Hills Neighborhood Association, 505 Dartmouth Dr. SE, Abq., NM 87106

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

No adverse comments.

Office of Neighborhood Coordination

Broadway Central Corridors Partnership, Inc. (R), Citizen's Information Committee of Martineztown (R), Huning Highland Historic District Association (R), Martineztown Work Group, Santa Barbara-Martineztown Assoc. (R), Silver Hill NA (R), Spruce Park NA, Inc. (R), Sycamore NA (R), University Heights NA (R), Victory Hills NA (R). No Coalitions.

Long-Range Planning

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- A. Clarify parking spaces required for Existing Cancer Center in relationship to the remainder of the facility within the "Parking Requirements" table. With the number of handicapped spaces required for this facility that are within a nearby parking lot, demonstrate ADA accessibility from this parking lot by providing or showing a 6-foot wide ADA accessibility pathway to the cancer center from this parking lot or alternatively, provide more handicapped spots for the Existing Cancer Center parking lot. Also, provide a legible plan for this existing parking lot. (Reference NMBC Table 1106.1 for Accessible parking spaces required.)
- B. Provide a zone atlas map along with the zone atlas number for the new site plan.
- C. List dimensions of parking spaces for the existing parking lot east of the Existing Cancer Center Building. The parking spaces must be a minimum of 8.5 feet wide and 18 feet long.
- D. List the dimension of the parking aisle and entrances to the parking lot. The parking aisle must be a minimum of 24 feet wide for two-way traffic if the parking spaces are 8.5 feet wide. If the parking spaces are increased to 9.5 feet wide, the aisle can be decreased to a minimum of 22 feet wide, as per the DPM.
- E. Show existing door entrances to the Existing Cancer Center Building, and list the width of the sidewalk leading to the building from the parking lot. (There must be a minimum of a 6-foot wide ADA-accessible pathway leading from the parking lot to the building.) In addition, this sidewalk must be flush with the parking lot for ADA accessibility, or a curb ramp must be provided, depending on which is applicable.
- F. The van-accessible aisle in between the two handicapped parking spaces must be a minimum of 8 feet wide. This ADA access aisle shall also have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

- G. Include ADA van accessible signs for each of the two handicapped spaces. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"
- H. A landscaped island must be provided north of the end of the middle set of parking spaces which shall include curb to protect vehicular traffic circulation from the light poles. Likewise, there must also be a curb island provided around the two light poles in the middle of the parking lot while maintaining proper dimensioning for the parking spaces. The four parking spaces affected by the light poles at the center location may be converted to compact spaces with the words "Compact" marked at the back of each of the spaces, if desired.
- I. The parking spaces along the north side of the parking lot must be shifted a minimum of 5 feet to the west in order to provide more space for backing out of vehicles for the two parking spots closest to the northeast corner of the parking lot.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments to the Site Plan amendment.

Transportation Planning (Department of Municipal Development):

- Per MRCOG's Interim Long Range Roadway System Map, Martin Luther King Ave. is a Principal Arterial, which currently contains bicycle lanes in each direction. For information, DMD is in the design stage of restriping MLK so that vehicular lanes will be slightly narrower and the bicycle lanes will become wider. The east side of this property fronts onto the I-25 Frontage Road, which is under the jurisdiction of NMDOT. Refer to their comments for further guidance on this request.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- NMDOT will not grant any access from the I-25 frontage road between MLK Avenue and Lomas Boulevard, if requested.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment shall include:

- A. Clarify parking spaces required for Existing Cancer Center in relationship to the remainder of the facility within the "Parking Requirements" table. With the number of handicapped spaces required for this facility that are within a nearby parking lot, demonstrate ADA accessibility from this parking lot by providing or showing a 6-foot wide ADA accessibility pathway to the cancer center from this parking lot or alternatively, provide more handicapped spots for the

- Existing Cancer Center parking lot. Also, provide a legible plan for this existing parking lot. (Reference NMBC Table 1106.1 for Accessible parking spaces required.)
- B. Provide a zone atlas map along with the zone atlas number for the new site plan.
 - C. List dimensions of parking spaces for the existing parking lot east of the Existing Cancer Center Building. The parking spaces must be a minimum of 8.5 feet wide and 18 feet long.
 - D. List the dimension of the parking aisle and entrances to the parking lot. The parking aisle must be a minimum of 24 feet wide for two-way traffic if the parking spaces are 8.5 feet wide. If the parking spaces are increased to 9.5 feet wide, the aisle can be decreased to a minimum of 22 feet wide, as per the DPM.
 - E. Show existing door entrances to the Existing Cancer Center Building, and list the width of the sidewalk leading to the building from the parking lot. (There must be a minimum of a 6-foot wide ADA-accessible pathway leading from the parking lot to the building.) In addition, this sidewalk must be flush with the parking lot for ADA accessibility, or a curb ramp must be provided, depending on which is applicable.
 - F. The van-accessible aisle in between the two handicapped parking spaces must be a minimum of 8 feet wide. This ADA access aisle shall also have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - G. Include ADA van accessible signs for each of the two handicapped spaces. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
 - H. A landscaped island must be provided north of the end of the middle set of parking spaces which shall include curb to protect vehicular traffic circulation from the light poles. Likewise, there must also be a curb island provided around the two light poles in the middle of the parking lot while maintaining proper dimensioning for the parking spaces. The four parking spaces affected by the light poles at the center location may be converted to compact spaces with the words "Compact" marked at the back of each of the spaces, if desired.
 - I. The parking spaces along the north side of the parking lot must be shifted a minimum of 5 feet to the west in order to provide more space for backing out of vehicles for the two parking spots closest to the northeast corner of the parking lot.

WATER UTILITY AUTHORITY

Utility Services

No objection or comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Parks and Recreation has reviewed the request and examined the site for potential impacts to Martineztown Park which is immediately adjacent this Lovelace Medical Center (LMC) proposed project. Parks and Recreation Department (PRD) comments are as follows:

- A. The PRD does not wish to enter into a temporary easement arrangement for the south boundary of the park which is approximately 2' from the edge of the walled parking structure. The PRD requires the contractor performing the demolition to keep all construction debris on the LMC property and to not allow debris to fall onto the City Park property.
- B. The PRD will carefully prune existing deciduous trees immediately north of the walled parking structure to reduce chance of the trees interfering during demolition. Evergreens close to the parking structure are not good candidates for pruning. Should they be damaged during the demolition, LMC shall replace with tree(s) approved by the City Forester.
- C. The PRD suggests that a new wall of same height and materials as existing wall to the west of the structure along the park boundary be constructed in lieu of attempting to salvage part of the existing north wall of the parking structure as it is unknown what the condition of the proposed reconstructed wall might be given the age of the concrete.
- D. A drainage plan shall be submitted to the City Hydrology Engineer for review of the proposed drainage flows and how they will be addressed. The current storm drain near the NE corner of the structure shall be evaluated by a licensed engineer as to why it does not function adequately at this time and whether it can accommodate additional flows. Standing water, foul smells and insects are apparent to park visitors at this drain site and need to be addressed by the Property Owner.
- E. The existing public art piece (fountain) in the park near the north face of the parking garage shall be provided with scaffolding or some other suitable protection during demolition. The type of protection shall be agreeable to the Public Art Program representative of the City Cultural Services Department and Parks and Recreation Department managers as being appropriate.
- F. The steep stairway down the west property line has significant cracks and may be a public safety hazard. Lovelace shall have a licensed engineer evaluate the structure to determine if it is structurally sound and/or what repairs are required.
- G. The City is requesting again that LMC "re-clad" the steep slope on the LMC's west property boundary adjacent the City Park property. The drainage/runoff from the Hospital site continues to erode, degrade the slope and undermine the health of the remaining trees. The City, in turn is willing to accept responsibility for maintenance of the slope provided Lovelace armors the slope with 2-4" angular cobble 4-6" depth on the entire slope to reduce erosion.
- H. Lovelace shall provide visual screening of the miscellaneous equipment at the top of the slope/top of the stairwell that is currently visible to neighborhood residents, school employees and students as well as Park visitors.
- I. There is a storm drain inlet pump (a pipe) protruding from the bottom of the stairwell (on City property) that runs under the stairwell from an unknown point above. It must be determined if there is an existing easement and what the easement is for. This pipe to be evaluated by a

licensed Engineer to determine what the source of discharge is and where it is being drained to. Once this is determined, the pipe may need to be relocated onto hospital property.

Open Space Division

OSD has reviewed and has no comments.

City Forester

POLICE DEPARTMENT/Planning

- This project is in the Valley Area Command. The plans appear to show conflict with proposed parking lot landscaping and pole lights. Recommend removing from the plans all tree variety plantings adjacent to pole lights. Once these trees become mature, they will conflict with available illumination.
- Additional parking lot, walkways and building approach landscaping should be low-level at maturity to increase natural surveillance.
- Suggest installing video surveillance cameras to cover all vehicle and pedestrian access points, parking lots, walkways, common areas and building approaches. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Do not hinder existing refuse service.

FIRE DEPARTMENT/Planning

All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

- 1) Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): The Reviewer was unable to determine hydrant requirements due to lack of information.
- 2) Apparatus Access (IFC 503 and Appendix D): Fire Department access appears to meet standard. Please submit plans for an official approval prior to submitting for building permit.

TRANSIT DEPARTMENT

Project # 1000596 15EPC-40008 AMENDEMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION	Adjacent and nearby routes	Route #50, Airport-Downtown route, Route#12, Constitution commuter, and Route #92, Taylor Ranch Express commuter route, pass the site on Martin Luther King Ave.(MLK)
	Adjacent bus stops	There is an existing bus stop on (MLK) adjacent to Lovelace Medical Center, serving the above-mentioned routes with a bus shelter.
	Site plan requirements	None

	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1000596 AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION	St Joseph Hospital Complex, Lots 1A and 2A, is located on Elm St NE between Dr. Martin Luther King Jr NE and Lomas Blvd NE. The owner of the above property requests approval of a Site Development Plan for Subdivision to allow for the removal of a 3 level parking structure and relocation of the Bulk Oxygen Storage area 50' from its current location. The loss of additional parking supplied by the three level parking structure will have impacts to Longfellow Elementary School, as this will cause additional impact on already strained parking and traffic circulation issues. Traffic to and from the Lovelace Hospital, tobacco usage on the Longfellow ES side of Walter St, loitering on or near the Longfellow campus, and other safety issues have also raised concerns for the school district. APS requests that Lovelace restrict use of Walter St, particularly, during school hours.
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MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Existing PNM transformer facilities are located outside the northwest corner of the Lovelace Medical Center parking structure property proposed for demolition as well as existing underground electric facilities in the vicinity. It is recommended that the applicant coordinate immediately with PNM prior to demolition of the parking structure regarding the electrical facilities.

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

July 12, 2012

Lovelace Healthcare Systems, Inc.
601 Dr. Martin Luther King Jr. Ave.
Albuquerque, NM 87102

Project# 1008915
12EPC-40031 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for all or a portion of Lots 1A and 2A, St. Joseph Hospital Complex, located on Elm St., between Martin Luther King Jr. Ave. and Fruit Ave., containing approximately 14 acres. (J-14 & 15, K-14 & 15)

Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On July 12, 2012, the Environmental Planning Commission voted to APPROVE Project #1008915 / 12EPC-40031, a request for an Amendment to the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS

www.cabq.gov

1. The request is an amendment to the 1998 site development plan for subdivision for Lots 1A and 2A, St. Joseph Hospital Complex, a site of approximately 14 acres, located on Elm Street, between Dr. Martin Luther King Jr. Avenue and Fruit Avenue.
2. The request proposes to modify the site plan for subdivision as follows:
replacing two pylon signs with two monument signs, adding stepped parapets on top of the main tower, adding mechanical screening (new stucco parapets) on the lower roof above the Emergency Department, adding a guard shack to the existing parking lot on the east side of Elm Street, north of Martin Luther King Avenue, and improving the main entrance of the main hospital by adding skylights into the existing roof, adding directional signage for the main hospital

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Project #1008915

July 12, 2012

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entrance, replacing the asphalt paving with more decorative parking, replacing the existing sidewalk, and refreshing the landscaping.

3. The subject site is zoned SU-1 for Hospital & Related Uses & Hotel.
4. The request falls within the parameters for administrative approval (AA) of an amendment to the site development plan for subdivision pursuant to Section 14-16-2-22(A)(6) in terms of not affecting building configuration, square footage or vehicular circulation. However, neighborhood representatives from the Citizens Information Committee of Martineztown (CICM) have indicated that they are aggrieved. Therefore, the request cannot be decided administratively, but must be forwarded to the Environmental Planning Commission (EPC), which will decide the case.
5. The request must comply with the "General Design Elements" in the "1998 Master Development Plan." Evaluating subsequent site development plans against the approved Master Development Plan is a standard procedure for SU-1 zone sites.
6. The site is located within boundaries of the Central Urban Area of the Comprehensive Plan and the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP).
7. The Albuquerque/Bernalillo County Comprehensive Plan, the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers or partially furthers the following Policies in the Comprehensive Plan:
 - a. Established Urban Area Policy II.B.5d – The request generally respects existing neighborhood values. The site and building enhancements would improve the subject site and the neighborhood by enhancing the appearance of the main hospital.
 - b. Established Urban Area Policy II.B.5i – The request for site and building enhancements would generally complement residential areas and would be sited to minimize effects of noise, lighting, pollution, and traffic on residential environments.

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- c. **Established Urban Area Policy II.B.5k – The request for site and building enhancements would not have a significant effect on traffic circulation around the subject site. The proposed directional signage would help to guide those driving to the hospital and find the main hospital entrance, and may prevent traffic from wandering into nearby residential neighborhoods.**
 - d. **Established Urban Area Policy II.B.5l – The request for site and building enhancements is a quality design and is appropriate to the Plan area. The parapets will help to shield roof-top equipment from the public. The proposed signage will be moved back approximately 10 feet from the original location of the existing signs, in order to maintain the clear site triangle. Improvements to lighting, landscaping, signage, and the driving surface of the main hospital entrance will enhance the site.**
 - e. **Established Urban Area Policy II.B.5m – The request will help to screen roof-top equipment from the view of the neighborhoods and the public, which will maintain and enhance unique vistas and improve the quality of the visual environment. The proposed signage has been moved back from where the existing signs are located so that they are not in the clear site triangle.**
 - f. **Developed Landscape Policy II.C.8d – The request will add vegetation which will help to control water erosion and dust and create a pleasing visual environment.**
 - g. **Community Identity and Urban Design Policy II.C.9b – The request will improve views throughout the neighborhood and the general area by adding parapets that will help screen roof-top equipment. The main entrance to the hospital will be improved by adding decorative paving, landscaping, and skylights. Signage will be moved back from the existing location to maintain the clear site triangle.**
 - h. **Water Management Policy II.D.2a – The request adds vegetation which discourages wasteful water use on the site.**
9. **The request furthers Plan Objective A of the St. Joseph Hospital/Civic Auditorium Area Sector Development Plan (SJHCASDP). The request for site and building enhancements would help to provide for the growth and development needs of the Hospital as a major City institution. The medical center campus has more or less developed according to what was identified in the Plan several years ago.**

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Project #1008915

July 12, 2012

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10. The request is generally in compliance with the General Design Elements of the 1998 Master Development Plan (Site Development Plan for Subdivision).
11. The following Neighborhood and/or Homeowner Associations and Coalitions were notified as required: Broadway Central Corridors Partnership, Inc., Citizen's Information Committee of Martineztown, Huning Highland Historic District Assoc., Santa Barbara-Martineztown Assoc., Silver Hill N.A., Spruce Park N.A., Sycamore N.A., University Heights N.A., Victory Hills N.A., and the Federation of University Neighborhoods.
12. A facilitated meeting was held on June 27, 2012. Neighborhood concerns include the following: illumination from the proposed "Main Hospital Entrance" sign, illumination from existing hospital windows and pole lights, scale of proposed monument signs along Martin Luther King Avenue, lack of complete signage to provide way-finding throughout the hospital campus, existing mechanical units still visible through the existing mechanical screening, proposed tower monument on top of hospital would still not cover up all existing rooftop equipment, existing guard shack needs to be beautified, more landscaping (especially evergreens) needed throughout the site and especially to shield the main hospital entrance, lack of signalization at Lomas and High St., lack of shielding for oxygen tanks and mobile CT scanner, notification, landscaping that replaced turf (gravel mulch) is an ugly gray around Kindred Hospital and should contain colorful plants, lack of landscaping (or dying landscaping) along the western slope along High Street west of Kindred Hospital, vehicular traffic parking in local neighborhoods, and the mobile scanner that is parked close to Martin Luther King Avenue.
13. Enforcement of any outstanding Conditions of Approval from previous cases on the subject site is the responsibility of the Code Enforcement Division of the Planning Department. To the extent that the issues raised in previous Conditions intersect with the current request, the EPC can address them through new Conditions of Approval.

CONDITIONS

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

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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.
3. The applicant shall improve the existing mechanical screening at the main hospital by painting the screening a color that will better shield the existing mechanical units.
4. When existing light fixtures on the hospital campus become unreparable they shall be replaced with shielded lights compliant with the Night Sky Ordinance.
5. Landscaping:
 - a. To the extent possible, the proposed landscaping (which will be shaded the majority of the time) under the main entrance canopy, shall be consistent with the existing landscaping throughout the hospital campus. If plants do not comply with the existing landscaping throughout the hospital campus, then it shall comply with the recommended City of Albuquerque planting list.
 - b. The mature size of the landscaping needs to be shown on the landscape plan.
 - c. Additional landscaping (preferably evergreen trees or shrubs) shall be placed in strategic locations along Walter Street in order to help shield the proposed "main hospital entrance" way-finding signage from the neighborhood to the west.
6. Signage:
 - a. Additional way-finding signage shall be added where necessary in order to prevent vehicular traffic from straying into the neighborhood and to guide vehicles and pedestrians within the hospital campus.
 - b. The monument sign on sign detail #2 (further west on Dr. Martin Luther King Jr.) shall be reduced to 8 feet in height and 6 feet in width.
 - c. The Heart Institute and Kindred Hospital will be given the opportunity to incorporate business names onto the proposed monument signs.

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- d. Incorporate a dimmer switch to limit the wattage of the "main hospital entrance" way-finding sign to 1 watt per square foot.
 - e. With regard to the existing monument sign at the northeast corner of Martin Luther King Jr. Avenue & Walter Street, the copy of the sign shall be changed as to not encourage patient traffic to be directed onto Walter Street.
7. Conditions of approval from City Engineer, Municipal Development, Water Authority and NMDOT:
- a. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
 - b. Proposed monument sign will need to be placed outside of COA ROW (includes air space) within private property.
 - c. Site plan shall comply and be designed per current DPM standards/requirements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 27, 2012 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER

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APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar
Acting Planning Director

DS/RF/mc

cc: David Aube, The Design Group, 120 Vassar SE, Albuquerque, NM 87106
Lovelace Healthcare Systems, Inc., 601 Dr. Martin Luther King Jr. Ave., Albuquerque, NM 87102
Randi McGinn, 201 Broadway SE, Albuquerque, NM 87102
Rob Dickson, 401 Central NE, Suite D, Albuquerque, NM 87102
Jess R. Martinez, 501 Edith NE, Albuquerque, NM 87102
Frank H. Martinez, 501 Edith NE, Albuquerque, NM 87102
Amberley Pyles, 306 Edith Ave. SE, Albuquerque, NM 87102
Ann L. Carson, 416 Walter SE, Albuquerque, NM 87102
Chal-Marie Lucero, 420 Hannett NE, Albuquerque, NM 87102
Christina Chavez Apodaca, 517 Marble NE, Albuquerque, NM 87102
Gordon Reiselt, 1515 Silver SE, Albuquerque, NM 87106
Elizabeth Doak, 1606 Silver SE, Albuquerque, NM 87106

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Valerie J. St. John, 441 Ash St. NE, Albuquerque, NM 87106
Robert Westfall, 1329 Sigma Chi NE, Albuquerque, NM 87106
Peter Schillke, 1217 Coal Ave., Albuquerque, NM 87106
Mardon Gardella, 411 Maple St., Albuquerque, NM 87106
Greg Gould, 208 Columbia SE #12, Albuquerque, NM 87106
Don Hancock, 105 Stanford SE, Albuquerque, NM 87106
Raymond M. Ortiz, 1809 Princeton Dr., Albuquerque, NM 87106
Patty Wilson, 505 Dartmouth SE, Albuquerque, NM 87106
Laurel Schillke, 1217 Coal Ave. SE, Albuquerque, NM 87106
Kristi Houde, 617 Edith NE #8, Albuquerque, NM 87102
Sergio Viscoli, 700 Don Cipriano Ct NE, Albuquerque, NM 87102
Lorenzo Espinoza, 616 Arno NE, Albuquerque, NM 87102

ZONING

**Please refer to the Zoning Code for specifics of
the SU-1 zone**