



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1003450
Case #: 15EPC-40029
August 13, 2015**

Staff Report

| | |
|--------------------------|--|
| Agent | Cherry/See/Eames Architects PC |
| Applicant | Albuquerque Police Department (APD) |
| Request | Site Development Plan for Building Permit Amendment all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education |
| Legal Description | 800 Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop |
| Location | approximately 1.8 acres |
| Existing Zoning | SU-1 for Police Substation |
| Proposed Zoning | no change |

Staff Recommendation

APPROVAL of Case # 15EPC-40029 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 11.

**Staff Planner
Carol Toffaleti, Senior Planner**

Summary of Analysis

APD has secured funding to remodel the SE Area Command substation, which is scheduled to take place over the next 4 years. The request is to install a temporary modular building on part of the existing parking lot to accommodate the command's staff and operations during the renovation. The site development plan for building permit shows the existing and proposed changes, including the modular building, parking, circulation, screening and landscaping.

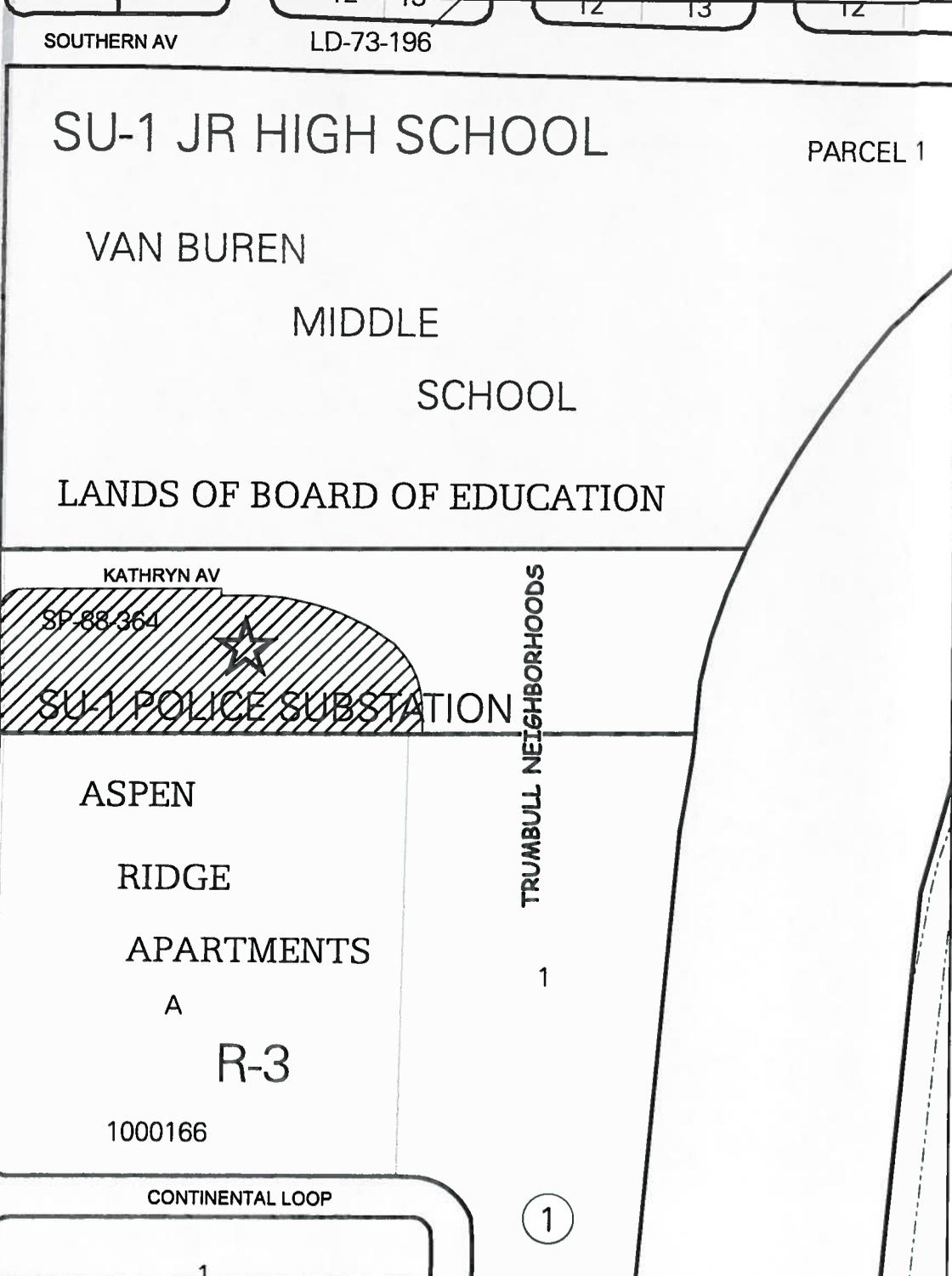
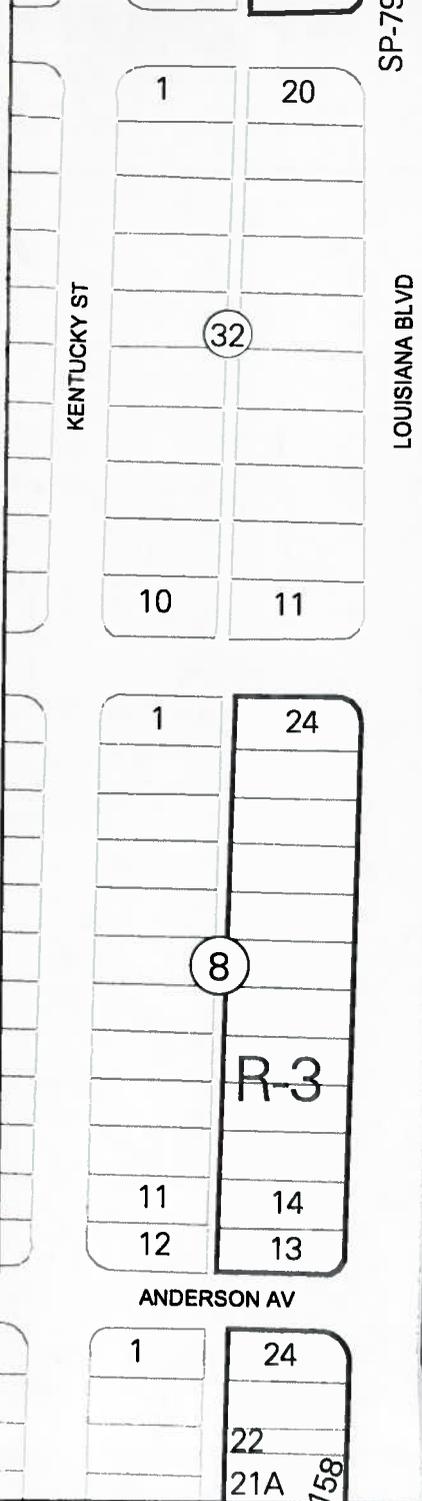
The proposal furthers a preponderance of the applicable goals and policies in the Comprehensive Plan and in the Trumbull Neighborhoods Sector Development Plan, by maintaining a quality urban environment and continuity of service while the existing facility is improved.

Staff recommends minor changes to pedestrian connectivity, landscaping and signage to bring the site development plan into better compliance with applicable regulations in the Zoning Code, along with clarifications to provide a cleaner record for possible future changes to the site. The main issue for EPC consideration is the adequacy of off-street parking.

No public comments have been received and there is no known opposition to the request.



City Departments and other interested agencies reviewed this application from 07/06/2015 to 07/22/2015
Agency comments used in the preparation of this report begin on Page 17.



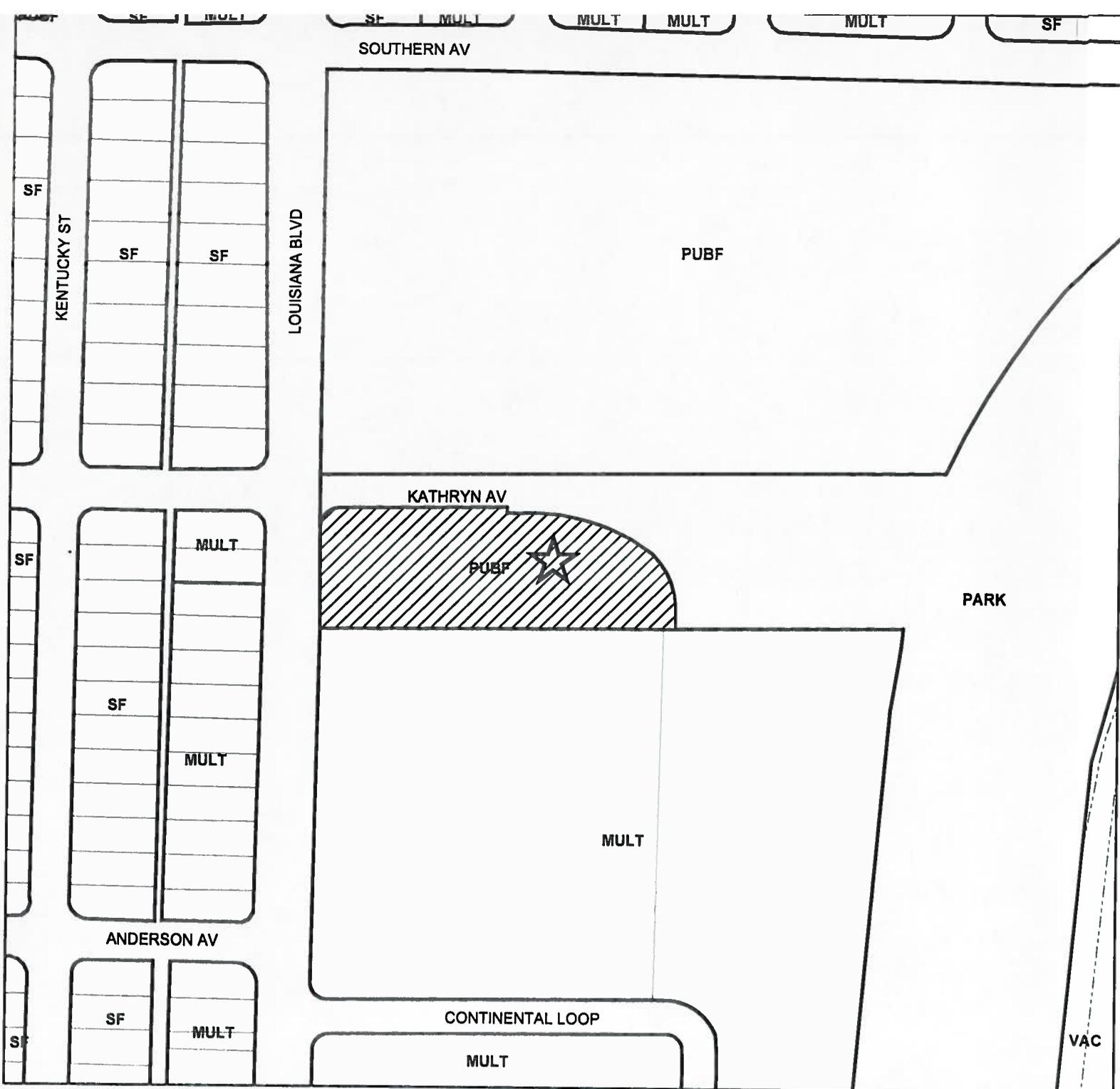
ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1003450
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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 = 200 feet

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Z-78-43

SOUTHERN AV

DRB-99-32

Z-83-38

KENTUCKY ST

LOUISIANA BLVD

ZA-78-206

KATHRYN AV

Z-88-54



ZA-73-114

Z-1117
S-1441
S-1159

S-1093

ANDERSON AV
ZA-84-331

BA-1925

CONTINENTAL LOOP

Z-967



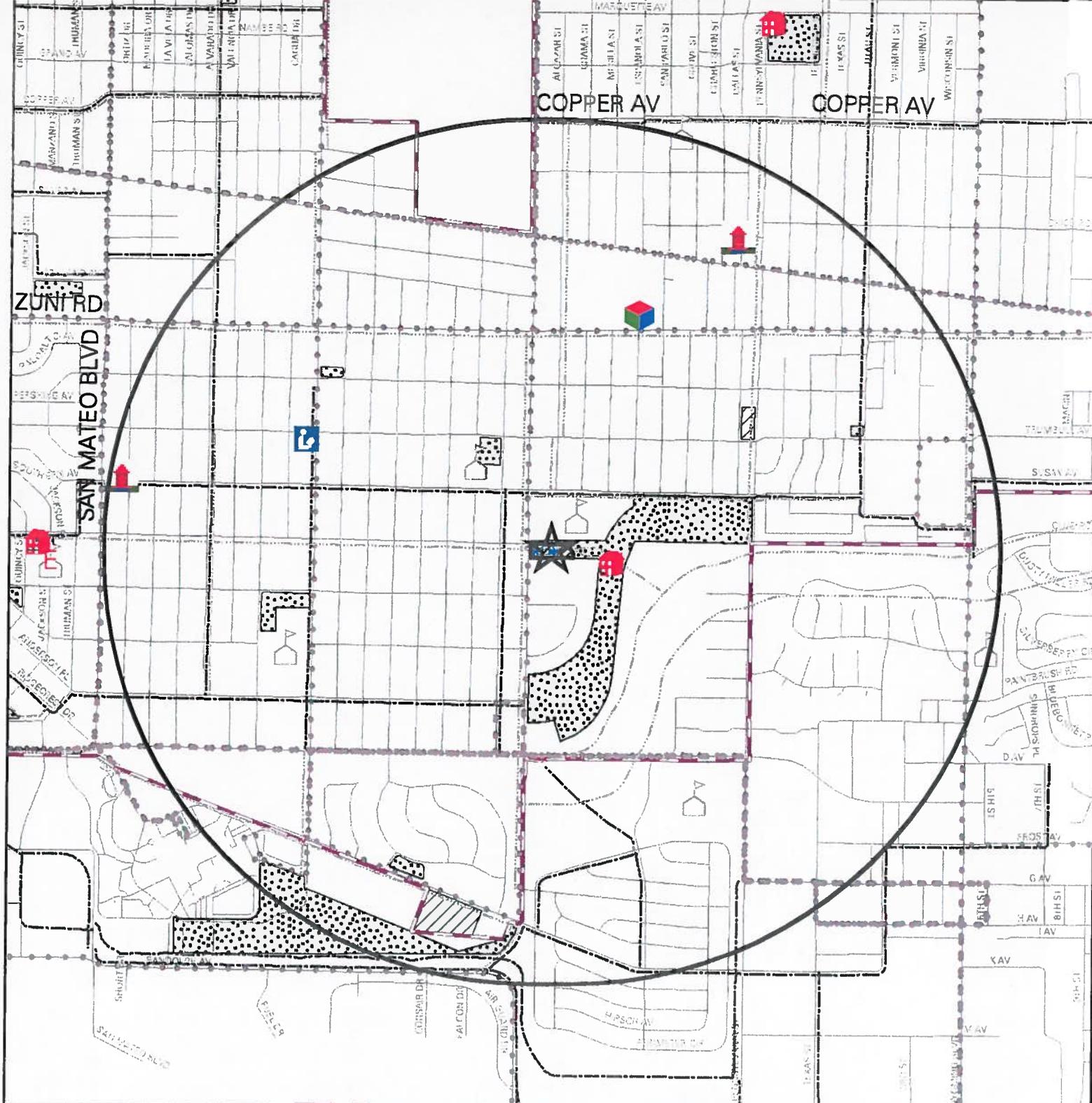
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

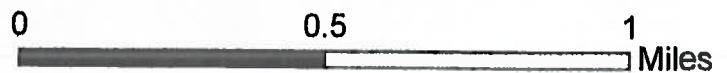
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Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  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: 1003450



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|---|--|--|
| Site | SU-1 for Police Substation | Established Urban Area; Trumbull Neighborhoods Rank III sector development plan | APD Substation |
| North | SU-1 (Junior High School) | Established Urban Area; Trumbull Neighborhoods Rank III sector development plan | Van Buren Middle School |
| South | R-3 Residential | Established Urban Area; Trumbull Neighborhoods Rank III sector development plan | Apartment complex |
| East | SU-1 for Police Substation | Established Urban Area; Trumbull Neighborhoods Rank III sector development plan | Phil Chacon Park and Cesar Chavez Community Center |
| West | (westside of Louisiana Blvd.) R-3 Residential | Established Urban Area | Apartments |

II. INTRODUCTION

Proposal

The Albuquerque Police Department (APD) has secured funding for a remodel of the existing Phil Chacon Memorial Substation at 800 Louisiana Blvd. SE, which is scheduled to take place over the next 4 years. The substation for the Southeast Area Command was built in the late 1980's and has a square footage of approximately 9,300 gross sf. The proposal is to install a temporary modular building of 8,760 gsf on part of the existing parking lot to accommodate the command's staff and operations during the renovation. The applicant has submitted a site development plan showing the existing condition and proposed addition of the temporary modular building. In due course and as a separate project, the renovation will be submitted to the City Planning Department for the appropriate approval and permits.

EPC Role

The subject site is zoned SU-1 Special Use whereby the zoning is controlled by a site development plan approved by the EPC per Section 14-16-2-22 of the Zoning Code.

The Zoning Enforcement Officer determined that the proposal required review and decision by the EPC in a public hearing, rather than through an administrative process, for several related reasons:

- A "temporary" building is not defined under the Zoning Code.

- Therefore the consequences of having the existing and proposed buildings on the site at the same time need to be considered, as they may impact other elements of the layout, e.g. parking and landscaping, as well as adjacent properties.
- The request exceeds the 10% change allowance for building size that is allowed via the administrative amendment process.
- The modular building is sizable since its footprint is similar to the existing substation and it will be located near a residential zone (R-3).

The case is a quasi-judicial matter.

History/Background

The proposal affects Parcel 2-A, which is around half of a larger lot that is covered by a site development plan approved by the EPC on June 17, 1988 (Z-88-54). A signed-off copy of the site development plan was not located prior to completion of the current application, but the notice of decision is attached and the top site plan sheet reviewed by the EPC is included in the packet.

The larger parcel implicated in Z-88-54 was later split into two, with Parcel 2-B going to the Board of Education, and the east end of the lot apparently being incorporated into the site of Phil Chacon Park. Parcel 2-B is essentially a public access easement that serves the Van Buren Middle School, Phil Chacon park and Cesar Chavez community center. The easement is aligned with Kathryn Ave. SE, a public right-of-way that extends west of Louisiana Blvd., and is also referred to as Kathryn Ave.

Context

The site currently houses the SE Area Command building, which faces Louisiana Blvd. but is separated from it by a wide landscaped area planted with trees and lawn and a significant area of visitor parking.

The site has vehicular access from Louisiana Blvd. and at two curb cuts on Kathryn Ave. A large parking area west of the building is designated for visitors, while staff parking is situated east of it in an area that can be secured by means of rolling gates on the south drive and at the second driveway on Kathryn. On a recent site visit staff noted that the visitor parking was empty and the enclosed parking had many vacant spaces and contained vehicles such as a mobile community policing unit and several vans. The existing building does not include a community meeting room.

A painted cement block wall of approximately 5 to 6 ft in height runs along Kathryn west of the second driveway to the APD facility. Street trees are planted along the public side of the wall.

On the north side of Kathryn Ave. is Van Buren Middle School, lined by a wide sidewalk punctuated by two driveways to access its parking lot. A parallel drive with single-loaded parking is just north of Kathryn Ave. To the east, Kathryn curves around the APD site and heads into the city park and community center parking. To the south the site adjoins a large apartment complex with multiple 2-story buildings. A driveway with double-loaded parking for residents runs along approximately 2/3 of the property line. The side façade of one apartment building is located at a distance of approximately 20 ft from the property line toward the east end of the substation site. A 6-foot high painted wrought iron fence runs along the entire line. To the west, Louisiana Blvd. has 6 lanes and there are small one-story apartments on the opposite side of the street.

Transportation System

The Current Highway Functional Classification map in the Futures 2040 Metropolitan Transportation Plan, produced by the Mid-Region Council of Governments (MRCOG), designates Louisiana Blvd. as a Principal arterial.

Comprehensive Plan Corridor Designation

Louisiana Blvd. is designated an Existing Major Transit Corridor.

Trails/Bikeways

The City's Bikeways and Trails Facility Plan (2015) designates proposed bike lanes on Louisiana Blvd. and on Kathryn Ave. adjacent to the subject property.

Transit

There is an existing bus shelter on Louisiana Blvd. in front of the substation for the #157 Montañito-Uptown route.

Public Facilities/Community Services

The property is opposite the APS Van Buren Middle School and at the gateway of the City's Cesar Chavez Community Center located within Phil Chacon Park (see Public Facilities Map at the front of this report).

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The property is zoned SU-1 for police station per Section 14-16-2-22 (B)(27), which specifies that signs are as regulated in the O-1 zone. Off-street parking shall be provided as required by the EPC per paragraph (C). Height regulations apply as in the R-2 zone unless modified by the EPC, per paragraph (D).

A temporary building is not defined in the Zoning Code, and therefore Code Enforcement has advised that the "as is" condition and the proposed changes be considered in tandem to evaluate compliance with applicable regulations.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the land use area designated *Established Urban* by the Comprehensive Plan with a Goal 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 request mostly furthers the Goal of creating a quality urban environment by allowing the existing police substation to be renovated soon, and by improving the landscaped buffer and

screening along the residential zone to the south for the long term. Although the utilitarian temporary building will be largely hidden from view, neither will it contribute to a visually pleasing built environment.

Applicable policies include:

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed one-story modular building is sited near the south property line next to an apartment complex. Landscaping will be added behind the building that provides a buffer for this residential environment and solid fence panels along the entire southern boundary will screen not only the building but the vehicular drives and parking on the substation site. The modular building itself will strengthen buffering of police-related activity in the parking areas. In short, the additions will help mitigate any adverse effects from police operations on the residential environment.

Furthermore, the layout of the apartment complex is such that mostly tenant parking and the side facade of one residential building are in close proximity to the substation site, which lessens the opportunity for any adverse effects of the proposal on residents.

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

The proposed modular building is a cost-effective solution that will allow APD's Southeast Area Command to continue serving the surrounding community while the existing substation is being remodeled.

The Public Safety Goal "is to develop a safe and secure community in cooperation with the public and other governmental agencies." Applicable policies include:

Policy II.D.10.c: Effective and efficient use of technological and human resources shall be maximized.

The proposed modular building further the Goal and this policy because it is an effective and efficient way for APD to deploy its technological and human resources toward the goal of a safe and secure community while the existing substation is being renovated.

Policy II.D.10.d.: Emergency and routine crime prevention efforts shall be continued and improved.

The proposed modular building will enable APD to continue emergency and routine crime prevention efforts in the area while the existing Phil Chacon Memorial Substation is being modernized, which will improve its service to the community over the long term.

Policy II.D.10.e: Police protection, law enforcement and optimum use of the criminal justice system shall continue to be emphasized as priority activities of City and County government.

The proposed modular building supports police protection and law enforcement as priority activities of City government by maintaining operations of the Southeast Area Command in its current location and allowing the existing facility to be enhanced.

Trumbull Neighborhoods Sector Development Plan (Rank 3)

The Trumbull Neighborhoods Sector Development Plan (TNSDP) was first adopted in January 1981 and has been revised twice (through 2011). The Plan generally encompasses properties between

Central Ave. on the north, Wyoming Blvd. on the east, Louisiana Blvd. on the west and Gibson Blvd. on the south; specific boundaries are shown on Map 1 on p. 2 of the Plan. The main purpose of the Plan is to address the growth in the area and its impacts on quality of life, by stabilizing housing densities in the neighborhood, acquiring park land, providing social services and improving communications between residents and city service departments. Relevant goals (or objectives and recommendations as they are called in this plan), include the following applicable to the request:

7. Public Improvements (p. 6)

a. Objectives

1) Improve public facilities in the plan area.

The proposed modular building furthers TNSDP's objective 7.a (1) by allowing the existing police substation to be improved while APD continues to serve the neighborhood.

The TNSDP established SU-2 (Special Neighborhood Zone) in the International Marketplace Community Activity Center only, through a 2003 amendment to the original plan. The Plan established conventional zoning in the rest of the plan area, including the SU-1 zoning on the subject property.

The request is only subject to regulations in the Zoning Code.

Conclusion

Overall, the request furthers the goal and applicable policies in the Comprehensive Plan for the Established Urban Area by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use. The goal and applicable policies for Public Safety are also furthered because the modular building allows continuity of police protection and law enforcement services by the Southeast Area Command while the permanent building is renovated to modernize its services in the longer term.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

Request

The request is to replace some of the existing asphalt parking and a small portion of one landscaped bed with a rectangular, one-story, flat-roofed modular building with a footprint of 8,884 sf (see bold dashed boundary in lower right of Sheet 1). Due to the reconfiguration of the parking drives, an additional portion of existing parking will also be repurposed and striped to provide a turn-around for vehicles.

The proposed site development plan shows the area that is being amended and existing conditions on the rest of the site. In response to agency and staff comments, the applicant submitted this revised site development plan after the initial application, which is analyzed in this report and included in the packet. The site development plan includes four sheets:

- Sheet 1, a combined site development plan and landscape plan;
- Sheet 2, elevations of the modular building and other details;
- V-101, a survey; and

- Sheet 1 of the EPC version of the Z-88-54 site development plan.

There is no conceptual grading and drainage plan as the City Engineer/Hydrology Section waived the requirement, because there is virtually no change to the amount of impervious area (see agency comments).

From a process perspective, the request is to amend an existing site development plan. However, the existing site development plan is for both the police substation and the access road to the park on Parcel 2, before Parcel 2 was split into 2 lots that are now under separate ownership. The application provides an opportunity to start anew by providing an "as built" site development plan for Parcel 2-A only.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan and the TNSDP, in addition to applicable regulations in the Zoning Code.

The main issues are buffering and screening for the apartment complex that adjoins the south side, and maintaining adequate parking and access while the modular building is in place and during renovation of the existing substation.

Site Plan Layout / Configuration

The modular building is tucked away in the southeast corner of the site away from the building to be renovated, yet will be somewhat visible from Louisiana Blvd. Its main entrance will also face west toward the arterial. The proposed modular building is setback 10 ft from the south property line.

No change is proposed to the existing dumpster at the middle of the south property line.

Public Amenities

Two existing public benches will remain (see Keyed Note 4).

Vehicular Access, Circulation and Parking

Vehicular access will continue to be provided at a driveway on Louisiana Blvd. and at two driveways on Kathryn Ave. Because a looped drive is being eliminated in the east parking area to accommodate the modular building, a striped turnaround is proposed at the northeast corner of the site adequate for large vehicles (see Keyed Note 7).

On Sheet 1 (see Parking Notes), the applicant has calculated parking based on the square footage of the modular building, per Section 14-16-3-1(A)(27) Retail and service uses, and has shown that the 56 spaces provided is more than the 45 required. 56 spaces represent a little over half of the 105 spaces that currently exist. While this would be a significant reduction, the Police Department has provided a memo (see att.) explaining why the proposed number is sufficient for their needs. The applicant has also provided a separate sheet with parking calculations based on the total net square footage of *both* buildings in response to a request from Code Enforcement. These calculations indicate that 86 would be required, i.e. a number somewhere between the existing and proposed number.

The appropriate numbers of disabled and motorcycle parking spaces are provided near the front entrance of the modular building. (Existing disabled spaces near the substation will also remain.)

The EPC has discretion to approve off-street parking in this SU-1 zone per Section 14-16-2-22(C) of the Zoning Code. Staff believes the proposed parking is adequate based on APD's memo.

Pedestrian and Bicycle Access and Circulation, Transit Access

A pedestrian walkway is currently provided from Louisiana Blvd. to the front entrance and around the south side of the existing building. However, it is not extended to the entrance of the proposed modular building as required by Section 14-16-3-1(H)(2). Staff recommends that this be rectified through a condition of approval. A possible solution for the EPC's consideration is: a ramp at the end of the sidewalk (if none exists); a striped crosswalk at the drive; and a striped pathway to the ramp at the front entrance.

A bicycle rack is proposed to be added at the northeast corner of the modular building.

There is an existing bus shelter on Louisiana Blvd. The continuous pedestrian path suggested above would improve connectivity from the stop to the modular building.

Walls/Fences

A 6-foot high painted wrought iron fence runs along the south property line for approximately 460 linear ft. The applicant proposes to attach perforated metal panels to it in order to provide a solid screen for the adjoining residential zone (see Keyed Note 2). Staff recommends a condition requiring that the panels on the west end of the fence begin at the appropriate distance from Louisiana Blvd. to maintain a clear sight triangle at the driveway, based on a conversation with Traffic Engineer staff.

Lighting and Security

There are existing 20 foot high lightpoles distributed throughout the site (ref. LP in Legend). No changes are proposed. To provide a better record of the existing developed condition on the site, staff recommends that the Legend specify the cut-off angle of the lighting fixture per Section 14-16-3-9 (A) of the Zoning Code.

The parking area near the modular building can be closed off as the two access drives have existing security gates.

Landscaping

The only change to landscaping is in the new 10 ft wide strip separating the south façade of the modular building from the residential boundary. Here a row of evergreen trees or shrubs would replace the existing cobble. While the correct spacing is specified, the plant species and height are not. The objective should be to reach a compromise between providing a buffer for the adjacent residential zone in compliance with Section 14-16-3-10(E)(4) and PNM's desired clearance from the overhead line (see Agency comments at the end of this report).

A full statement of maintenance responsibility should be added under Landscape Notes.

A condition regarding landscaping is recommended to address both of these issues.

Grading and Drainage Plan

The need for this plan has been waived because the modular building is replacing existing impervious parking area.

Architecture

The modular building earmarked for the site is a rectangular metal structure 146 ft by 60 ft with a flat roof. It is tan with dark brown accents. There are windows on the north, east and south facades. The main entrance is located on the west facade facing Louisiana Blvd; a secondary entrance is on the east facade. This is a utilitarian building that is intended to serve the operational needs of the SE Area Command on a temporary basis while the permanent building is being renovated.

Signage

No signage is proposed. Directing visitors and service personnel to the entrance of the modular building would be helpful while the existing building is closed for remodeling. Therefore staff recommends in a condition that way-finding signage be placed at an appropriate location on the site and/or a wall sign be added to the west facade of the modular building that complies with O-1 regulations, in accordance with Section 14-16-2-22(B)(27) SU-1 for Police Station.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The site development plan addresses initial questions and concerns that the Traffic Engineer and Code Enforcement conveyed informally to staff. PNM has an outstanding comment about the landscaped buffer, which is addressed in a recommended condition.

Please also see agency comments at the end of the staff report.

Neighborhood/Public

The following neighborhoods were notified of the request: Trumbull Village Assoc., South San Pedro NA, Siesta Hills NA, Elder Homestead NA, La Mesa Community Improvement Assoc. and the District 6 Coalition of NAs.

A facilitated meeting was not recommended by the Office of Neighborhood Coordination nor requested. The applicant was asked to attend the District 6 Coalition's regular meeting scheduled for August 5th.

There are no known neighborhood concerns about the request and no comments have been received.

V. CONCLUSION

The Albuquerque Police Department (APD) has secured funding for a remodel of the existing Phil Chacon Memorial Substation at 800 Louisiana Blvd. SE, which is scheduled to take place over the next 4 years. The current proposal is to install a temporary modular building of 8,760 gsf on part of the existing parking lot to accommodate the command's staff and operations during the renovation. The applicant has submitted a site development plan showing the existing condition and proposed changes that relate to the addition of the temporary building and affect parking, circulation, screening and landscaping on the site.

The proposal furthers a preponderance of the applicable goals, objective and policies in the Comprehensive Plan and the Trumbull Neighborhoods Sector Development Plan for the Established Urban area and for Public Safety: by maintaining a quality urban environment through screening and

buffering of the modular building and police operations on the site relative to the adjacent residential zone; and by maintaining a continuity of police protection and law enforcement services *in situ* while the existing public facility is improved for the longer term.

Staff is recommending minor changes to pedestrian connectivity, landscaping and signage in order to bring the site development plan into better compliance with applicable regulations in the Zoning Code, along with clarifications and corrections that provide a cleaner record for possible future changes to the site. The main issue for the EPC's consideration is the adequacy of off-street parking.

Staff recommends approval of the site development plan for building permit amendment subject to conditions.

FINDINGS - 15EPC 40029, August 13, 2015, Site Development Plan for Building Permit Amendment

1. This is a request for a site development plan for building permit amendment for Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located at 800 Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop and containing approximately 1.8 acres.
2. The Albuquerque Police Department (APD) has secured funding for a remodel of the existing Southeast Area Command facility, also known as Phil Chacon Memorial Substation. The substation has a square footage of approximately 9,300 gross sf. The proposal is to install a temporary modular building of 8,760 gsf on part of the existing parking lot to accommodate the command's staff and operations during the renovation, which is expected to be completed in four years.
3. A site development plan was approved by the EPC on June 17, 1988 (Z-88-54) for one larger parcel (Parcel 2) that was later split into Parcels 2-A and 2-B. The APD sub-station was developed on Parcel 2-A. Parcel 2-B was developed as a public access easement, including a sidewalk on its north side, street trees and landscaping, which serves the Van Buren Middle School, Phil Chacon park and Cesar Chavez community center.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request mostly furthers the Comprehensive Plan goal for the Established Urban Area, and furthers the goal for Public Safety and the following applicable policies:
 - a. Policy II.B.5.i by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use;
 - b. Policy II.B.5.p by utilizing the cost-effective technique of a modular building to maintain police operations during renovation of the existing substation.
 - c. Policies II.D.10.c, II.D.10.d and II.D.10.e by providing a modular building that accommodates the full range of services provided by the Southeast Area Command to the surrounding community, while their permanent building is upgraded to improve their services in the longer term.

6. The request furthers Objective 7.a (1) of the Trumbull Neighborhoods Sector Development Plan by allowing the existing police substation to be improved, while APD also continues to serve the neighborhood.

7. The site development plan for building permit shows the area that is being amended to accommodate the modular building and related off-street parking, circulation and landscaping in compliance with applicable SU-1 and general regulations in the Zoning Code. Minor conditions are recommended to bring the site development plan in better compliance with the Zoning Code in terms of pedestrian connectivity, landscaping, fence design and identification signage.

8. No public comments have been received and there is no known opposition to the request.

RECOMMENDATION - 1003450, 15EPC 40029, August 13, 2015, Site Development Plan for Building Permit Amendment

APPROVAL of Case No. 15EPC-40029, a request for a Site Development Plan for Building Permit Amendment, for Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15EPC 40029, August 13, 2015, Site Development Plan for Building Permit 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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

4. An ADA-compliant pedestrian path shall be provided from the end of the sidewalk at the SE corner of the existing substation to the wheelchair ramp at the front entrance of the modular building to comply with Section 14-16-3-1(H)(2) of the Zoning Code.
5. Signage that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or building, such as on the west façade of the modular building, to direct visitors to the main entrance while the existing substation is being renovated.
6. The perforated metal panels on the fence shall begin at an appropriate distance from the public right-of-way of Louisiana Blvd. to meet applicable regulations in Section 14-16-3-19(A)(3) of the Zoning Code and as determined through consultation with the Traffic Engineer.
7. Landscaping:
 - a. The height of the evergreen shrubs or trees in the special landscape buffer shall be indicated as: minimum height of 8' at time of planting and maximum height at maturity of 15'. One or a few alternative plant types shall be identified that comply with Section 14-16-3-10(E)(4) of the Zoning Code.
 - b. A full statement of maintenance responsibility shall be added under Landscape Notes.
8. Minor corrections:
 - a. The dates on Sheets 1 and 2 shall be changed to August 3, 2015, the date they were submitted to the Planning Department.
 - b. Under Parking Notes, the length of the building shall be changed to 146'.
9. Under Legend, the cut-off angle of the lighting fixtures shall be specified per Section 14-16-3-9 (A) of the Zoning Code.
 - a. Keyed Note 11 shall be moved to the Landscape Legend and reformatted accordingly.
10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

11. 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.

12. 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. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.


Carol Toffaleti
Senior Planner

Notice of Decision cc list:

Tina M. Reames, Cherry/See/Reames Architects PC, Albuquerque, NM 87102

Maria Cunningham-Garcia, Planning Manager, APD

Current Contacts for:

Trumbull Village Assoc.

South San Pedro NA

Siesta Hills NA

Elder Homestead NA

La Mesa Community Improvement Assoc.

District 6 Coalition of NAs

Attachments

Notice of Decision for Z-88-54 dated June 17, 1988.

APD Memo dated July 10, 2015, from M. Whisonant, SE Area Commander to M. Cunningham-Garcia, Planning Manager

Zoning Code Analysis dated July 31, 2015, from Cheery/See/Reames Architects, PC (re. Additional Parking Calculations)

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

No comments received.

Long Range Planning

No comments received.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development *

- The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing"
- The ADA access aisle shall 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)
- Clarify extents of existing and proposed improvements.

Conditions of Approval from Transportation:

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Hydrology Development

Project number 1003450, Case number 15EPC-40029 will not require a Grading and Drainage Plan since the building is temporary and over the existing parking lot.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments received.

Traffic Engineering Operations

No comments received.

WATER UTILITY AUTHORITY

Utility Services

1. If a separate water meter is desired, a water tap would be required through our office. A licensed and bonded contractor would have to apply online at http://www.abcwua.org/Tapping_Permits.aspx
 - a. If this is the case, a new account will be established, thus Utility Expansion Charges would need to be paid for the new account.
2. The development could utilize existing private water and sanitary sewer services for the temporary facility as they are located within the same lot.

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

No adverse comments

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed temporary building structure for the Southeast Area Command.

Note: One of the drawings shows Southwest Substation – should indicate Southeast.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Do not hinder existing trash enclosure or 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) Fire Department Access: Reviewed with an Unofficial Approval
- 2) Fire Hydrant Requirements: Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): The structure requires an official fire flow to determine the required number of hydrants.

TRANSIT DEPARTMENT

| | |
|----------------------------|--|
| Adjacent and nearby routes | Route #157, Montano-Uptown route passes the site on Louisiana. |
|----------------------------|--|

| | |
|----------------------------|--|
| Adjacent bus stops | There is an existing bus stop with a bus shelter adjacent to the property. |
| Site plan requirements | None |
| Large site TDM suggestions | None. |
| Other information | None |

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comments received.

ALBUQUERQUE PUBLIC SCHOOLS

APS does not oppose this request.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO *

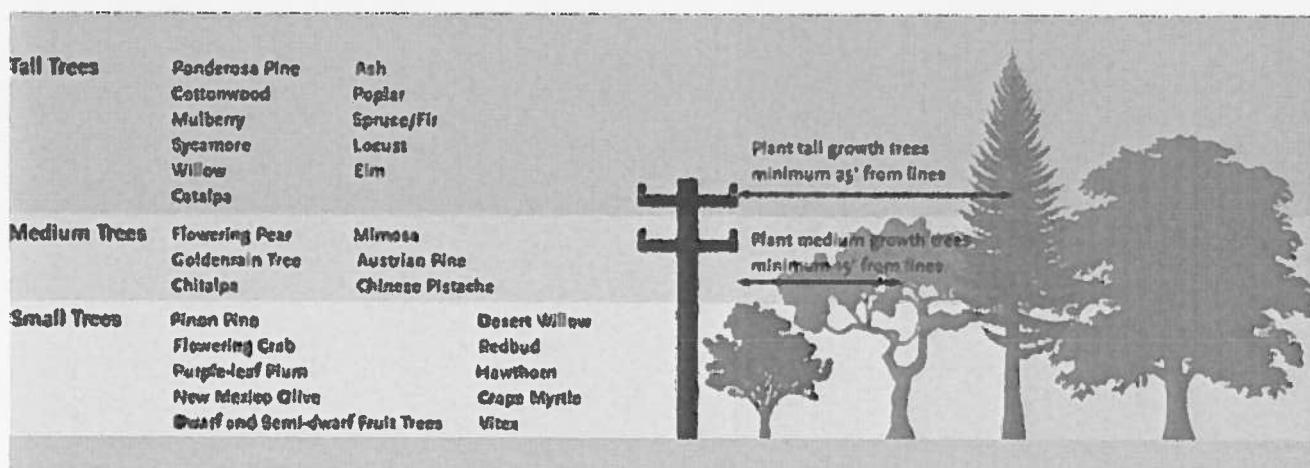
Conditions for Approval

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. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425

PNM has an existing overhead electric distribution line along the southern boundary of the project site. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement in order to ensure sufficient safety clearances to avoid interference with the existing distribution line. Sheet #1, Site Development Plan & Landscape Plan (dated 07/09/2015) indicates in Keyed Note #11, "New evergreen tree or shrub spaced at 75% of the

mature canopy diameter. Plant along south fence line directly adjacent to proposed modular building. Approximately 160'-0" linear feet." No specific species information or maximum height information is provided along the south property boundary underneath PNM's distribution line approximately 5 feet south of the proposed modular building location; therefore, it is not clear if the proposed landscaping on the south side of the property is a compatible height at maturity with the existing overhead electric distribution line. New evergreen trees or shrubs for screening planted near PNM facilities should avoid conflicts with the existing electric infrastructure. See www.pnm.com for more information. Refer to graphic below.





West of site looking Northeast to substation



North of site looking South



Northeast (within site) looking West



Southeast (within site) looking West



Middle of site (east of substation) looking Southeast



Middle of site (west of substation) looking West

ZONING

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

HISTORY

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87102

Date: June 17, 1988

Albuquerque Police Department
800 Louisiana Blvd
Albuquerque, NM

NOTIFICATION OF DECISION

File: Z-88-54
Legal Description: The Boehning Partnership, agent for the City of Albuquerque, (Police Department) requests site development plan approval for Parcel 2, Lands of Board of Education, zoned SU-1 for Municipal Park, Related facilities, and a Police Substation, located on the east side of Louisiana Boulevard SE between Scuthern and Continental Loop SE, and containing approximately 1.81 acres. (L-19)

On June 16, 1988, the Environmental Planning Commission voted to approve Z-88-54, a site development plan, based on the following Findings and subject to the following Conditions:

Findings:

1. The Plan complies with the Comprehensive Plan for the site concerning the type of development.
2. The site plan complies with the Phil Chacon Master plan concerning the development, color, landscaping, design, and access.

Conditions:

1. Kathryn street extensor must be widened to provide a 40' street width, and tapering down to 30' width to the satisfaction of the Traffic Engineer.
2. The additional 10' of street width should be taken from the northern portion of the site so as not to affect the police substation.
3. Additional traffic flow information must be submitted and approved by the Traffic Engineer.
4. The opening of the bus lanes must be modified to discourage traffic from entering the one way in error.
5. A six foot wide sidewalk connection must be provided to link Louisiana Boulevard with the police substation.
6. Lighting must be provided in parking areas and pathways.
7. Landscaping at the two access points must be relocated so as not to obstruct the clear site triangle.
8. An approved conceptual grading and drainage plan is required prior to final sign-off.
9. A water and sewer availability statement must be completed prior to final sign-off.
10. The refuse bin must be reoriented to the satisfaction of the refuse department.
11. The Phil Chacon Park Master Plan, of which this police substation plan is apart, must be given final sign-off by DRB prior to final sign-off of the substation plan.
12. The following items maybe modified on the site plan for input from the Design Review Committee in the neighborhood.
 - A. Textured concrete at the turn around.
 - B. Raised planters.
 - C. The small burms.
 - D. The fruit bearing trees.

June 16, 1988

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JULY 1, 1988, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Richard Dineen
Acting City Planner

RD/CRB/lm
(807)

cc: Boehning Partnership, Inc., 301 Gold Avenue SW, Suite 204, 87102

APPLICATION INFORMATION

SUBDIVISION

___ Major subdivision action

___ Minor subdivision action

___ Vacation

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

___ for Subdivision

for Building Permit

___ Administrative Amendment (AA)

___ Administrative Approval (DRT, URT, etc.)

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

___ Annexation

V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P ___ Adoption of Rank 2 or 3 Plan or similar

___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Services Center, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): CHERRY/SEE/REAMES ARCHITECTS PC PHONE: 505-842-1278

ADDRESS: 220 GOLD AVE. SW FAX: 505-746-9269

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: SMORA@CHERRYSEEREAMES.COM

APPLICANT: ALBUQ POLICE DEPARTMENT PHONE: 505-256-2050

ADDRESS: 800 LOUISIANA BLVD SE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

Proprietary interest in site: COA List all owners: COA

DESCRIPTION OF REQUEST: SITE PLAN FOR PORTABLE BUILDING.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. SP-88-364 Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-1 Police Substation Proposed zoning: _____ MRGCD Map No. _____

Zone Atlas page(s): L-19-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003450

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.8

LOCATION OF PROPERTY BY STREETS: On or Near: 800 LOUISIANA BLVD SE

Between: KATHRYN AVE. and CONTINENTAL LOOP.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE SM DATE 7/9/15

(Print Name) STEVE MORA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

| | Application case numbers | Action | S.F. | Fees |
|--|-------------------------------------|--------------------------|------|-------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | <u>15023 EPC</u> | <u>ASPD</u> | ___ | \$ <u>0</u> |
| <input checked="" type="checkbox"/> All checklists are complete | <u>40029</u> | <u>ADV</u> | ___ | \$ _____ |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | <u>CME</u> | ___ | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | ___ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | _____ | ___ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | ___ | \$ _____ |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | ___ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. density bonus | _____ | _____ | ___ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | ___ | \$ _____ |
| | Hearing date <u>August 13, 2015</u> | | | Total \$ <u>0</u> |
| | <u>7-9-10</u> | Project # <u>1003450</u> | | |

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) 20 copies
 - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Steve Mora

 Applicant name (print)

 Applicant signature / date



Form revised November 2010

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 BEPC 46029

_____ 7-9-10
 Planner signature / date
 Project #: 9003450

CITY OF ALBUQUERQUE

Albuquerque Police Department



Gorden E. Eden, Jr., Chief of Police



July 9, 2015

Peter Nicholls, Chair
Environmental Planning Commission
C/O City of Albuquerque Planning Department
600 2nd Street, Plaza Del Sol
Albuquerque, New Mexico

Dear Mr. Nicholls:

On behalf of the Albuquerque Police Department (APD), I hereby authorize Cherry/See, Reames Architects to serve as the authorized agent to amend the current site plan for the Southeast Area Command located at 800 Louisiana, S.E., Albuquerque NM 87108.

Should you need additional information or have any questions, please do not hesitate to contact me at 238-9398.

Respectfully Submitted,

Bill Slauson, Executive Director
Administrative Support Bureau

400 Roma NW

Albuquerque

New Mexico 87102

www.cabq.gov

August 3, 2015

Mr. Peter Nicholls, EPC Chair
Environmental Planning Commission, City of Albuquerque (COA)
600 2nd Street NW, Albuquerque, NM 87102

RE: APD SE Area Command Center Modular Building Relocation –
RESUBMISSION Narrative

Dear Peter,

The APD SE Area Command Center plans to remodel their existing building. This renovation is expected to happen within two to three years. As it stands now, operationally, the existing facility is not adequate. Please see attached Memorandum for details. In order to do this, a temporary facility will be installed so that normal functions can be continued during this renovation. Normal functions include providing 24/7 operations for their personnel including offices, meeting space, restrooms and containment space for apprehended individuals. It needs to be mentioned that the number of occupants, vehicles and the respective traffic will not increase.

The proposed building to be relocated is a metal, modular building measuring 147' x 60' (8,820 gross sf. approximately 8,334 net sf.) that will require a foundation /footings, power, water, sewer and gas. It currently remains in a storage facility, where it will stay until the site is prepared for its new location. The proposed site addresses all required ADA access, zoning requirements, parking and utilities.

If you have any questions, please let us know.

Respectfully,



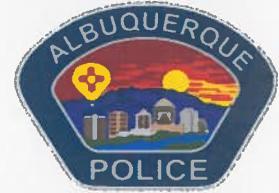
Tina M. Reames, AIA, RLA, LEED AP, CDT
President



Richard J. Berry
Mayor

City of Albuquerque

Albuquerque Police Department



Gorden E. Eden, Jr.
Chief of Police

July 10, 2015

Interoffice Memorandum

To: Maria Cunningham-Garcia, Planning Manager, Albuquerque Police Department
From: Mike Whisonant, Southeast Area Commander
Subject: Southeast Area Command

Renovations

The Southeast Area Command was built in the eighties and is scheduled for a major renovation. The current set-up does not provide adequate and functional space for Supervisors. The briefing room does not have enough space to support more than one squad at any given time. The investigative unit assigned to the Southeast Area Command uses a closet to interview victims, witnesses, and/or offenders. The building does not have the capacity to handle the demands of current technology used in modern policing. The facility's plumbing, heating, and cooling systems are aged and in need of replacement.

The modular unit will be used on a temporary basis to house the Southeast Area Command employees while the substation renovations are being completed. APD has the funds to complete the renovation of the Southeast Area Command. For the design process, the department has \$10,000 in 2009 GO Bonds and about \$200,000 in 2013 GO Bonds. For the remodel, APD has committed funds of \$400,000 in the 2015 GO Bonds cycle; \$3,000,000 in 2017 GO Bonds; and \$3,000,000 in 2019 GO Bonds.

Parking

The Southeast Substation currently employs 113 employees in which five are civilian and 108 are sworn. All five civilians work the day shift. The 108 sworn officers are divided into three shifts (Graveyard, Swing, and Days). The manning levels for graveyard shift are 31; 40 for dayshift; and 37 for swing. The three shifts work throughout the day and at no time do they report to work at the same time. Therefore, the maximum number of employees at any one time is 45.

The substation currently has 105 parking spaces. After placement of the modular unit in the rear parking lot, approximately 49 spaces would be lost resulting in 56 remaining parking spaces. Based on the manning levels, 56 parking spaces would accommodate personnel as well as those few individuals that visit the substation on a daily basis.

July 31, 2015

RE: APD SE Area Command Center Modular Building Relocation –
Parking Calculations

ZONING CODE ANALYSIS:

**THESE PARKING CALCULATIONS ARE BASED ON THE SUM OF THE
SQUARE FOOTAGES PROVIDED BY BOTH BUILDINGS (EXISTING AND
NEW MODULAR)**

ZONING

Per Bernalillo County Atlas page L-19-Z
The site is zoned SU-1 FOR POLICE SUBSTATION.

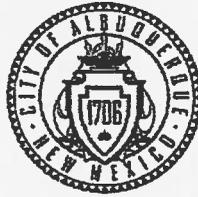
REQUIRED PARKING

8,704 + 8,334 = 17,038
Vehicles: 17,038 sf. / 200 sf. / space = 85.19 round up to 86 spaces
Motorcycles: 3
Handicap: 4
Bicycle: 86/20 = 4.3 round up to 5 spaces

PROVIDED PARKING

Vehicles: 53 spaces + 3 HC spaces = 56 spaces
Motorcycles: 2
Handicap: 3
Bicycle: 3

NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office

July 9, 2015

Steve Mora
Cherry/See/Reames Architects, P.C.
220 Gold Avenue SE/87106
Phone: 505-842-1278/Fax: 505-766-9269

Dear Steve:

Thank you for your inquiry of **July 9, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) SP-88-364, SU-1 POLICE SUBSTATION, LOCATED ON 800 LOUISIANA BOULEVARD SE, BETWEEN KARTHRYN AVENUE SE AND CONTINENTAL LOOP SE map L-19.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of **adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS PLANNING
DEPARTMENT SUBMITTAL**

“Attachment A”

(EPC SUBMITTAL FOR CITY PROJECT) SP-88-364, SU-1 POLICE SUBSTATION, LOCATED ON 800 LOUISIANA BOULEVARD SE, BETWEEN KARTHRYN AVENUE SE AND CONTINENTAL LOOP SE map L-19 for Steve Mora, Cherry/See/Reames Architects, P.C.

TRUMBULL VILLAGE ASSOC. “R”

***Joanne Landry**

7501 Trumbull SE/87108 604-6761 (c)

Valarie Gutierrez

627 Chama SE, #4/87108

SOUTH SAN PEDRO N.A “R”

***Reynaluz Jurarez**

816 San Pedro SE/87108 710-1319 (c)

Donna Orozco-Geist

933 San Pedro SE/87108 265-2511 (w) 235-7088 (c)

SIESTA HILLS N.A. “R”

***Pete Stromberg**

1423 Ridgecrest SE/87108 828-0892 (h)

Jeff Schleher

1401 Odium Dr. SE/87108 268-2982 (h)

ELDER HOMESTEAD N.A. “R”

***Marian Jordan**

816 Arizona SE/87108 268-5190 (h)

Carmen Pennington

1004 San Pedro SE/87108 256-9506 (h)

LA MESA COMMUNITY IMPROVEMENT ASSOC. “R”

***Nancy Bearce**

600 San Pablo NE/87108 254-7841 (h)

Charles Bennett

600 San Pablo NE/87108 254-7841 (h)

DISTRICT 6 COALITION OF N.A.’S

***Nancy Bearce, 600 San Pablo St. NE/87108 254-7841 (h)**

Roger Flegel, 605 Valencia NE/87108 255-4704 (h)

*** Denotes President of association.**

7015 0640 0001 5406 5569

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OFFICIAL USE

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| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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| Certified Mail Fee | \$ 37.45 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
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| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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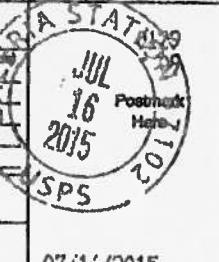
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OFFICIAL USE

| | |
|--|----------|
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| Extra Services & Fees (check box, add fee as appropriate) | |
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| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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| Certified Mail Fee | \$ 37.45 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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 Street and Apt. No., or PO Box No.
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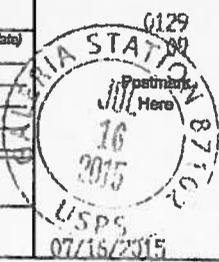
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| | |
|--|----------|
| Certified Mail Fee | \$ 37.45 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.80 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ 0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ 0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ 0.00 |
| Postage | \$ 0.49 |
| Total Postage and Fees | \$ 36.74 |

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 Street and Apt. No., or PO Box No.
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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

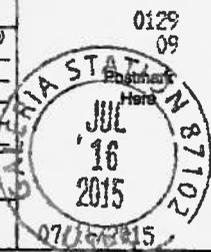
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

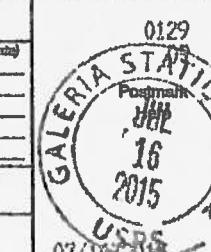
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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Certified Mail Fee \$ 33.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

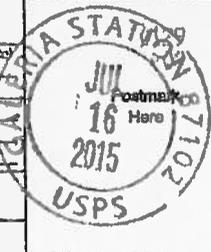
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

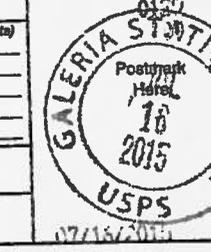
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

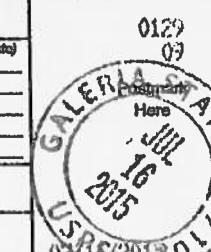
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 30.00

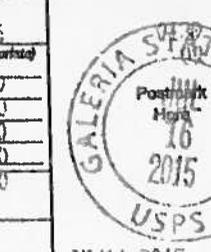
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Adult Signature Required \$ 30.00

Adult Signature Restricted Delivery \$ 30.00

Postage \$ 30.00

Total Postage and Fees \$ 36.74



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City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

July 16, 2015

Joanne Landry,
Trumbull Village Assoc.

RE: APD SE Area Command Center Modular Building Relocation
EPC Submittal for City Project

Dear Joanne,

This letter is to notify all Neighborhood and/or Homeowner Associations and Coalitions who would be affected by the attached proposal under provisions of 14-8-2-7 of the Neighborhood Association Recognition Ordinance.

Legal Description: EPC Submittal for City Project, SP-88-364 SU-1 Police Substation,

Street Address: 800 Louisiana Blvd. SE Albuquerque, NM 87108

Physical Description of Location: Police Substation located on Louisiana Blvd. SE, between Kathryn Ave. SE and Continental Loop SE. Located on the SE corner of Louisiana and Kathryn.

Description of the Actions Requested of the EPC: Site Development Plan: The APD SE Area Command Center plans to remodel their existing building. In order to do this, a temporary facility will be installed so that normal functions can be continued during this renovation. Normal functions include providing 24/7 operations for their personnel including offices, meeting space, restrooms and containment space for apprehended individuals. It needs to be mentioned that the number of occupants, vehicles and the respective traffic will not increase.

The proposed building to be relocated is a metal, modular building measuring 147' x 60' that will require a foundation /footings, and utilities. It remains in a storage facility, where it will stay until the site is prepared for its new location. The proposed site addresses all required ADA access, parking and utilities.

If you have any questions please contact me at 505-842-1278 or smora@cherryseereames.com

Respectfully,



Steve Mora, AIA,
Associate Architect
Cherry/See/Reames Architects PC

SITE PLAN REDUCTIONS

KEYED NOTES

1. SEE NOTES FOR ALL ELEVATIONS

2. SEE ELEVATION FOR WINDOW SIZES

3. SEE ELEVATION FOR WINDOW FINISHES

| | | | | | |
|----------|--|----------------------|--|------|--|
| NO. DATE | | REVISIONS/REMARKS | | BY | |
| NO. | | FIELD NOTES | | DATE | |
| NO. | | BENCH MARK | | DATE | |
| NO. | | SURVEY INFORMATION | | DATE | |
| NO. | | AS BUILT INFORMATION | | DATE | |
| NO. | | CONTRACTOR | | DATE | |
| NO. | | WORK ORDER | | DATE | |
| NO. | | ARCHITECT'S APPROVAL | | DATE | |
| NO. | | FIELD VERIFICATION | | DATE | |
| NO. | | DRAWING CORRECTION | | DATE | |
| NO. | | PROJECT INFORMATION | | DATE | |
| NO. | | RECORDED BY | | DATE | |
| NO. | | CHECKED BY | | DATE | |
| NO. | | DESIGNED BY | | DATE | |
| NO. | | DRAWN BY | | DATE | |
| NO. | | CHECKED BY | | DATE | |

CHERRY/BEAMIS ARCHITECTS, PC
 1000 W. 10th St., Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1000
 Fax: (907) 562-1001

CITY OF ANCHORAGE
 ALBUQUERQUE POLICE DEPARTMENT ST. AREA COMMUNITY PORTABLE BUILDING
 TITLE: MODULAR BUILDING ELEVATIONS & DETAILS
 City Project No. 6213
 Date Issued: 1-19-22
 City Engineer: [Signature]
 City Engineer Approval: [Signature]
 City Engineer Title: [Title]

DESIGNED BY: [Signature] DATE: [Date]
 DRAWN BY: [Signature] DATE: [Date]
 CHECKED BY: [Signature] DATE: [Date]

NO. DATE REVISIONS/REMARKS BY

NO. FIELD NOTES BY DATE

NO. BENCH MARK BY DATE

NO. SURVEY INFORMATION BY DATE

NO. AS BUILT INFORMATION BY DATE

NO. CONTRACTOR BY DATE

NO. WORK ORDER BY DATE

NO. ARCHITECT'S APPROVAL BY DATE

NO. FIELD VERIFICATION BY DATE

NO. DRAWING CORRECTION BY DATE

NO. PROJECT INFORMATION BY DATE

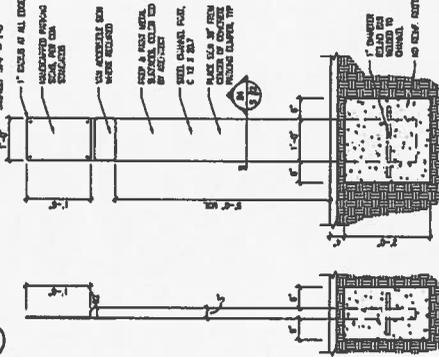
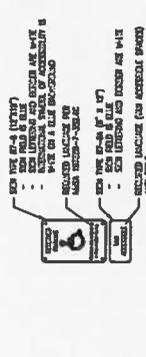
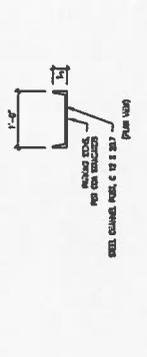
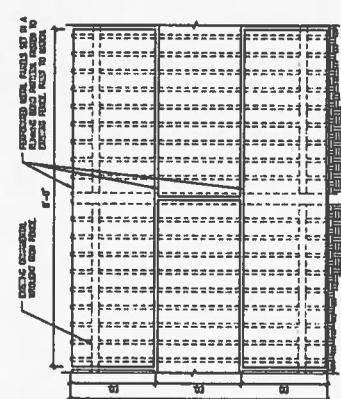
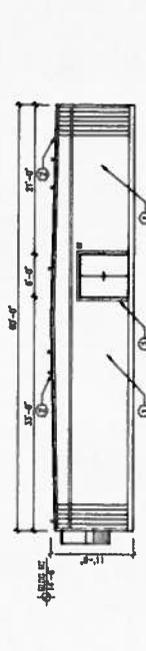
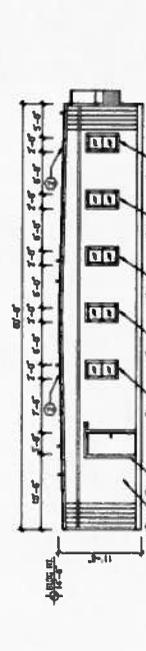
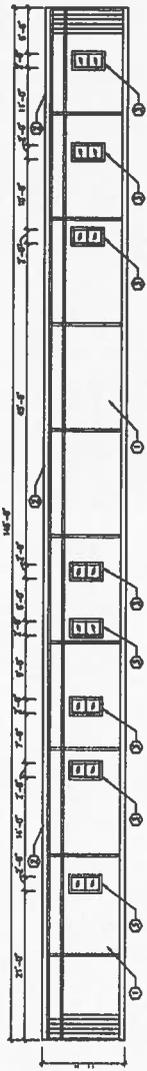
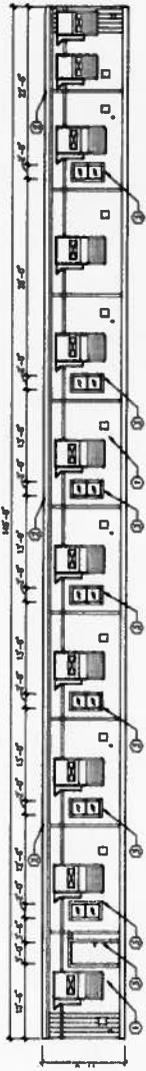
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NO. CHECKED BY BY DATE

NO. DESIGNED BY BY DATE

NO. DRAWN BY BY DATE

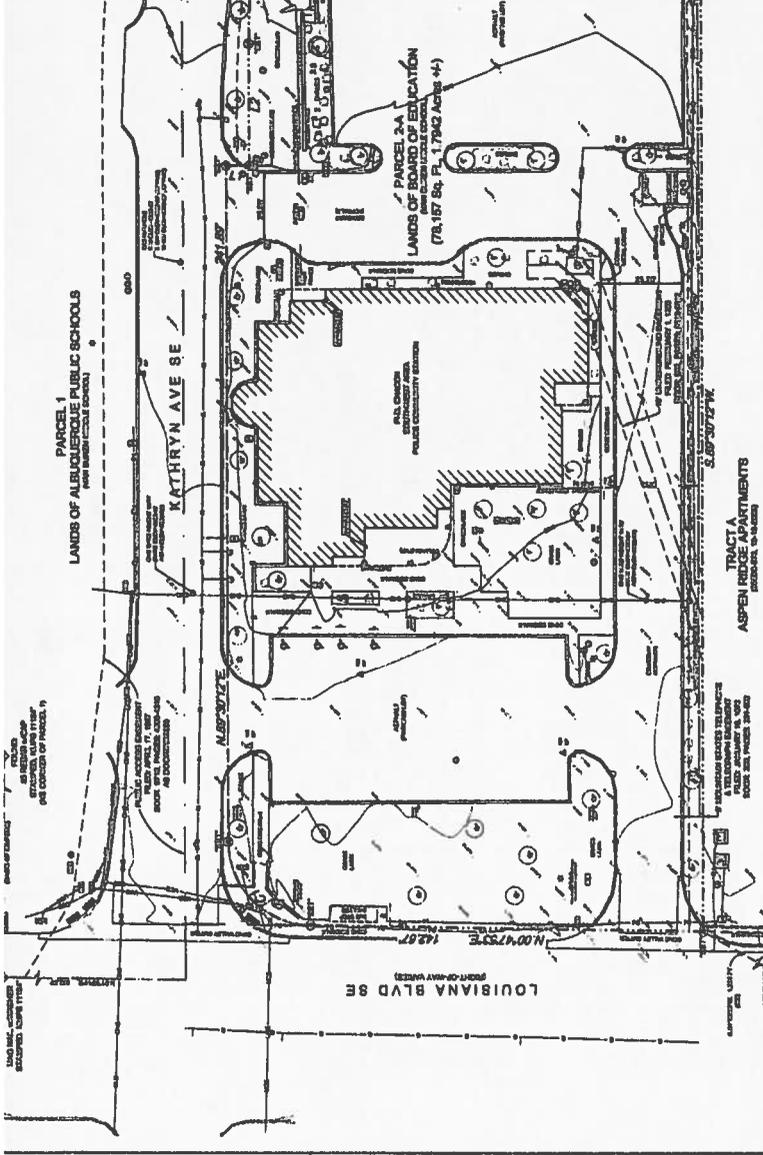
NO. CHECKED BY BY DATE





PROJECT NAME
 SOUTHEAST COMMAND CENTER
 ALBUQUERQUE POLICE DEPT.
 ALBUQUERQUE, NEW MEXICO

PROJECT NO. 01
 SHEET NO. 101
 CHECKED BY: WJH
 SHEET TITLE
 TOPOGRAPHIC SURVEY
 V-101
 SHEET 1 OF 1



GENERAL SURVEY NOTES:
 1. FIELD SURVEY PERFORMED IN JUNE 2015.
 2. METRIC DATA IS USED THROUGHOUT THIS SURVEY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHOWN ARE GROUND SURFACE & C/S BEATINGS.
 4. ALL DIMENSIONS SHOWN AS "BY" ARE "BY" BEATINGS WITH CAP BEATINGS. "BY" BEATINGS ARE NOTED.
 5. ALL DIMENSIONS SHOWN ARE FROM THE 1983 DATUM.
PRIMARY BENCHMARK:
 A CITY OF ALBUQUERQUE SURVEY BENCHMARK IS LOCATED AT THE CORNER OF KATHRYN AVE SE & LOUISIANA BLVD SE. THE BENCHMARK IS LOCATED ON THE SE CORNER OF LOT 10 & 11, BLOCK 10, SUBDIVISION 10, CITY OF ALBUQUERQUE. THE BENCHMARK IS A 10" DIA. BRASS BOLT WITH A 1/2" DIA. CONCRETE CAP. THE BENCHMARK IS LOCATED ON THE SE CORNER OF LOT 10 & 11, BLOCK 10, SUBDIVISION 10, CITY OF ALBUQUERQUE.

CONTROL POINTS:

| CONTROL POINT NO. | CONTROL POINT DESCRIPTION | CONTROL POINT NO. | CONTROL POINT DESCRIPTION |
|-------------------|---|-------------------|---|
| CP 100 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 104 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |
| CP 101 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 105 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |
| CP 102 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 106 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |
| CP 103 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 107 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |

CURVE TABLE:

| CURVE | ARC LENGTH | CHORD BEARING | CHORD | DELTA |
|-------|------------|---------------|-------|-------|
| C1 | 10.00 | 115.00 | 10.00 | 10.00 |
| C2 | 10.00 | 115.00 | 10.00 | 10.00 |
| C3 | 10.00 | 115.00 | 10.00 | 10.00 |
| C4 | 10.00 | 115.00 | 10.00 | 10.00 |

LINE TABLE:

| LINE | LENGTH | CHORD BEARING |
|------|--------|---------------|
| L1 | 10.00 | 115.00 |
| L2 | 10.00 | 115.00 |
| L3 | 10.00 | 115.00 |
| L4 | 10.00 | 115.00 |

LEGAL DESCRIPTION:
 TRACT 1A, ASPEN RIDGE APARTMENTS, PROJECT NO. 10-1000, ALBUQUERQUE, NEW MEXICO.

SYMBOL LEGEND:

- PROPERTY LINE
- UTILITY, OVERHEAD ELECTRIC
- UTILITY, UNDERGROUND ELECTRIC
- UTILITY, WATER LINE
- UTILITY, GAS LINE
- UTILITY, FIBER OPTIC LINE
- CONTROL, BENCH
- CONTROL, INTERMEDIATE
- PROPERTY MARK
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- UTILITY, WATER WALK
- UTILITY, WATER LETTER
- UTILITY, SPOKESMAN HEAD
- UTILITY, WATER WALK
- UTILITY, WATER WALK
- UTILITY, CABLE TELEVISION WALK
- UTILITY, CABLE TELEVISION WALK

DOCUMENTS USED:

- PLAT OF PARCELS 2-A & 2-B, LANDS OF BOARD OF EDUCATION, ALBUQUERQUE, NEW MEXICO, 1983, CSM-77.
- TRACT 1A, ASPEN RIDGE APARTMENTS, PROJECT NO. 10-1000, ALBUQUERQUE, NEW MEXICO, 2015, CSM-77.
- TRACT 1A, ASPEN RIDGE APARTMENTS, PROJECT NO. 10-1000, ALBUQUERQUE, NEW MEXICO, 2015, CSM-77.



GENERAL SURVEY NOTES:
 1. FIELD SURVEY PERFORMED IN JUNE 2015.
 2. METRIC DATA IS USED THROUGHOUT THIS SURVEY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHOWN ARE GROUND SURFACE & C/S BEATINGS.
 4. ALL DIMENSIONS SHOWN AS "BY" ARE "BY" BEATINGS WITH CAP BEATINGS. "BY" BEATINGS ARE NOTED.
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| CP 101 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 105 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |
| CP 102 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS | CP 106 | CONCRETE PILE IN ASPEN RIDGE APARTMENTS |
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| C2 | 10.00 | 115.00 | 10.00 | 10.00 |
| C3 | 10.00 | 115.00 | 10.00 | 10.00 |
| C4 | 10.00 | 115.00 | 10.00 | 10.00 |

LINE TABLE:

| LINE | LENGTH | CHORD BEARING |
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| L1 | 10.00 | 115.00 |
| L2 | 10.00 | 115.00 |
| L3 | 10.00 | 115.00 |
| L4 | 10.00 | 115.00 |

LEGAL DESCRIPTION:
 TRACT 1A, ASPEN RIDGE APARTMENTS, PROJECT NO. 10-1000, ALBUQUERQUE, NEW MEXICO.

2885A

Project Data:

Title: ALBUQUERQUE POLICE DEPARTMENT
SOUTHEAST AREA SUBSTATION

Address: 608 Louisiana Blvd., NE

Owner: City of Albuquerque

Architect: The Beersing Partnership, Inc.

Brand: QP-1
HARRIS SUBSTATION

Site Area: 1.14-2

Legal Description: Lots 41 & 42 of E. 14th St. Addition, Block 1

Revised BOD Approval: 04/23/99
Per: 2-15-99

Design Data:

Original Type: Q7

Construction Type: V-10

Total Site Area: 1,000 sq. ft.

Site's Area: 6,115 sq. ft.

Building Area: 6,145 sq. ft. (61%)

Landscaping Area: 2,275 sq. ft. (21%)

Parking Data:

Spaces Required: 1,000 sq. ft.
47 Spaces

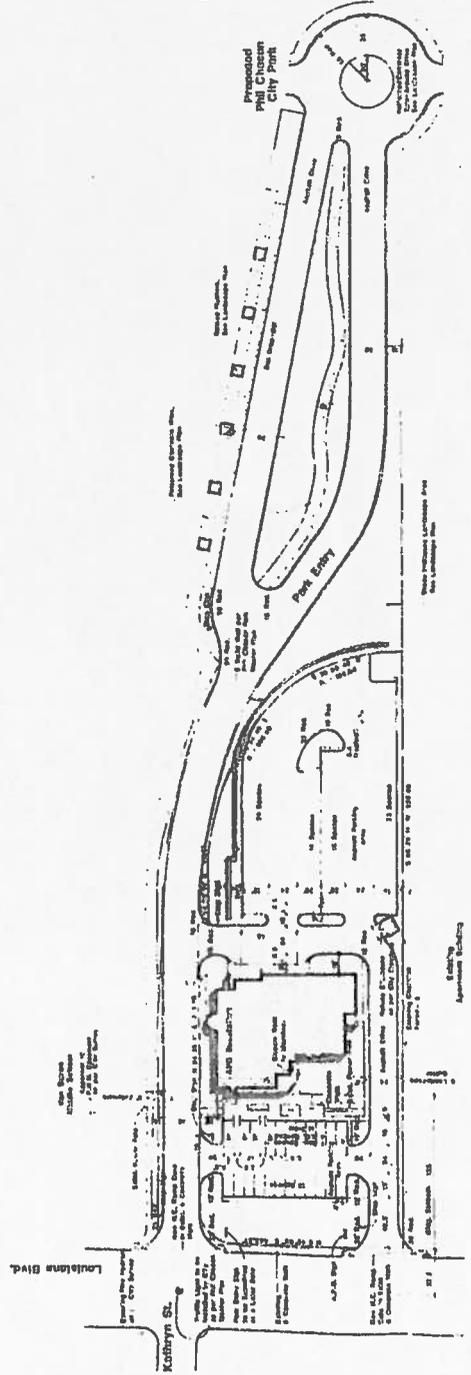
Spaces Provided: 41 Spaces
4,212 sq. ft.

Park Entry Data:

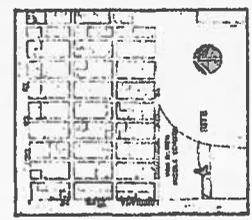
Site Storage: 1,000 sq. ft.

Perks: 10,000 sq. ft. (61%)

Landscaping: 2,275 sq. ft. (21%)



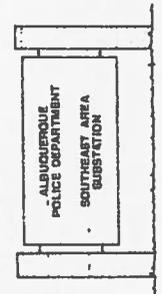
Site Plan



Site Location Plan



Exterior Sign-Plan



Exterior Sign-Plan

| | |
|---|----------------------|
| ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION | DATE: 5-25-99 |
| | DATE: April 23, 1999 |
| SHEET: 1 of 4 | |

HARRIS SUBSTATION
 ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION