



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1011048
Case #: 16EPC-40066
December 8, 2016**

Staff Report

| | |
|--------------------------|--|
| Agent | Michael Heitman, AIA |
| Applicant | COA Parks and Recreation |
| Request | Site Development Plan for Building Permit Amendment |
| Legal Description | Tract 4, Municipal Addition No. 2 |
| Location | Lomas Blvd NE between Eubank Blvd NE and I-40 |
| Size | Approximately 34.5 acres |
| Existing Zoning | SU-1 for a Park, Garden Center and Recreational Facilities |
| Proposed Zoning | No Change |

Staff Recommendation

APPROVAL of Case #16EPC-40066 based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 9.

Staff Planner

Michael Vos, AICP - Planner

Summary of Analysis

The request is a Site Development Plan for Building Permit Amendment to replace the existing pool building at Los Altos Park with a new building, thus expanding the square footage of permanent structures existing at the park.

The applicant is proposing a new building of approximately 17,665 square feet, which is approximately 7,612 square feet larger than the existing building it is planned to replace. None of the existing parking or landscaping area will be displaced by this building addition.

The site is not governed by a Sector Development Plan.

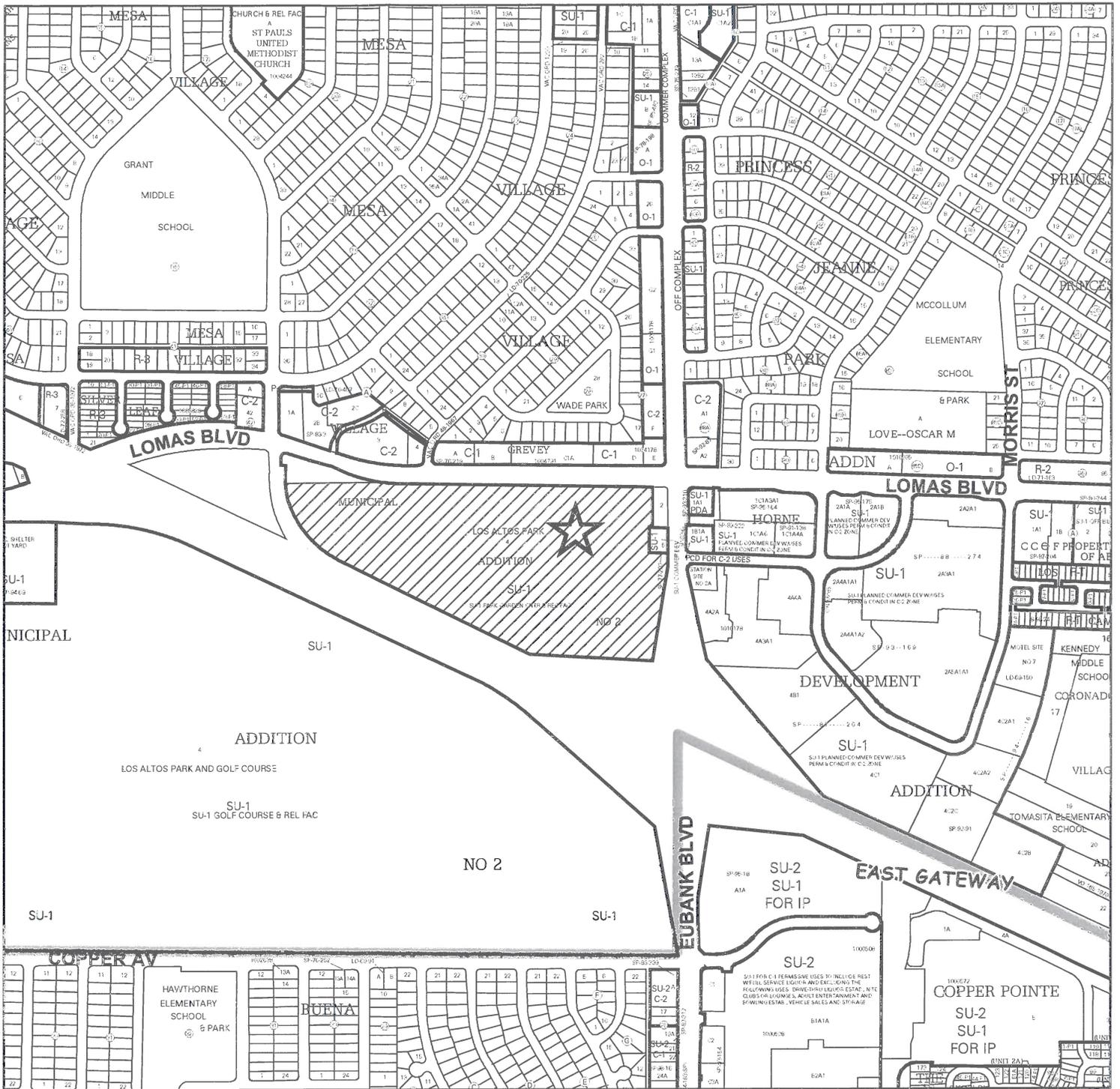
The Princess Jeanne NA and East Gateway Coalition were notified of this request. There is no known opposition to the request.

Staff recommends approval based on the findings and subject to the conditions outlined in the staff report.



City Departments and other interested agencies reviewed this application from 10/31/2016 to 11/16/2016

Agency comments used in the preparation of this report begin on Page 11.



ZONING MAP

Note: Grey shading indicates County.



1 inch = 745 feet

Project Number:

1011048

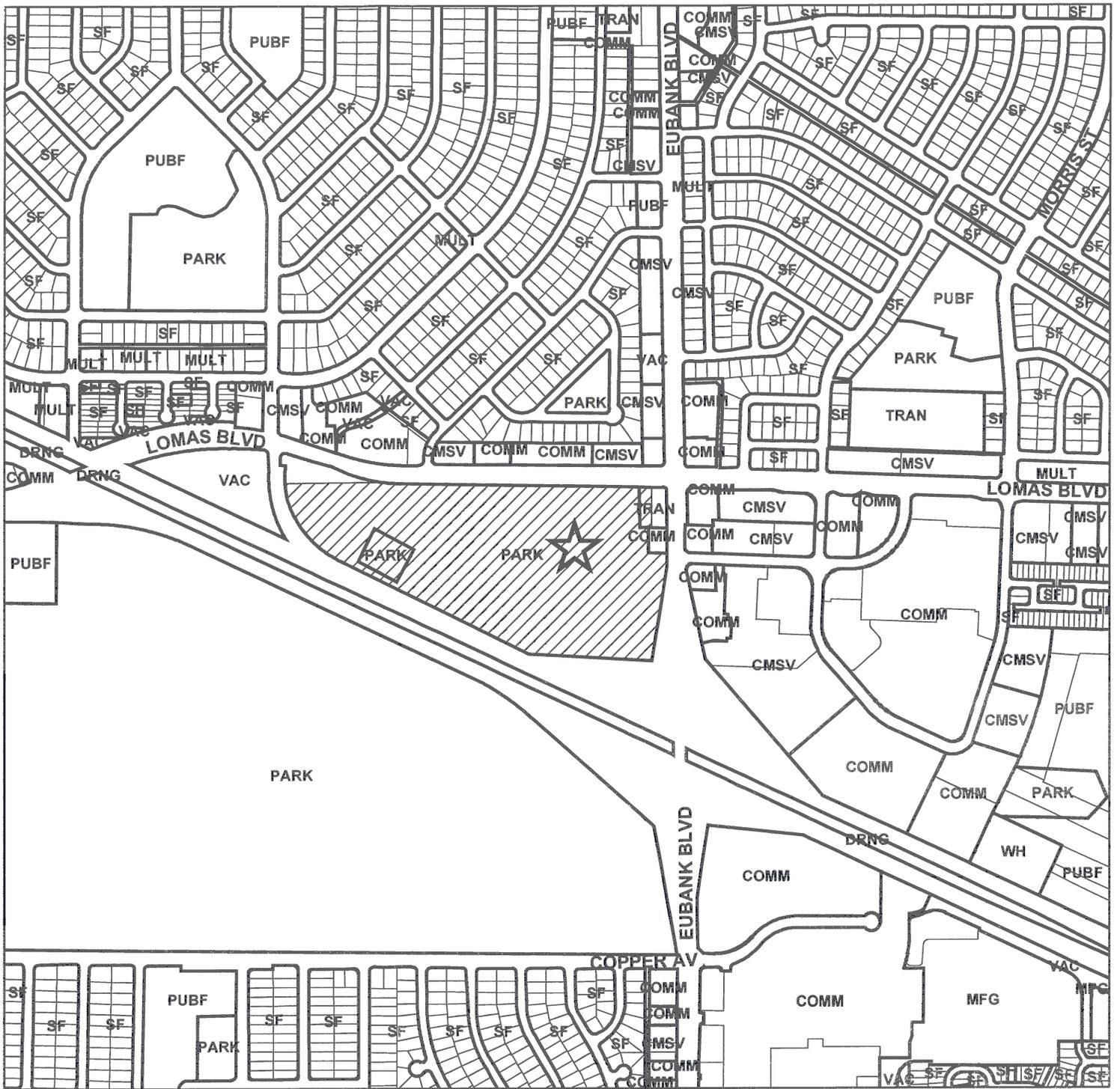
Hearing Date:

12/08/16

Zone Map Page: K-20

Additional Case Numbers:

16EPC-40066



LANDUSE 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 = 745 feet

Project Number:

1011048

Hearing Date:

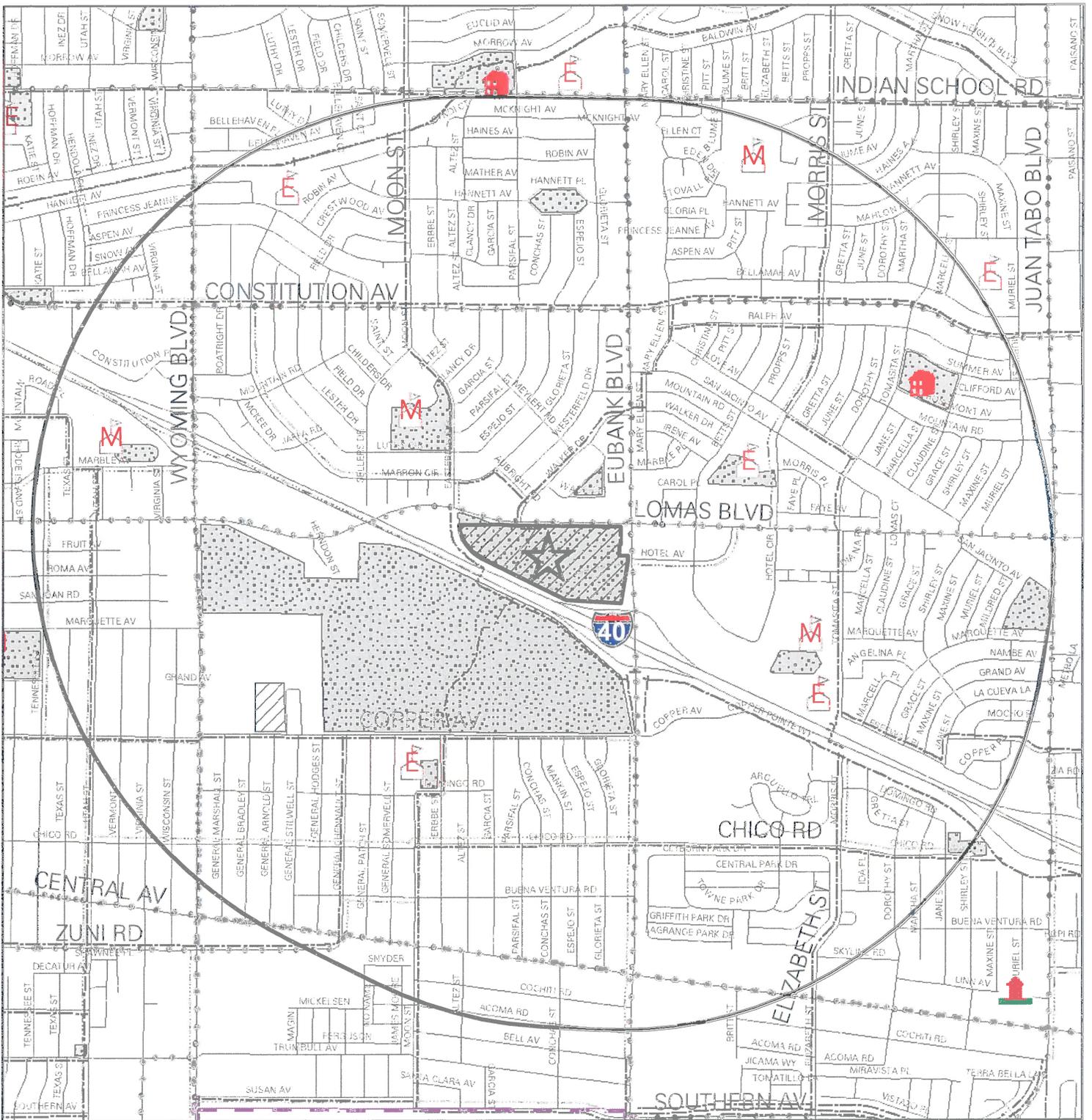
12/08/16

Zone Map Page: K-20

Additional Case Numbers:

16EPC-40066





Public Facilities Map with One-Mile Buffer



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

Project Number: 1011048



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | <i>Zoning</i> | <i>Comprehensive Plan Area; Applicable Rank II & III Plans</i> | <i>Land Use</i> |
|---------------------|--|---|-------------------------------|
| <i>Site</i> | SU-1 Park, Garden Center and Recreational Facilities | Established Urban Area | Parks and Recreation |
| <i>North</i> | C-1 and C-2 | Established Urban Area | Commercial Retail and Service |
| <i>South</i> | SU-1 Golf Course and Related Facilities | Established Urban Area | Parks and Recreation |
| <i>East</i> | SU-1 Planned Commercial Development | Established Urban Area; Los Altos / Market Community Center | Commercial Retail and Service |
| <i>West</i> | R-1 | Established Urban Area | Vacant / Other |

II. INTRODUCTION

Proposal

The request is for a Site Development Plan for Building Permit Amendment for an approximately 34.5 acre site described as Tract 4, Municipal Addition No. 2 (the “subject site”). The subject site is located on Lomas Blvd. NE between Eubank Blvd NE and Interstate 40.

The applicant proposes to construct an approximately 17,665 square foot building to house the pool facilities at Los Altos Park. The proposed building will replace an existing structure, expanding its square footage by approximately 7,612 square feet. The existing parking areas and landscaping surrounding the facilities will not be affected by this request and will generally remain the same with some additional landscaping added around the proposed building.

The subject site is zoned SU-1 for a Park, Garden Center, and Recreational Facilities, which allows the existing use, which will remain the same after this project is complete.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plan approval in SU-1 zones, pursuant to 14-16-2-22(A)(1) of the Zoning Code. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and is the location of the Los Altos Park, which includes the existing pool facilities, as well as sports fields, tennis courts, and a skate park.

The subject site is located on the south side of Lomas Boulevard NE, west of Eubank Boulevard and north and east of Interstate 40.

On the north side of Lomas Boulevard are a credit union, car wash, and other retail commercial uses. Farther north is single-family residential. East of the subject site, across Eubank are various commercial retail and service uses including a gas station and multiple restaurants.

To the south of the subject site across Interstate 40 is the Los Altos Golf Course.

History

The subject site has been the location of the Los Altos Park dating back prior to the existing zoning. The EPC approved a zone change for the subject site from R-1 to SU-1 for a Park, Garden Center and Recreational Facilities on December 15, 1988 (Z-81-118-3).

A site development plan that covered the existing site and uses, as well as a proposed batting cage expansion, was submitted and approved by the EPC on February 16, 1989 (Z-81-118-4).

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates both Lomas Boulevard and Eubank Boulevard as Regional Principal Arterials.

The Comprehensive Plan designates Interstate 40 as an Express Corridor with the intent to create a network of roadways dedicated to developing higher speeds with fewer interruptions to travel for the car and public transportation. Lomas is designated as an Enhanced Transit Corridor with the intent to improve and optimize transit and pedestrian opportunities for residents, businesses, and other users.

Trails/Bikeways

The I-40 Trail East (a paved multi-use trail) is located on the south side of Interstate 40 and connects to the subject site via an overpass.

Transit

The nearest bus stop is located near the park entrance on Lomas, which is serviced by ABQ Ride route #11. Additional stops for route #11 are located at the intersections of Lomas with Eubank and Easterday Drive. Stops along Eubank near Hotel Ave are serviced by ABQ Ride route #2.

Public Facilities/Community Services

See the Public Facilities Map in the packet for detail regarding these items.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 C-1 for a Park, Garden Center and Recreational Uses. The SU-1 zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Development of SU-1 properties is governed by approved site development plans per Section 14-16-2-22 SU-1 Special Use Zone. A site development plan was approved in 1989 for the existing site. This request for a site development plan for building permit amendment to allow for the reconstruction and expansion of the existing pool facilities, and the request has been reviewed by staff in accordance with the standards set forth by the SU-1 zone, as well as any use-specific regulations as specified by the Comprehensive Zoning Code.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the 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.” Applicable policies include:

Policy II.B.1.i: The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space network areas and public facilities.

The reconstructed pool building maintains its location at Los Altos Park, as part of an existing multi-functional use of space and resources that includes the pool, sports fields, tennis courts, and a skate park. The site is well landscaped and is accessible by a multi-use pathway that connects over Interstate 40 to the Los Altos Golf Course and the I-40 Multi-Use Trail. The request furthers Policy II.B.1.i.

Policy II.B.5.d: 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 proposed new pool building is being placed on the footprint of the existing pool and retains the existing bath house within its design. The site design respects existing values by

retaining existing access and parking, improving the overall landscaping around the facilities, and maintaining existing developed drainage flows. The request furthers Policy II.B.5.d.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand the existing pool facilities at a City park in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building, as well as its location toward the rear of a large site, is appropriate in order to preserve the integrity of the existing neighborhood. Policy II.B.5.e is furthered by this request.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The request is for a 17,665 square foot building to replace the existing pool building. Staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan and requirements of the Zoning Code in accordance with Section 14-16-3-11 of the Zoning Code, which states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures."

Site Plan Layout / Configuration

The subject site, Tract 4, Municipal Addition No. 2 is located on the south side of Lomas Boulevard between Eubank and I-40. The site is generally triangular with a long street frontage along Lomas and a shorter frontage along Eubank. The existing facilities are located on the western portion of the property, and the proposed reconstructed and enlarged pool building will be in the same location as the existing pool building. No change to the existing parking is proposed as part of this project. A minimum 8-foot concrete walkway is proposed to go around most of the building allowing access from all ingress and egress points to the parking lot located to the east of the building. A new passenger drop-off zone is proposed near the front entrance, and benches and a bicycle rack are proposed in this area as well. The dumpster is located at the south end of the parking lot, and is to remain at this location with an upgraded enclosure. Per comments from Solid Waste, more detailed specifications are needed. Staff has recommended a condition of approval to ensure compliance with Solid Waste requirements.

The new building is setback approximately 56 feet from the nearest property line adjacent to Interstate 40. The setbacks more than adequately meet the minimum requirements as set forth by the Zoning Code.

Vehicular Access, Circulation and Parking

The site is accessed via entrances from both Lomas and Eubank.

Because the zoning of the subject site is SU-1, off-street parking is determined by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. The minimum code requirement for the proposed indoor pool/recreational use is not clearly defined in the Zoning Code, but the

applicant has provided parking calculations of one required for every 200 square feet of building area, which is compatible with outdoor recreational uses, as well as office and club uses. By this calculation, the project is required to provide 110 parking spaces. The applicant has indicated 112 spaces are provided, though the numbers on the site plan differ from the calculations in the notes. Staff conducted a site visit and confirmed that 112 spaces are available at the site, and has included a recommended condition to show the correct calculations on the plan prior to final sign-off by the Development Review Board (DRB). It is important to note that no changes are proposed for the parking areas, and they are to be retained as they currently exist with minor restriping with this project. Eight designated disabled spaces are required with eight provided.

Four motorcycle spaces are required per the Zoning Code, though the existing site and proposed plan do not include any. The applicant has stated in the plan notes that existing parking may be converted to accommodate the 4 motorcycle spaces required by the Zoning Code. After staff review and comment from Transportation Development, a condition has been recommended to provide the four motorcycle spaces. This will reduce the auto parking available from 112 spaces to the minimum required 110.

A bicycle rack is proposed with space for 6 bicycles as required.

A traffic impact study (TIS) was not required for the building expansion.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access exists from and within the parking areas located throughout the park. There is additional access to the site from the I-40 Trail East via an overpass over Interstate 40 to the south of the pool building. No changes to this access are proposed with this remodel of the pool facilities.

Walls/Fences

The proposed project will keep and add some new ornamental black metal picket fencing around the pool facilities with a maximum height of six feet.

Lighting and Security

There are existing light poles in the parking lot and around the existing building that will remain.

Landscaping

Landscaping is required by the zoning code in the amount of 15% of the net lot area (lot area less building footprints). The park is well landscaped with turf and trees throughout, including the immediate area surrounding the pool facilities. Little existing landscaping will be disturbed with the proposed project, although some new landscaping is being provided. The immediate project area surrounding the pool is approximately 2.37 acres of the 34.5 total park acreage, or 103,130 square feet. Minus building square footage, the net area of the project site is 80,894 square feet. The landscaping plan indicates a total of 27,265 square feet of new or existing landscaped area with this project, which is 34 percent of the net site area.

Parking lot trees are required at the rate of one tree for each ten spaces. The landscaping plan indicates 6 are required with 11 provided for the parking lot to the east of the pool facilities; however, the parking calculations also include the parking area located to the north of the facilities. As such, the landscaping plan should be updated to include those spaces and if there is a deficiency in parking lot trees for those spaces they should be added. Staff has included a recommended condition addressing this. The Zoning Code requires that no parking space be over 100 feet from a tree [14-16-3-10 (F)(1)(b)]. Street trees are provided (existing) along Lomas and Eubank in accordance with the Street Tree Ordinance and Zoning Code Section 14-16-3-10 Landscaping Regulations.

Grading, Drainage, Utility Plans

The subject site is fully developed with drainage generally flowing from north to south. These flows will be retained with the proposed new building maintaining generally the same elevation as the existing building and patio space.

Water lines for domestic service and sanitary sewer are proposed to connect to existing lines on the subject site. A portion of the existing sanitary sewer line that is located under the proposed building will be demolished. A new fire service line and fire hydrant are proposed in the parking lot to the east of the proposed new building.

Architecture

The architecture of the request retains the brick exterior of the existing bath house that will be cleaned and repaired as necessary, as well as metal wall paneling and sand colored masonry. Translucent glass and wave-like blue canopies are provided to “evoke bath house architecture” as described by the architect who is acting as agent for this request.

The new building is a single-story with the pool enclosure reaching a maximum height of 27 feet, which complies with the requirements of Section 14-16-2-11 R-2 Residential Zone of the Zoning Code, as stipulated by Section 14-16-2-22 SU-1 Special Use Zone.

Signage

Address and facility name building signage are proposed on the site plan. Staff has recommended a condition of approval that a note be added to the site plan indicating any future signage or changes to signage be in compliance with the sign regulations of the C-2 zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from October 31, 2016 to November 16, 2016. Most comments have been addressed or will be ensured through the recommended conditions of approval and the Development Review Board process for final sign-off. Major comments include meeting Solid Waste specifications for the refuse enclosure and adding motorcycle parking if not already provided.

Neighborhood/Public

The Princess Jeanne Neighborhood Association and East Gateway Coalition, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended or held. As of the writing of this report, one phone inquiry was made, but no comments have been received regarding the request.

V. CONCLUSION

This request is for a site development plan for building permit amendment for Tract 4, Municipal Addition No. 2, an approximate 34.5 acre site located on Lomas Boulevard NE between Eubank Boulevard NE and Interstate 40. The site is zoned SU-1 for a Park, Garden Center and Recreational Facilities, thus the existing and proposed park and pool use is allowed by the zoning.

The proposed project consists of reconstructing the existing pool building with a larger 17,665 square foot building. 112 parking spaces are provided on-site and are not changing with the proposed project unless the EPC agrees with the recommended condition of approval to convert two spaces to accommodate the 4 motorcycle spaces required by the Zoning Code. If so, 110 parking spaces will remain. The applicant is proposing to utilize the existing entrances at the north and east sides of the park. A refuse container within a new enclosure is proposed at the south end of the existing parking lot in the same location as the existing enclosure. The site has adequate landscaping and meets the requirements of the Comprehensive Zoning Code.

Representatives from the Princess Jeanne Neighborhood Association and East Gateway Coalition, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

Staff recommends approval based on the findings and subject to the conditions as listed in the staff report.

FINDINGS - (16EPC-40066) December 8, 2016 Site Development Plan for Building Permit Amendment

1. This is a request for a site development plan for building permit amendment for Tract 4, Municipal Addition No. 2 located on Lomas Boulevard NE between Eubank Boulevard NE and Interstate 40 and containing approximately 34.5 acres.
2. The subject site was zoned SU-1 for a Park, Garden Center and Recreational Facilities on December 15, 1988 (Z-81-118-3).
3. A site development plan covering the existing site and uses, as well as a proposed batting cage expansion, was submitted and approved by the EPC on February 16, 1989 (Z-81-118-4). The current request is to amend the previously approved site development plan.
4. The applicant is proposing a new pool building of approximately 17,665 square feet to replace the existing pool building.
5. The existing and requested park and pool uses are permissive under the current zoning of the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan 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 is within the Established Urban Area of the Comprehensive Plan.
8. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - a. Policy II.B.1.i: The design of parks and other open areas shall incorporate the following criteria:
 - Multi-functional use of resources and compatible facilities.
 - Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
 - Integration into residential design for easy accessibility and orientation to encourage use.
 - Lighting, site design, or other methods to minimize vandalism.
 - Connections between other Open Space network areas and public facilities.

The reconstructed pool building maintains its location at Los Altos Park, as part of an existing multi-functional use of space and resources that includes the pool, sports fields, tennis courts, and a skate park. The site is well landscaped and is accessible by a multi-use pathway that connects over Interstate 40 to the Los Altos Golf Course and the I-40 Multi-Use Trail. The request furthers Policy II.B.1.i.

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- b. Policy II.B.5.d: 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 proposed new pool building is being placed on the footprint of the existing pool and retains the existing bath house within its design. The site design respects existing values by retaining existing access and parking, improving the overall landscaping around the facilities, and maintaining existing developed drainage flows. The request furthers Policy II.B.5.d.

- c. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand the existing pool facilities at a City park in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building, as well as its location toward the rear of a large site, is appropriate in order to preserve the integrity of the existing neighborhood. Policy II.B.5.e is furthered by this request.

9. Representatives from the Princess Jeanne Neighborhood Association and East Gateway Coalition, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

RECOMMENDATION - 16EPC-40066 – December 8, 2016 – Site Development Plan for Building Permit Amendment

APPROVAL of 16EPC-40066, a request for Site Development Plan for Building Permit Amendment for Tract 4, Municipal Addition No. 2, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16-EPC-40066 – December 8, 2016 - 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.

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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 current zoning designation on the overall site sheet 101 shall be updated to reflect the actual zoning of SU-1 for a Park, Garden Center and Recreational Facilities.
 4. The proposed solid waste enclosure shall meet the minimum specifications, comply with comments, and have its location approved by the Solid Waste Department – Refuse Division.
 5. Four motorcycle parking spaces, as required by the Zoning Code, shall be accommodated within the parking areas of the subject site.
 6. Parking calculations and related notes shall be updated to reflect the actual number of spaces available on the subject site taking into consideration the potential conversion of two spaces to accommodate the required motorcycle parking.
 7. The landscape plan and related calculations shall be updated to include the parking area to the north of the pool facilities, and any deficiencies with regard to parking lot trees that may exist be corrected.
 8. A note shall be added to the plans indicating any future signage or changes to signage must be in compliance with the sign regulations of the C-2 zone.
 9. Conditions of Approval from Transportation Development:
 - a. 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).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 10. Conditions of Approval from Public Service Company of New Mexico:
 - 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. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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**Michael Vos, AICP
Planner**

Notice of Decision cc list:

Michael Heitman, AIA, 1717 Louisiana Blvd NE, ABQ, NM 87110
Christina Sandoval, COA Parks and Recreation, PO Box 1293, ABQ, NM 87103

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Adverse Comments

Office of Neighborhood Coordination

Princess Jeanne NA (R)

East Gateway Coalition

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 10/13/16 - dlc

Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 10/18/16 - dlc

Long Range Planning

No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

1. 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).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. Recommend the addition of motorcycle and bicycle parking if not already provided.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

Reviewed, but there are no comments.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40066 Site Development Plan for Building Permit
 - a. From the “Conceptual Utility Plan” provided there are no new connections to public infrastructure.
 - b. All new private hydrants shall be painted safety orange.
 - c. An availability statement shall be requested for the new construction to verify flows for the updated fire flow requirements. Request shall include fire marshal requirements.
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - d. As per “Cross Connection Prevention and Control Ordinance” section 8-1-7 bullet number 9: “if the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation with existing fire protection systems without any backflow prevention assemblies must be retrofitted with an approved double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction.”

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed, support approval.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Need complete/detailed spec sheet for new/proposed refuse enclosure #15/Pg.101.1, built to COA minimum spec requirements. Also on Pg. 101.1, need curb #19 on approach to refuse enclosure set back min. 5’. Requesting that existing curb #26 (on East side of enclosure) be moved back 5’. And, cut back the parking island located north of refuse enclosure, to allow adequate space for refuse truck turning radius.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

| Transit Corridor? | Transit Route? | Current Service/Stops | Comments/Support/Requests |
|---------------------------------|---|---|----------------------------------|
| Lomas Enhanced Transit Corridor | Route 11 on Lomas and Route 2 on Eubank | Nearest Route 11 stop pair is at the Garden Center; Nearest south-bound Route 2 stop is 200 feet south of Lomas; nearest north-bound is 600 feet south of Lomas | No Comment |

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: 16EPC-40066 Site Development Plan for Building Permit
- b. Site Information: Tract 4, Municipal Addition No. 2, zoned SU-1 Parks and Recreation, located on Los Altos Park at SW Corner of Lomas NE and Eubank NE, containing approximately 34.5 acres.
- c. Property Address: Los Altos Park at SW corner of Lomas and Eubank
- d. Request Description: The applicant requests approval of a building permit to replace existing pool facilities at Los Altos Pool, expanding the area of the Los Altos Park’s permanent structures. The project site is a public park owned and operation by the City of Albuquerque.
- e. APS Case Comments: This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, Lomas Blvd NE has been identified as part of the Intelligent Transportation System (ITS) Regional Architecture. Lomas Blvd NE is functionally classified as an Existing Principal Arterial in the project area. According to the Long Range Bikeway System, an existing bicycle route and a proposed bicycle route run through the site. An existing paved trail and existing bicycle crossing run along the west side of the site.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1011048 Site Development Plan for Building Permit (City of Albuquerque/Los Altos Park – Updated Enclosed Pool Facilities at Lomas and Eubank NE) 16EPC-40066

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. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



West view looking at the existing pool building that will be replaced with this request.

South end of parking lot showing existing trash dumpster and enclosure that will be upgraded.

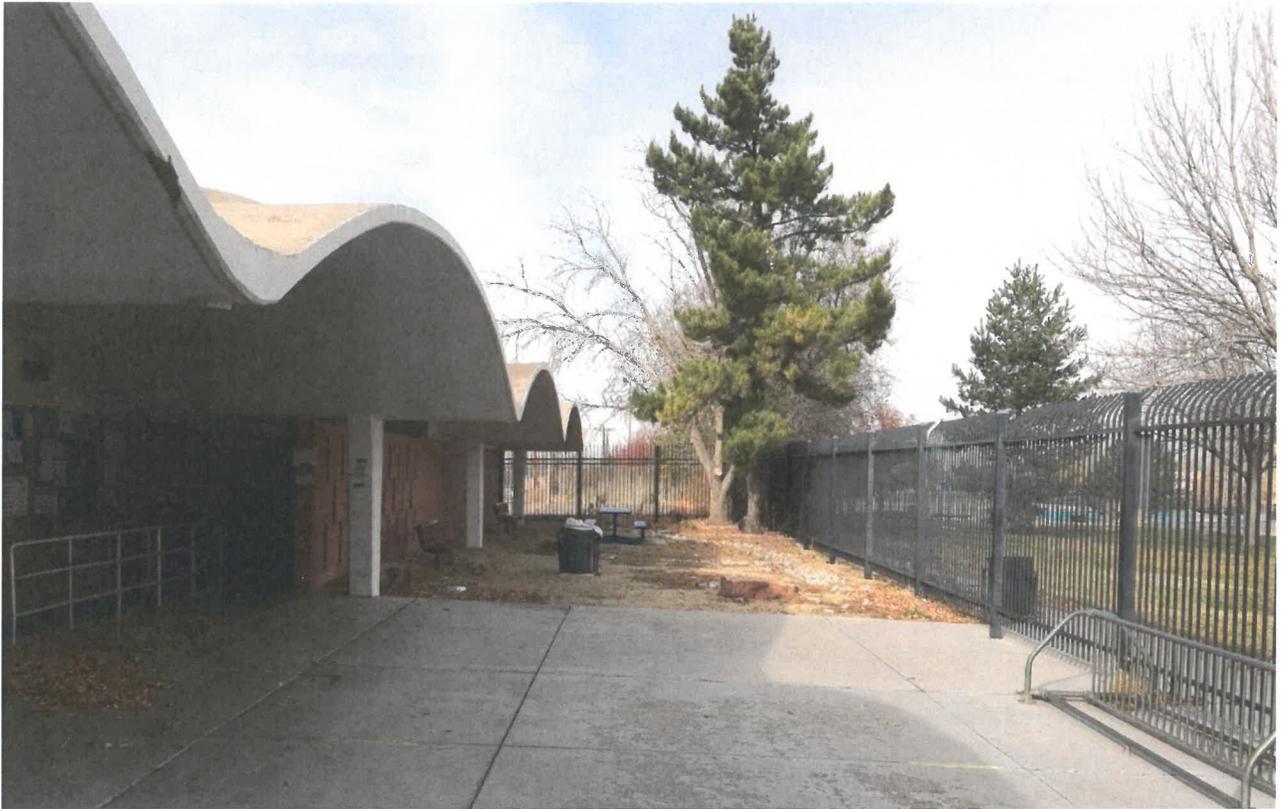




Looking west at the south edge of the subject site showing the multi-use trail and overpass.

Looking south at the existing pool facilities.





North side of existing bath house to remain with some landscaping improvements.

Looking northeast across existing parking lot toward the sports fields and rest of Los Altos Park.



HISTORY

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: December 16, 1988

NOTIFICATION OF DECISION

City of Albuquerque
Albuquerque Parks and Recreation Dept.
P.O. Box 1293
Albuquerque, NM 87103

FILE: Z-81-118-3
LOCATION: A portion of Tract #4, Municipal Addition #2, Los Altos Park, located on Eubank Boulevard N.E., between Lomas Boulevard N.E. and Interstate 40, and containing approximately 32 acres. (K-20)

On December 15, 1988, the Environmental Planning Commission voted to approve Z-81-118-3, a zone map amendment from R-1 to SU-1 for a Park, Garden Center and Recreational Facilities, based on the following Findings:

Findings:

1. The proposed zone change is consistent with the actual land use.
2. The proposed zone change will give the Planning Commission review authority over the entire site; a site development plan must be submitted.
3. The requested zone change is more advantageous to the community in keeping with Resolution 270-1980.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY DECEMBER 30, 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,


Rex V. King
City Planner

RVK/NR/vb
(9806)

cc: Janet Saters, Parks and Recreation Department
Mary Lou Haywood-Spells, Neighborhood Coordination

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: February 17, 1989

Albuquerque Parks and Recreation Department
400 Marquette NW
Albuquerque, NM 87102

NOTIFICATION OF DECISION

File: Z-81-118-4

LOCATION: A portion of Tract A4, Municipal Addition #2, Los Altos Park, zoned SU-1 for a Park, Garden Center and Recreational Facilities, located on Eubank Boulevard NE, between Lomas Boulevard NE and Interstate 40, and containing approximately 32 acres. (K-20)

On February 16, 1989, the Environmental Planning Commission voted to approve Z-81-118-4 site development plan, based on the following Findings and subject to the following Conditions:

Findings:

1. The site development plan, both existing and proposed, meet the minimum requirements for the SU-1 zone.

Conditions/Existing Site:

1. Bike racks must be installed for each activity center.
2. The maintenance and storage area at the west end of the park site which is visible from Interstate 40 must be screened from view with either a solid fence or sufficient landscaping to provide solid screening.
3. The portable swimming pools stored near Interstate 40 must be moved to an area which is screened from view.
4. The restrooms on Eubank need to be moved to the interior of the park when future improvements are made to the park.
5. Park Road must be widened to twenty-four feet as part of any future improvements.
6. The exit lane at Lomas needs to be widened to twenty-two feet with a deceleration lane for the entrance to include 25-foot radii.
7. Dedication of appropriate right of way, twelve feet by two hundred feet, for a bus bay on Lomas west of the batting cage is required.
8. The areas within the 100-year flood zone must be shown on the site development plan.
9. No advertising is allowed on the score boards.

Conditions/Proposed Expansion (Batting Cage):

10. The paved access drive from Park Road to the batting cage must be twenty-four feet wide with a fifteen foot corner radii at Park Road.
11. The parking lot must be paved.
12. Signage for the batting cage must be similar in height, size, and type to that used for the park.
13. Lighting must be indicated on the site development plan as to placement and a detail which shows the type of lighting to be used.

February 17, 1989

14. The perimeter of the batting cage site which is not paved must be sodded.
15. Lessee will be responsible for maintenance of the property.
16. Provision must be made for an entrance to the facility through the parking spaces.
17. No portable signs are allowed.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 3, 1989, 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,

Rex V. King
RVC Rex V. King
City Planner

RVC/NR/vb
(10004)

cc: Janet Saters, Parks and Recreation Department
Bick Mann, 10723 Edith NE; 87113
Diane Terry, 1000 Betts NE; 87112
Jeanne Johnson, 917 Carol NE; 87112

ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding SU-1 (Special Use Zone).

APPLICATION INFORMATION

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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 Development Services Center, 600 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): Michael Heitman, AIA PHONE: 821.0235
 ADDRESS: 1717 Louisiana Blvd NE FAX: 821.0348
 CITY: Albuquerque NM 87110 STATE _____ ZIP _____ E-MAIL: mheitman@greer-stafford.com
 APPLICANT: Christina Sandoval Principal Planner PHONE: 768.5370
 ADDRESS: City of Albuquerque Parks and Recreation Department FAX: _____
PO Box 1293 /
 CITY: Albuquerque NM 87103 E-MAIL: cmsandoval@cabq.gov
 Proprietary interest in site: project site is a public park List all owners: City of Albuquerque Parks and Rec Dept

DESCRIPTION OF REQUEST: This project replaces existing pool facilities at Los Altos Pool, expanding the area of the Los Altos Park's permanent structures by 21%.

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. Tract 4, Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Municipal Addition No 2.
 Existing Zoning: SU-1 Parks and Recreation Proposed zoning: no change MRGCD Map No n/a
 Zone Atlas page(s): K-20-Z UPC Code: #102005744948610215

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): n/a

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 34.5 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Located in Los Altos Park at SW corner of Lomas and Eubank
 Between: Sited at SW corner of the Park and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 10.11.16

SIGNATURE Michael Heitman, AIA DATE 10.26.16

(Print Name) Michael Heitman, AIA Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

16EPC - 40066

Action

SRP

ADY

CMF

S.F.

Fees

_____ \$ 2

_____ \$

_____ \$

_____ \$

_____ \$

_____ \$

Total _____ \$ 2

Hearing date December 8, 2016

10-27-16

Project #

1011048

Revised: 11/2014

Michael Heitman

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.

Michael Heitman
 Applicant name (print)
Michael Heitman 10-26-10
 Applicant signature / date



Form revised November 2010

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

Application case numbers
 16EPC - 44066
 - - -
 - - -

[Signature] 10-27-10
 Planner signature / date
 Project #: 1011048

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: COA Parks & Rec Dept DATE OF REQUEST: 10/13/16 ZONE ATLAS PAGE(S): K-20-Z

CURRENT:
ZONING: SU-1
PARCEL SIZE (AC/SQ. FT.): 34.5 acres

LEGAL DESCRIPTION:
LOT OR TRACT: Tract Four (4) BLOCK # _____
SUBDIVISION NAME: Municipal Addition No. 2

REQUIRED CITY ACTION(S):

ANNEXATION
ZONE CHANGE From _____ To _____
SECTOR, AREA, TAG, COMP PLAN
AMENDMENT (Map/Text)

SITE DEVELOPMENT PLAN:
SUBDIVISION* AMENDMENT
BUILDING PERMIT ACCESS PERMIT
BUILDING PURPOSES OTHER
*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION:

OF UNITS: n/a
BUILDING SIZE: _____ (sq. ft.)
This project expands the existing pool facility from 14,4709 to 22,091gsf, an increase of +7,612gsf

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____ DATE 10/13/16
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone ~~924-3994~~ Raquel 924-3991

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

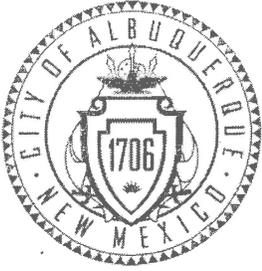
THRESHOLDS MET? YES NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

Tony [Signature]
TRAFFIC ENGINEER DATE 10-19-16

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

IS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
October 20, 2016

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Greer Stafford / SJCF Architecture c/o Michael Heitman, AIA

Applicant: City of Albuquerque Parks and Recreation Dept

Legal Description: Tract 4, Municipal Addition No 2

Zoning: SU-1

Acreage: 34.5 acres

Zone Atlas Page: K-20

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION: N/A, This is redevelopment of an existing pool, in an existing park.

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

CITY OF ALBUQUERQUE

Parks and Recreation Department



Richard J. Berry, Mayor

10/18/16

Karen Hudson
EPC Chair
Plaza del Sol
Albuquerque, NM 87103

Dear Ms. Hudson:

The Parks and Recreation Department gives permission to Greer Stafford Architecture, Inc. to represent us and act as our agent before the EPC and DRB for the Los Altos Pool Renovation Project.

Sincerely,

A handwritten signature in cursive script that reads 'C. Sandoval'.

Christina Sandoval
Principle Planner
Parks and Recreation Department

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-189 Date: 10-11-2016 Time: 2:30 PM

Address: 10100 LOMAS BLVD

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: ERIC GONZALEZ.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
- Sector Dev. Plan Amendment EPC Approval City Council Approval
- Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
- Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
- Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 PARK GARDEN + POC FACILITY
Proposed Use/Zone: _____
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

NONE IN FILE. USE AS BUILT.

SU-1 = EXISTING SITE PLAN? WHAT IS THE TOTAL BLDG SF APPROVED ON SITE? IF =< 10% INCREASE OF TOTAL SF, CAN BE HANDLED AS A MINOR AMENDMENT (14.16.2.22 (A)(6)) WHICH REQUIRES AN ADMINISTRATIVE AMENDMENT (AA). IF PROPOSAL IS > 10% INCREASE, MUST BE

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.



PRT CHAIR



APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

PROCESSED THRU EPC AS A MAJOR AMENDMENT.
DESCRIBE "POOL ENCLOSURE" DEP'N AS BLDG?
- MTG.

DEV. PLAN AS BUILT. > 21%

OCT 27 - DEC. 8TH. EPC HEARING.

AMENDMENT TO SDP BP

BLDG ELEVATION. DIMENSIONS, COLORS AS THEY
RELATE.

- SIGNAGE. C.2 REQUIREMENT. ADD NOTE.
- OFF ST. PARKING. # OF PARKING.
- NO CHANGE TO LIGHTING.
- WEBSITE. FORMS FOR SUBMITTAL.

MICHAEL VOS 924.3955.



GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

Ms Karen Hudson
Environmental Planning Commission Chair
Plaza del Sol
Albuquerque, NM 87103

October 26, 2016

Reference: Request for Site Development Plan for Building Permit Approval
The New Los Altos Pool
COA Project Number: 5724.92

Greetings Ms Hudson:

This letter is written to brief the Environmental Planning Commission on the scope and nature of our request for our project's Site Development Plan for Building Permit approval.

As you may know, the existing Los Altos Pool is currently located in the SW corner of Los Atos Park, the park itself sited on the SW corner of Lomas and Eubank. My office has been engaged by the COA Parks and Recreation Department (PRD) to rehabilitate the existing pool buildings. As such, we have collaborated with the COA's designated Planning Committee to establish the scope of work for the project, including the following major worksets:

1. Demolish the existing pool enclosure; design and replace same with a new expanded, energy efficient enclosure. The pool itself and all mechanical equipment will remain.
2. Design and construct replacement locker rooms, business office, guards rooms, supported with appropriate restrooms, corridors, mechanical/storage rooms and the like.
3. Rehabilitate the existing bath house (locker rooms) to improve life, health, safety, and energy efficiency, for the projected remaining life of the building.
4. Integrate the design of our new construction into the existing bath house to remain, in a manner that allows both structures to complement each other and thus project an improved, cohesive image to the public.

Through our design efforts and research into the existing Los Altos Park amenities, we understand we are expanding the area of the Park's current built facilities by greater than 10%- this fact the impetus behind our request. Our expansion is on the order of 21%, a figure driven more by the limited amount of permanent structures on the 32 acre site, than size of our expansion (7,612gsf).

It may prove noteworthy in the EPC's review- we have endeavored to contain our new construction design to within the current developed area of the existing pool complex. To this end, we are pleased to represent we have not encroached upon the existing parking lots/drives immediately east of our project, thus preserving parking and circulation with zero reduction in capacity. We feel the current parking capacity remains adequate- we have projected that our building should nominally require 110 parking spaces, whereas the adjacent lots currently provide 112, out of the 590 available for the entire Park. We have not modified current sight lighting, nor encroached upon grassy picnic areas to the north, and have lessened the project's landscaping water dependency through xeric plantings. Ingress and egress to the site and the building itself will remain the same. In addition, we have accomplished a near net zero addition of impervious site surfaces when compared to the existing development, despite our building expansion.



GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

It is my hope this request on behalf of the COA PRD meets with the EPC's approval, I look forward to attending the EPC hearing on December 8 to render what assistance I may in this approval process.

Sincerely,

Michael Heitman, AIA
Vice President

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA 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.

October 13, 2016

Michael Heitman, AIA
Greer Stafford/SJCF Architecture
1717 Louisiana Blvd. NE, Ste. 205/87110
Phone: 505-821-0235 Fax: 505-821-0348
E-mail: mheitman@greer-stafford.com

Dear Michael:

Thank you for your inquiry of **October 13, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC PROJECT SUBMITTAL) TRACT 4, MUNICIPAL ADDITION NO. 2, ZONING: SU-1, ACREAGE: 34.5 LOCATED ON 10100 LOMAS BOULEVARD NE BETWEEN EUBANK BOULEVARD NE AND WYOMING BOULEVARD NE** zone map **K-20**.

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

PRINCESS JEANNE N.A. (PSJ) "R"

*Andrew Baughman e-mail: drewabq@gmail.com
11112 Constitution Ave. NE/87112 681-2420 (h)
Carolyn DeVore-Parks
10904 Love Ave. NE/87112 271-2078 (h)

EAST GATEWAY COALITION

*Michael Brasher, 216 Zena Lona NE/87123
James Andrews, 13121 Nandina Ln. SE/87123

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 **(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.)** If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Sincerely,
Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3914 or via an e-mail message at dlicarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 10/13/16 Time Entered: 3:45 p.m. Rep. Initials: DLC

Typical



GREER STAFFORD/SJCF ARCHITECTURE, INC.
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
OFFICE: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

East Gateway Coalitioin
c/o Michael Brasher
216 Zena Lona NE
Albuquerque, NM 87123

October 18, 2016

Reference: Request for Site Development Plan for Building Permit Approval
The New Los Altos Pool
COA Project Number: 5724.92

Dear Mr Brasher:

This letter is sent inform you and the East Gateway Coalition of our intent to submit an application to the City of Albuquerque Planning Department, on behalf of Albuquerque Parks and Recreation Department, to approve our plans for the renovation and expansion of the current Los Altos Pool in Los Altos Park.

This request for Site Development Plan Approval for Building Permit will be heard by the Environmental Planning Commission (EPC) on December 8, 2016, at Plaza del Sol, located at 600 Second Street NW. The hearing begins at 8.30am.

1. Site Development Plan Amendment for Building Permit- The New Los Altos Pool particulars:
 - a. Address: 10100 Lomas Boulevard NE, 87123
 - b. Legal Description: A portion of Tract 4, Municipal Addition No 2, comprising approximately 2.5acres.
 - c. Zoning: Albuquerque Zoning Map K-20-Z, currently Zoned SU-1 for "Parks and Parks Facilities"; located at the SW corner of Los Altos Park; bounded by Lomas Boulevard on the North, Eubank Boulevard on the East, I40 on the South, Easterday Drive on the West.

Please contact me at 821.0235 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Heitman', followed by a stylized flourish.

Michael Heitman, AIA
Vice President

7016 1370 0002 0520 5876

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87123

| | | |
|--|--------|------|
| Certified Mail Fee | \$3.30 | 0110 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.70 | 01 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <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 | \$0.47 | |
| Total Postage and Fees | \$6.47 | |

Postmark Here
10/19/2016

Sent To
East Gateway Coalition % James Andrews
Street and Apt. No., or PO Box No.
13121 Nandina Lane NE
City, State, ZIP+4®
Albuquerque, NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0002 0520 5784

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ALBUQUERQUE, NM 87112

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| Certified Mail Fee | \$3.30 | 0108 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.70 | 01 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <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 | \$0.47 | |
| Total Postage and Fees | \$6.47 | |

Postmark Here
10/26/2016

Sent To
Princess Jeanne % Carolyn DeVore Parks
Street and Apt. No., or PO Box No.
10904 Love Avenue NE
City, State, ZIP+4®
Albuquerque, NM 87112

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0002 0520 5890

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ALBUQUERQUE, NM 87123

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| Certified Mail Fee | \$3.30 | 0110 |
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| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
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| Postage | \$0.47 | |
| Total Postage and Fees | \$6.47 | |

Postmark Here
10/19/2016

Sent To
East Gateway Coalition % Michael Brashe
Street and Apt. No., or PO Box No.
212 Zena Lane NE
City, State, ZIP+4®
Albuquerque, NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0002 0520 5906

CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87112

| | | |
|--|--------|------|
| Certified Mail Fee | \$3.30 | 0110 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.70 | 01 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.47 | |
| Total Postage and Fees | \$6.47 | |

Postmark Here
10/19/2016

Sent To
Princess Jeanne % Andrew Baughman
Street and Apt. No., or PO Box No.
1112 Constitution Ave NE
City, State, ZIP+4®
Albuquerque, NM 87112

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Dec. 8, 2016 **1011048**

Zone Atlas Page: K-20

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Located in Los Altos Park at SW corner o Lomas & Eubank between Sited at SW corner of the Park

Applicant: Christina Sandoval
Principal Planner
Cabq Parks & Recreation Dept.
PO Box 1293
Albuquerque, NM 87103

Agent: Michael Heitman, AIA
1717 Louisiana Blvd NE
Albuquerque, NM 87110

Special Instructions:

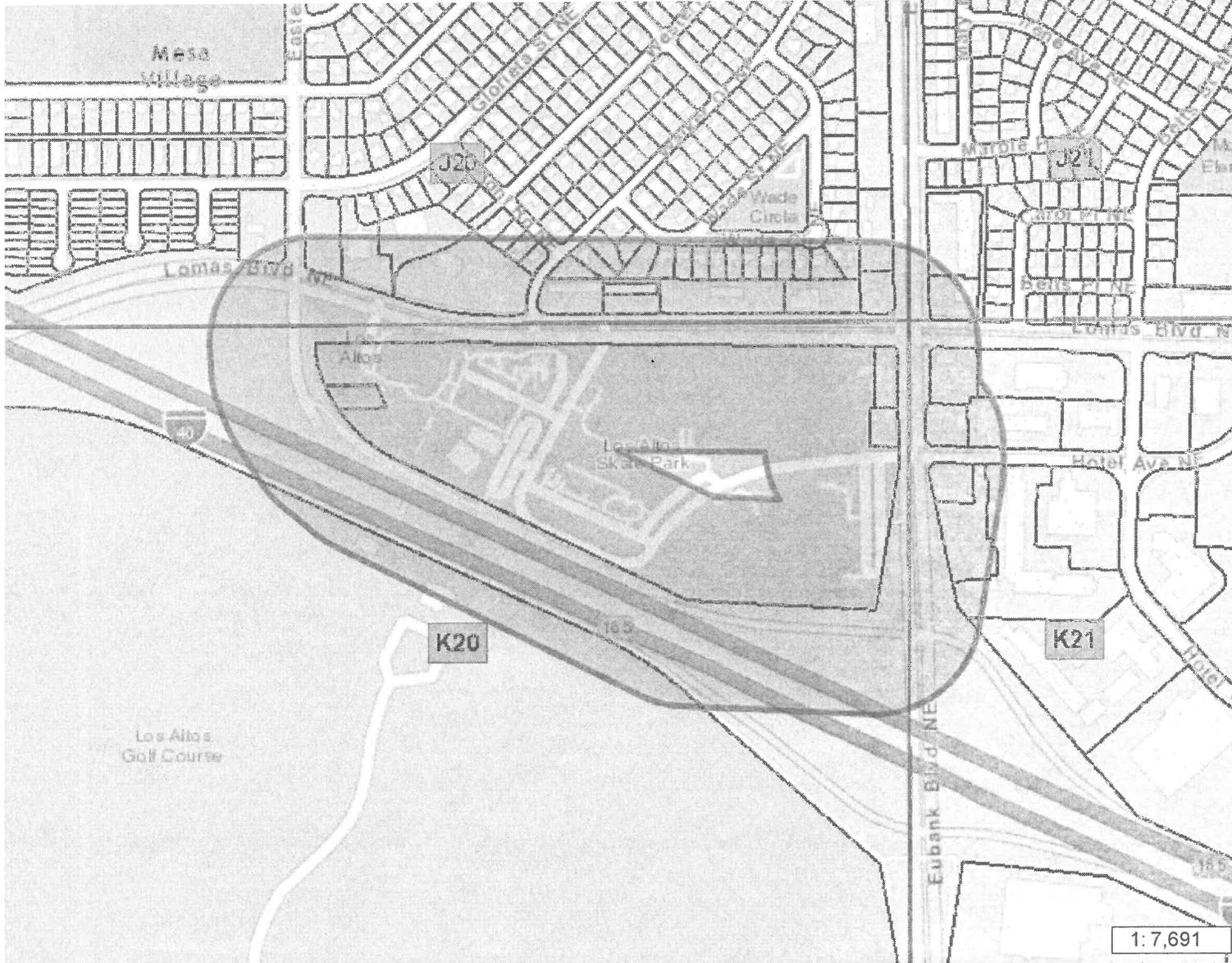
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 11/16/16

Signature: 



1011048

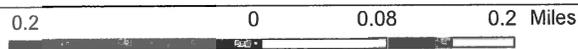


Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

Notes

Buffer:
I-40 Freeway
375' (275'+100')



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/2/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.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

SENA PROPERTIES INC
PO BOX 5191
ALBUQUERQUE NM 87185

DEAN LARRY W
1040 WADE CIR NE
ALBUQUERQUE NM 87112-5247

COLVETT KEELEN BEN & REBECCA
10 SUE CT
TIJERAS NM 87059

MANN RICHARD D & MARGARET P
9501 LOMAS BLVD NE
ALBUQUERQUE NM 87112

ADKINS ZACHARY EDWARD & ADKINS WILLIAM
E & BETTY L TRUSTEES ADKINS LIVING TRUST
10508 SANTA SUSANA RD NE
ALBUQUERQUE NM 87111-5247

MINA & NIRU INC
10321 HOTEL CIR NE
ALBUQUERQUE NM 87123

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

NELSON SAMUEL D & GUADALUPE C
809 AUBRIGHT RD NE
ALBUQUERQUE NM 87112

ULTIMATE CAR WASH LLC
14934 NW 43 AVE
VANCOUVER WA 98685

BANKERS TRUST COMPANY OF CALIFORNIA
TRUSTEE VENDEE MTG TRUST
PO BOX 509011
SAN DIEGO CA 92150-9011

ORTEGA LOUIS F & JUDY A
811 AUBRIGHT RD NE
ALBUQUERQUE NM 87112-5200

GARCIA ANTHONY C & ROSE C
1024 WADE CIR NE
ALBUQUERQUE NM 87112

MEASE JAMES ERIC & BRALIA A
801 AUBRIGHT RD NE
ALBUQUERQUE NM 87112

BACA DENNIS F & KATHLEEN S
1108 INDIANA ST NE
ALBUQUERQUE NM 87110-6906

R & S PROPERTIES LLC
9601 LOMAS BLVD NE
ALBUQUERQUE NM 87112

EAST LOMAS PARTNERSHIP C/O CHESTER F
STEWART
PO BOX 25063
ALBUQUERQUE NM 87125-0063

MARYLAND EUBANK APARTMENTS LLC
10850 WILSHIRE BLVD SUITE 301
LOS ANGELES CA 90024

PINZON OTTO & MARICA J
1012 WADE CIR NE
ALBUQUERQUE NM 87112-5247

912 ASSOCIATES GENERAL PARTNERSHIP
13616 EMBUDO CT NE
ALBUQUERQUE NM 87112

DIREEN ALAN R
2720 LA CHARLES DR NE
ALBUQUERQUE NM 87112-2029

GALLINGER EDWARD
PO BOX 1116
TIJERAS NM 87059

OWL GROUP INC C/O EARL WHITTEMORE
800 EUBANK BLVD NE
ALBUQUERQUE NM 87123

HANN BRUCE E & RANDOLPH V BOCK
1032 WADE CIR NE
ALBUQUERQUE NM 87112

GARCIA DIANA D
1016 WADE CIR NE
ALBUQUERQUE NM 87112

SENA PROPERTIES INC
PO BOX 5191
ALBUQUERQUE NM 87185

FERNANDEZ RENE A
424 GENERAL PATCH ST NE
ALBUQUERQUE NM 87123-1146

DRURY KENNETH L
437 GENERAL PATCH ST NE
ALBUQUERQUE NM 87123

NEW MEXICO CENTRAL CREDIT UNION
10001 LOMAS BLVD NE
ALBUQUERQUE NM 87112-5276

GREVEY JOSEPH ETAL
2015 WYOMING BLVD NE
ALBUQUERQUE NM 87112

AMERSTONE INVESTMENTS LLC
7505 CENTRAL AVE NE
ALBUQUERQUE NM 87108

TOKATCH MARTIN A & JACQUELINE
1100 WADE CIR NE
ALBUQUERQUE NM 87112-5249

ALCON ELUCID E
9601 1/2 LOMAS BLVD NE
ALBUQUERQUE NM 87112

PAHLEVAN ZOHRE C/O ENTERPRISE RENT A C
9433 LOMAS BLVD NE
ALBUQUERQUE NM 87112-2118 *Car*

HOTEL CIRCLE NEW MEXICO PROPERTY LLC
PO BOX 50620
IDAHO FALLS ID 83405

RASRAM MANDEVI P
926 WALKER DR NE
ALBUQUERQUE NM 87112-5251

M D J CORPORATION C/O DICK DONALDSON
825 EUBANK BLVD NE
ALBUQUERQUE NM 87123

ANTARES INVESTMENT LLC PANDA
RESTAURANT GROUP
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770

KINZER DAVID NATHAN
1104 WADE CIR NE
ALBUQUERQUE NM 87112

BRISTOL MICHELLE D
1000 WADE CIR NE
ALBUQUERQUE NM 87112-5247

R & S PROPERTIES LLC
9601 LOMAS BLVD NE
ALBUQUERQUE NM 87112-5269

MVD SPECIALISTS LLC
PO BOX 25662
ALBUQUERQUE NM 87125

LOPEZ ERNEST JR
1008 WADE CIR NE
ALBUQUERQUE NM 87112

PEREZ CECILIA E
805 AUBRIGHT RD NE
ALBUQUERQUE NM 87112

CIRCLE K STORES INC % ATTN LOU VALDES
1199 SOUTH BELTLINE RD SUITE 160
COPPELL TX 75019

PACO MARTIN T ETUX
923 WALKER DR NE
ALBUQUERQUE NM 87112-5250

Princess Jeanne N.A. (PSJ) "R"
Andrew Baughman
11112 Constitution Ave. NE
Albuquerque, NM 87112

Princess Jeanne N.A. (PSJ) "R"
Carolyn DeVore-Parks
10904 Love Ave. NE
Albuquerque, NM 87112

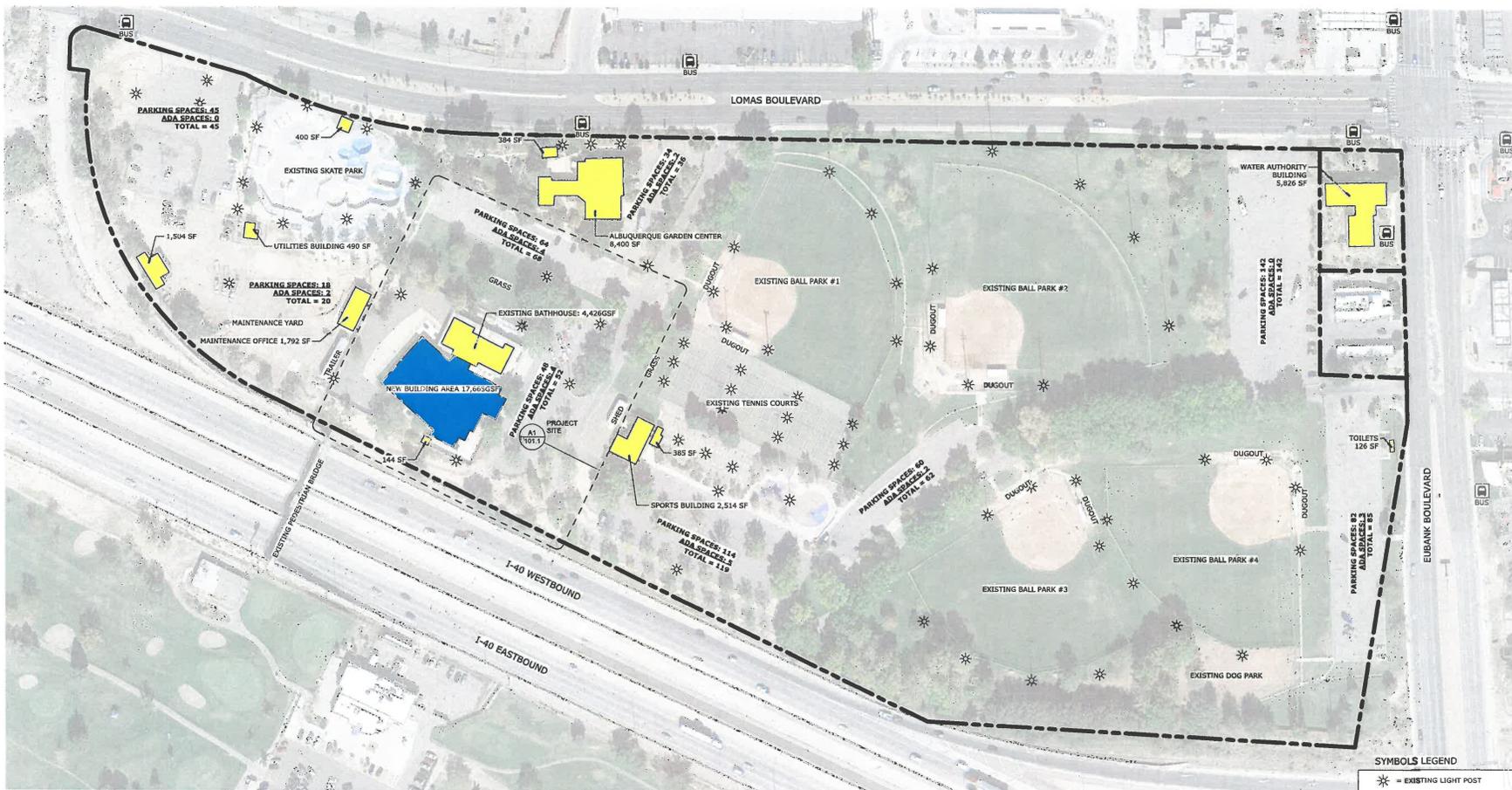
East Gateway Coalition
Michael Brasher
216 Zena Lona NE
Albuquerque, NM 87123

East Gateway Coalition
James Andrews
13121 Nandina Ln. SE
Albuquerque, NM 87123

Michael Heitman, AIA
1717 Louisiana Blvd NE
Albuquerque, NM 87110

Christina Sandoval
Principal Planner
Cabq Parks & Recreation Dept.
Po Box 1293
Albuquerque, NM 87103

SITE PLAN REDUCTIONS



GSES STAFFORD/SKY ARCHITECTURE, INC.
 1777 LAURHAM NE, SUITE 205
 DUBLIN, NM 87001-1048
 505A WASHINGTON, SUITE F
 PARKHURST, NM 87007-2085
 (505) 248-7193 • FAX (505) 233-4444

GS
 ARCHITECTURE



THE NEW LOS ALTOS POOL
CITY OF ALBUQUERQUE
 10100 LOMAS BOULEVARD NE
 ALBUQUERQUE, NM 87123

B1 SITE PLAN FOR BUILDING PERMIT - LOS ALTOS PARK OVERALL
 1" = 80'-0"

- TOTAL EXISTING DEVELOPMENT.....36,445 SF
- NEW BUILDING AREA INCREASE TO EXISTING...7,612 SF
- TOTAL NEW BUILDING AREA + EXISTING: 44,057 SF**
 (THE NEW DEVELOPMENT IS ADDING 20.9% BUILDING AREA)

SITE INFORMATION

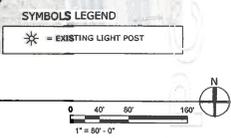
SITE AREA: LOS ALTOS PARK 34.5 ACRES APPROX
 CURRENT ZONING: SU-1 PARKS AND RECREATION
 LAND USE: PARK, ACTIVE AND PASSIVE RECREATION, PUBLIC SWIMMING POOL
 MAXIMUM BUILDING HEIGHT: 26' NOMINAL; EXCEPTIONS MUST CONFORM TO 60d OR 45d ANGLE PLANES TO PROPERTY LINE OR CENTERLINE OF ROW.
 MAXIMUM BUILDING SETBACK: 15' FRONT; 15' REAR
 MAXIMUM FLOOR AREA RATIO (FAR): n/a

PARKING CALCULATIONS: LOS ALTOS PARK

STANDARD PARKING STALLS: PURSUANT TO 14.16.2.22 SU-1 ZONE REQUIREMENTS, OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED BY THE PLANNING COMMISSION. NO OTHER SPECIFIC OFF-STREET PARKING REGULATIONS FOR PARK FACILITIES ARE INCLUDED IN THE ZONING CODE.

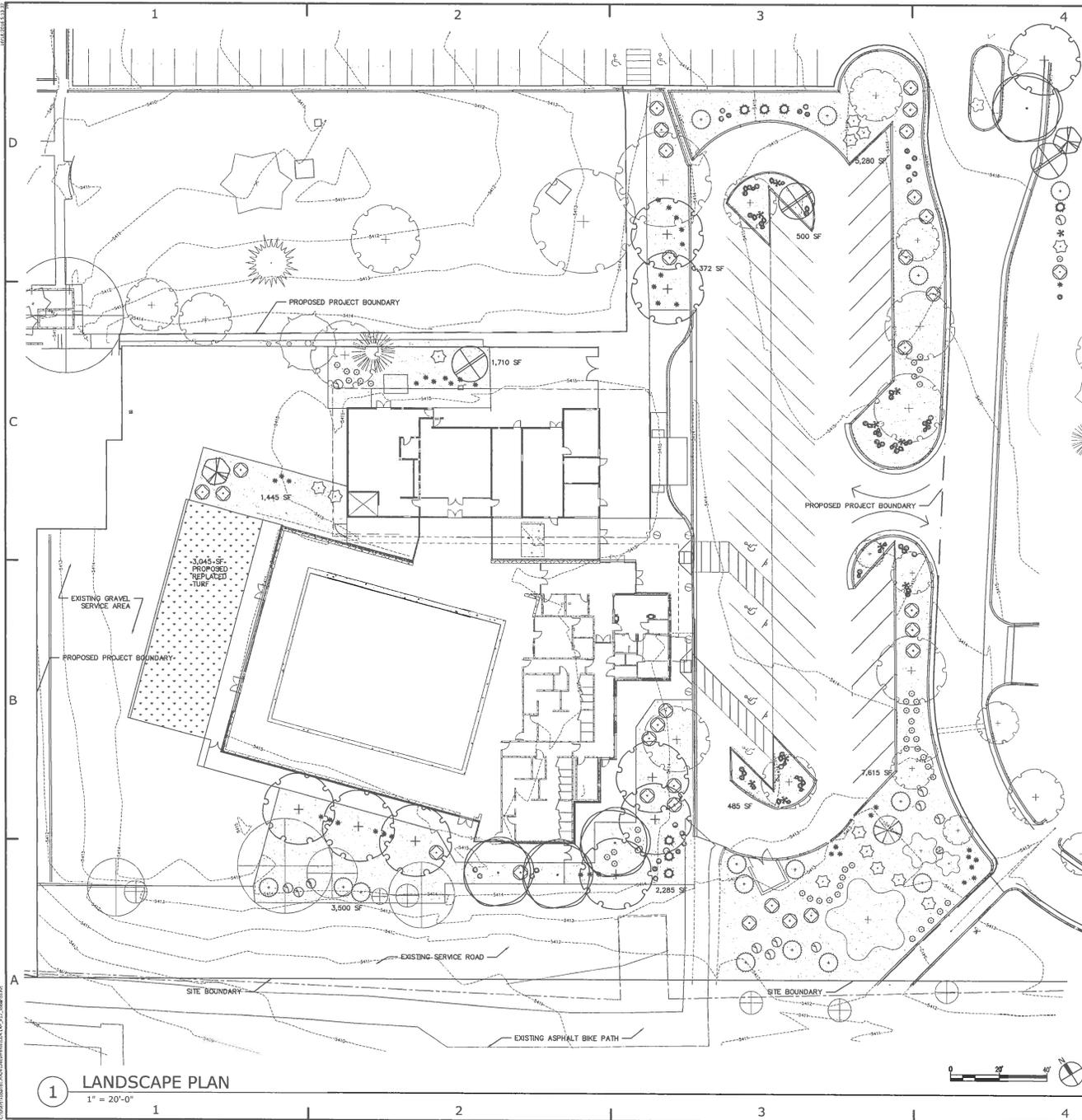
- CURRENT STANDARD PARKING SPACES PROVIDED: 590; REQUIRED: TBD PER PLANNING COMMISSION
- CURRENT ACCESSIBLE PARKING SPACES: 19; REQUIRED: 16 (PER 14.16.3.1.F.9.A)
- PROPOSED PARKING STALL MODIFICATION: ZERO REDUCTION/ADDITION TO CURRENT STALL COUNT

CURRENT BICYCLE PARKING: UNKNOWN
 CURRENT MOTORCYCLE PARKING: UNKNOWN



| PROJECT | DATE | DESCRIPTION |
|---------------------------------|------|-------------|
| PROJECT 5285.00 | | |
| DRAWN BY: Author | | |
| CHECKED BY: Checker | | |
| GREER STAFFORD/SKY ARCHITECTURE | | |
| SHEET TITLE | | |
| EPC OVERALL SITE NEW | | |

ISSUE: October 26, 2016



PLANT LEGEND

| KEY | COMMON NAME | BOTANICAL NAME | QTY | MATURE SIZE | WATER USE |
|---|-----------------------|----------------------------------|-----|--------------------|-----------|
| SHADE TREES | | | | | |
| SB | SENSATION BOXELDER | ACER NEGUNDO 'SENSATION' | 8 | 40' HT. X 30' SPD. | M |
| CP | CHINESE PISTACHE | PISTACHIA CHINENSIS | 3 | 60' HT. X 60' SPD. | M |
| ACCENT TREES | | | | | |
| OR | OKLAHOMA REDBUD | CERIS RENIFORMIS 'OKLAHOMA' | 1 | 15' HT. X 12' SPD. | M |
| AP | AMERICAN PLUM | PRUNUS AMERICANA | 2 | 20' HT. X 20' SPD. | M |
| SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS | | | | | |
| CLM | CURL LEAF MAHOGANY | CEROCARPUS LEDIFOLIUS | 14 | 15' HT. X 15' SPD. | L+ |
| SJ | SKYROCKET JUNIPER | JUNIPERUS SCOPULORUM 'SKYROCKET' | 6 | 10' HT. X 3' SPD. | L+ |
| SS | SAND SAGE | ARTEMESIA FILIFOLIA | 11 | 4' HT. X 4' SPD. | RW |
| PA | PARRY'S AGAVE | AGAVE PARRYI | 10 | 2' HT. X 2' SPD. | RW |
| FB | FERNBUSH | CHAMAEBATIARIA MILLEFOLIUM | 12 | 5' HT. X 6' SPD. | L+ |
| COG | CREeping OREGON GRAPE | MAHONIA REPENS | 45 | 1' HT. X 2' SPD. | M |
| AAS | AUTUMN AMBER SUMAC | RHUS TRILOBATA 'AUTUMN AMBER' | 30 | 2' HT. X 6' SPD. | L+ |
| LB | LITTLE BLUESTEM | SCHIZACHYRUM SCOPARUM | 39 | 2' HT. X 2' SPD. | L+ |
| AS | AUTUMN SAGE | SALVA GREGII | 50 | 2' HT. X 3' SPD. | L+ |

EX. PLANT LEGEND

- EXISTING ASH
- EXISTING CRABAPPLE
- EXISTING HONEY LOCUST
- EXISTING ELM
- EXISTING AFGHAN PINE
- EXISTING PINON
- EXISTING DESERT WILLOW
- EXISTING WHITE PINE
- EXISTING BOX ELDER
- EXISTING THREE-LEAF SUMAC
- EXISTING ROSE BUSH
- EXISTING PRICKLY PEAR

HATCH LEGEND

- MULCH
- PROPOSED REPLACED TURF
- ACCENT BOULDER

GENERAL LANDSCAPE NOTES

IRRIGATION: PLANTINGS TO BE WATERED BY AUTOMATIC BUBBLER IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.

RESPONSIBILITY OF MAINTENANCE: IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND PRINCIPLES SHALL BE FOLLOWED IN DESIGN AND INSTALLATION.

THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE LANDSCAPE. THE OWNER SHALL MAINTAIN LANDSCAPE PLANTS IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

LANDSCAPE AREA COVERAGE:
 TOTAL SITE AREA: 103,130 SF (2.37 ACRES)
 BUILDING AREA: 22,236 SF
 PARKING AREA NOT REQUIRED: 0 SF
 LANDSCAPE IN ROW: 0 SF
 NET LOT AREA: 80,894 SF (1.86 ACRES)

**REQUIRED LANDSCAPE AREA (15% OF NET): 12,134 SF
 PROVIDED LANDSCAPE AREA (34% OF NET): 27,265 SF**

PROPOSED REPLACED TURF AREA (3,045 SF):
 A FLOW METER WILL BE INSTALLED DOWNSTREAM OF THE WATER METER. NO MORE THAN 35 INCHES OF WATER PER YEAR WILL BE APPLIED TO THE TURF AREA.

PARKING LOT TREES:
 THE PROJECT IS PROVIDING 50 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
 PARKING LOT TREES REQUIRED: 6
 PARKING LOT TREES PROVIDED: 11

STREET TREES:
 THIS SITE RESIDES ENTIRELY WITHIN THE ONE LOT. THERE ARE NO STREETS ON THE SITE.

TREE AND SHRUB PLANTING:
 TREE PLANTING - SEE DETAIL 13/102.01. SHRUB PLANTING - SEE DETAIL A4/102.01.

ORDNANCE COMPLIANCE:
 THIS PLAN IS TO COMPLY WITH CITY OF ALBUQUERQUE LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1 PLANTING RESTRICTIONS APPROACH.

MULCH:
 LANDSCAPE AREAS TO BE MULCHED TO A 3" DEPTH MINIMUM WITH FILTER FABRIC UNDER AND SHALL BE INSTALLED THROUGHOUT PLANTING BEDS.

UTILITIES:
 SEE THE SITE PLAN FOR LOCATIONS OF ALL EXISTING UTILITIES.
 TREES AND SHRUBS SHALL BE PLANTED NO LESS THAN THREE FEET FROM EXISTING GAS MAINS OR GAS SERVICE LINES AND/OR UNDERGROUND ELECTRIC UTILITY LINES.

1 LANDSCAPE PLAN
1" = 20'-0"

EPC SUBMITTAL

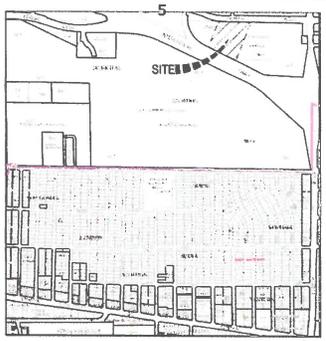
GREEN STAFFORD/SCIF ARCHITECTURE, INC.
 1711 LOUISIANA, SUITE 205
 ALBUQUERQUE, NM 87102-7027
 (505) 881-0833 • FAX (505) 881-0448
 3000 MONTROSS BL, SUITE F
 WASHINGTON, NM 87401-0885
 (505) 835-1975 • FAX (505) 835-4444



THE NEW LOS ALTOS POOL
CITY OF ALBUQUERQUE
 10100 LOMAS BOULEVARD NE
 ALBUQUERQUE, NM 87123

| | |
|-------------|----------------------------------|
| PROJECT | 5280.00 |
| DRAWN BY | RMC |
| CHECKED BY | AZ |
| DESIGNED BY | GREEN STAFFORD/SCIF ARCHITECTURE |

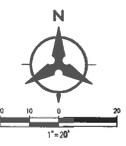
| | |
|----------------|-----------|
| LANDSCAPE PLAN | EPC 24X36 |
| DRAWING SHEET | |



DRAINAGE NARRATIVE

THE SITE IS LOCATED WITHIN LOS ALTOS PARK ALONG LOMAS BOULEVARD. IT IS CURRENTLY FULLY DEVELOPED AND GENERALLY SLOPES FROM NORTH TO SOUTH. THE FINISHED FLOOR ELEVATION FOR THE ADDITION WILL BE SET TO GENERALLY ADHERE TO THE EXISTING FINISHED FLOOR AND POOL TO REMAIN IN AN EFFORT TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE BUILDING. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM # 55021C02358H).

OUR SITE WILL REMAIN DEVELOPED, ALLOWING 100% OF THE PROPOSED FLOW TO REMAIN GENERALLY UNCHANGED FROM THE CURRENT DEVELOPED FLOW. A PORTION OF THE PROPOSED RUNOFF WILL FLOW TO THE WEST BEFORE CONTINUING ON ITS HISTORIC PATH. THE OTHER PORTION OF THE PROPOSED RUNOFF FLOW TO THE EAST INTO THE PARKING LOT BEFORE CONTINUING ON ITS HISTORIC PATH. THE RUNOFF WILL THEN BE CAPTURED BY OFF-SITE INFRASTRUCTURE BEFORE CONTINUING INTO THE ADJACENT I-40 DRAINAGE CHANNEL. THE LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FAST FLUSH PONDING REQUIREMENTS. DUE TO NO DRASTIC ELEVATION DIFFERENCES BETWEEN EXISTING AND PROPOSED, NO RETAINING WALLS WILL BE REQUIRED.



GRADING LEGEND

| | | | |
|-----------|---|-----|------------------------------|
| --- | PROPERTY LINE | --- | PROPOSED CURB & GUTTER |
| --- | PROJECT LIMITS OF GRADING | --- | DIRECTION OF FLOW |
| --- | EXISTING INDEX CONTOUR | --- | WATER BLOOD/CORNER DRAIN |
| --- | EXISTING INTERMEDIATE CONTOUR | --- | PROPOSED STORM DRAIN LINE |
| ○ 5025.25 | EXISTING GROUND SPOT ELEVATION | ○ | PROPOSED STORM DRAIN MANHOLE |
| --- | PROPOSED INDEX CONTOUR | ■ | PROPOSED STORM DRAIN ALLEYS |
| --- | PROPOSED INTERMEDIATE CONTOUR | --- | PROPOSED RETAINING WALL |
| --- | PROPOSED FLOW LINE | --- | EASEMENT |
| ○ 25.75 | PROPOSED FINISHED GRADE SPOT ELEVATION | | |
| | Tc=TOP OF CURB, FL=FLOW LINE, Ts=TOP OF SIDEWALK, Tg=TOP OF GRADE, Td=FINISH GROUND HDL, Tq=FINISH GROUND LOM | | |

Bohannon & Huston
www.bhinc.com 800.877.5332

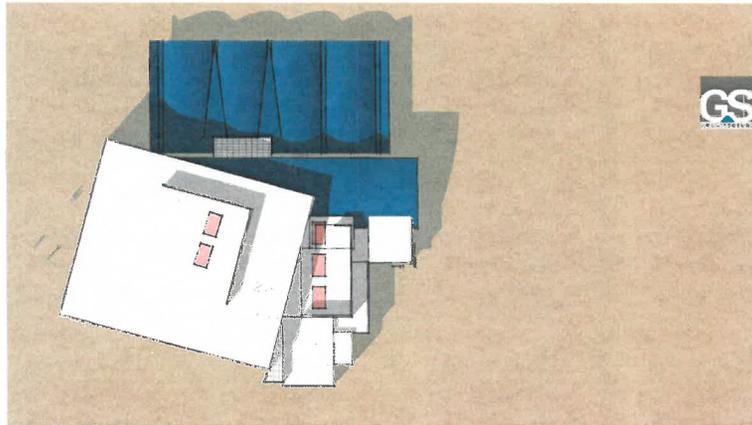
GREEN STAFFORD ARCHITECTURE, INC.
1772 LEXINGTON AVE. SUITE 100
DENVER CO 80202
303.733.1111
www.gsai.com

GS
ARCHITECTURE

THE NEW LOS ALTOS POOL
CITY OF ALBUQUERQUE
10100 LOMAS BOULEVARD NE
ALBUQUERQUE, NM 87123

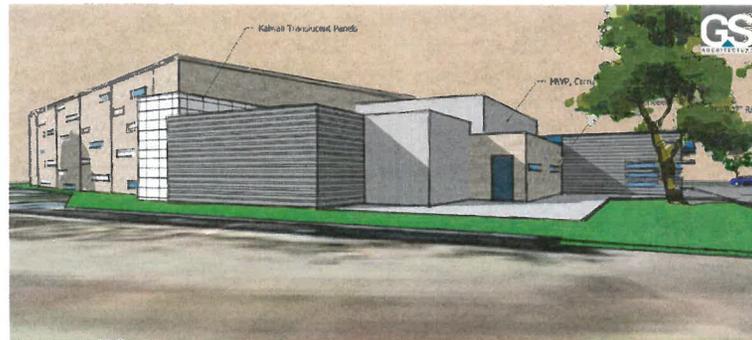
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|--------------|-------------------------|
| PROJECT NO: | 5280.00 |
| DRAWN BY: | MSHS |
| CHECKED BY: | JLM |
| DESIGNED BY: | JLM |
| DATE: | 10/26/16 |
| SHEET TITLE: | CONCEPTUAL GRADING PLAN |

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Wed, 26-Oct-2016 - 11:00 am, Plotted by: MSATCHES



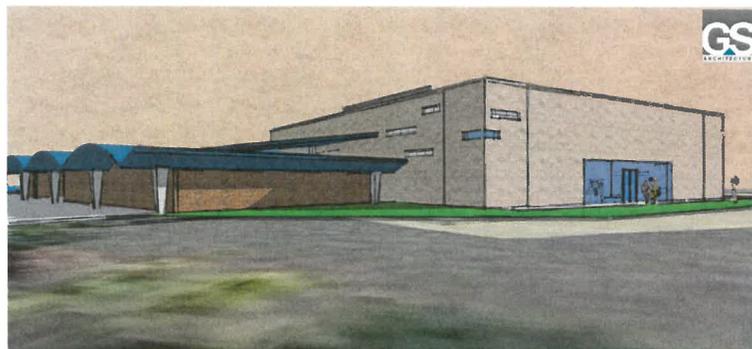
The New Los Altos Pool

Aerial View



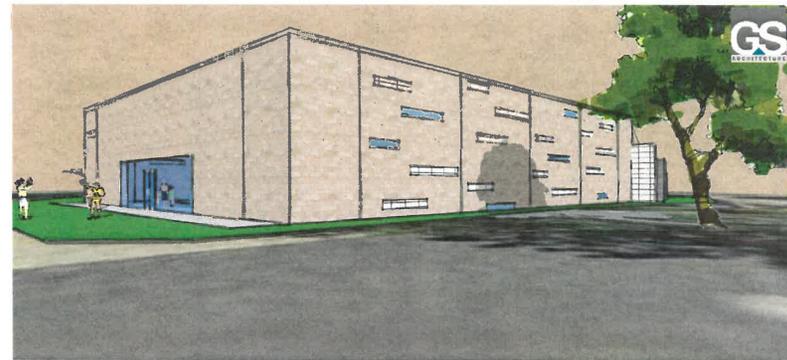
The New Los Altos Pool

Southeast View



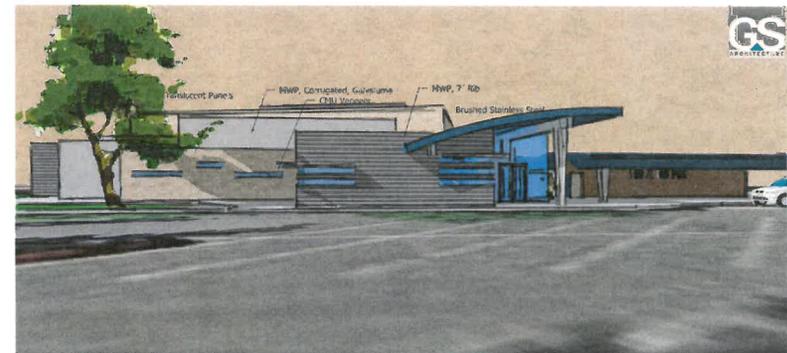
The New Los Altos Pool

Northwest View



The New Los Altos Pool

Southwest View



The New Los Altos Pool

East View



The New Los Altos Pool

North View

GS ARCHITECTURE

6888 STAUBACH BLVD ARCHITECTURE, INC.
 1777 LAURIMAN NE, SUITE 205
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 ANNAPOLIS, MD 21403-2085
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THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STOPPED, RECALC, AND DATED BELOW



THE NEW LOS ALTOS POOL
 CITY OF ALBUQUERQUE
 10100 LOMAS BOULEVARD NE
 ALBUQUERQUE, NM 87123

EPC SUBMITTAL

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
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| | | |
| | | |

PROJECT: 5280.00
 DRAWN BY: Author
 CHECKED BY: Checker
 ORDER STAFF: GRS/SSO
 ARCHITECTURE
 SHEET TITLE
 3D Views

DRAWING SHEET