



**Environmental
Planning
Commission**

**Agenda Number: 2
Project #: 2018-001760
Case #: SI-2018-00223
December 13, 2018**

Staff Report

Agent	Consensus Planning, Cherry/See/Reames architects
Applicant	COA Department of Municipal Development (DMD)
Request	Site Plan
Legal Description	1) Tract A Singing Arrow Park, Canada Village Second Unit (City park) 2) Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex (parking lot)
Size	Approximately: 1) 16 acres. 2) 1.4 acres
Zoning	1) NR-PO-A 2) MX-M

Staff Recommendation

APPROVAL of case #SI-2018-00223, based on the Findings beginning on Page 20, and subject to the Conditions of Approval beginning on Page 25.

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

Summary of Analysis

The request is for a site plan for an approximately 14,154 sf building at the NE corner of Singing Arrow Park. The City proposes to develop a new community center and re-use an existing parking lot to provide parking for center users. The existing community center, at the park’s western edge, would remain.

The request is in the EPC process because the subject site is greater than 5 acres and is adjacent to Major Public Open Space (MPOS). This review is limited to the IDO requirements and is not about the use; community center is a permissive use in the NR-PO-A zone.

The Development Standards for Site Design and Sensitive Lands (IDO 14-16-5-2) apply, in addition to standard IDO requirements. The request furthers a variety of applicable Goals and policies in the Comprehensive Plan.

There is both support and opposition. A facilitated meeting was held on November 29, 2018. Supporters favor additional community programs. Those opposed cite concerns about security, crime, location, need, and increased people and traffic in the neighborhood adjacent to the east.

Staff finds that the request meets most IDO requirements and recommends approval subject to conditions to provide clarification and ensure that all applicable requirements are met.



Project #2018-001760, Singing Arrow



Legend

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

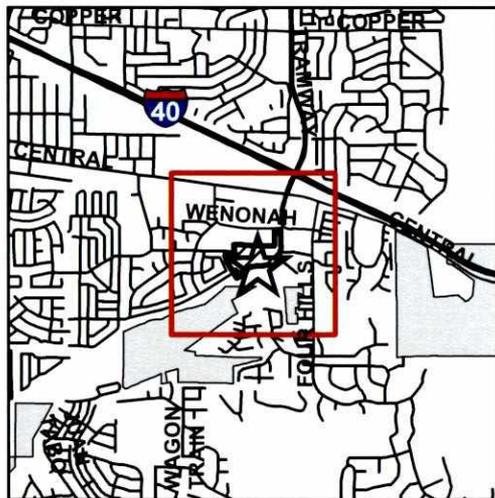
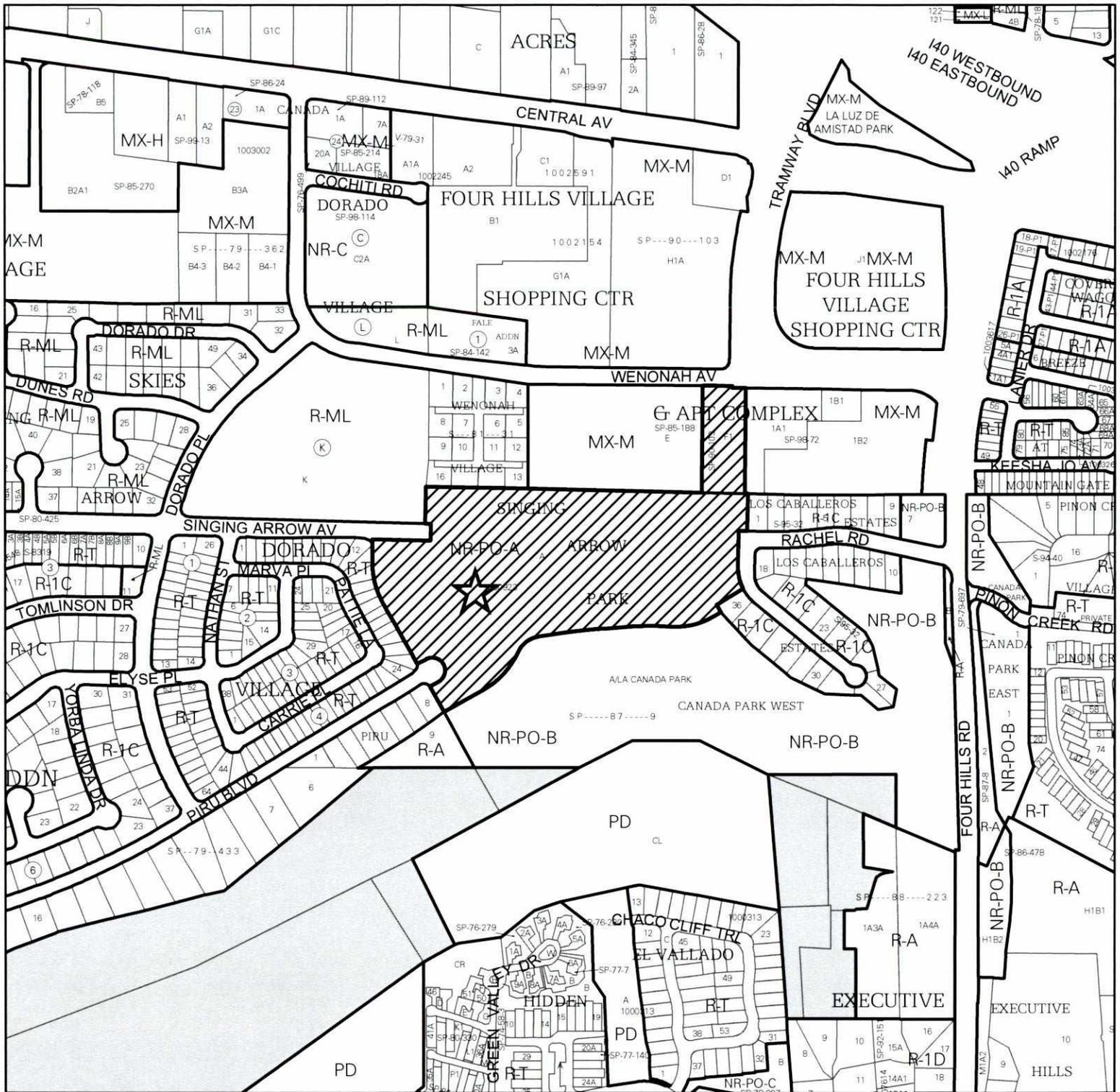
Notes

701 0 350 701 Feet

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12/6/2018 © City of Albuquerque

1 : 4,204

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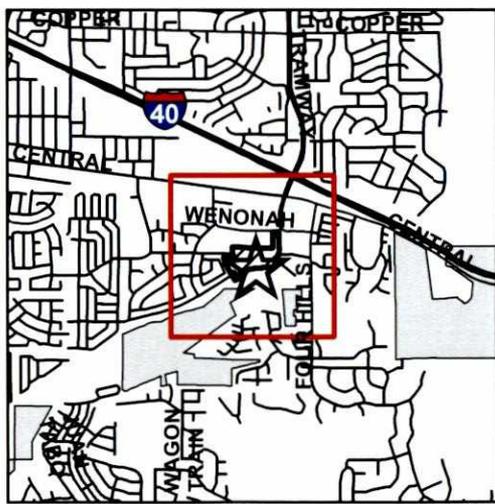
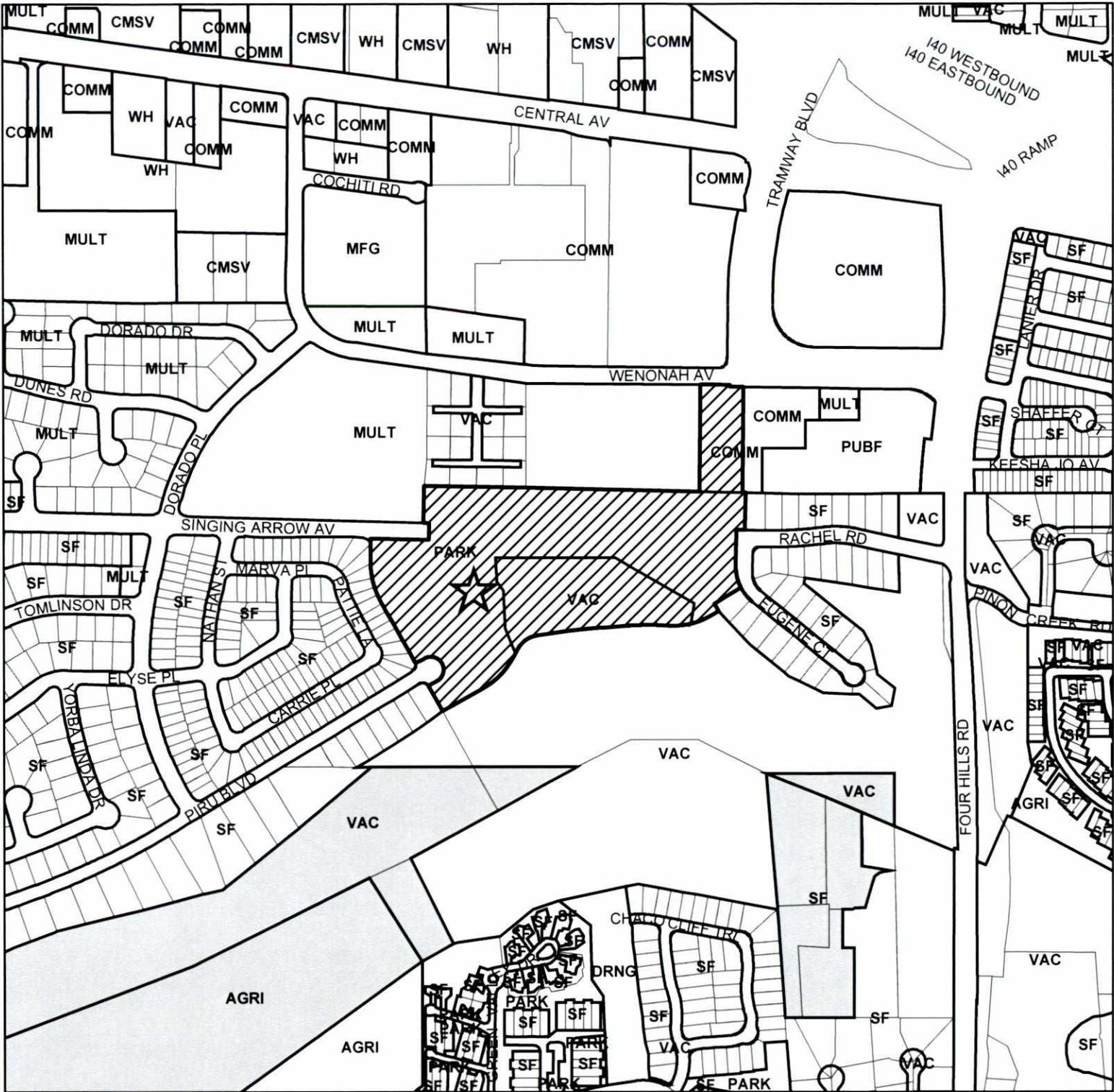
IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

Hearing Date:
 12/13/2018
 Project Number:
 2018-001760
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 SI-2018-00223
 Zone Map Page:
 L-22



LAND USE MAP

Note: Gray shading indicates County.

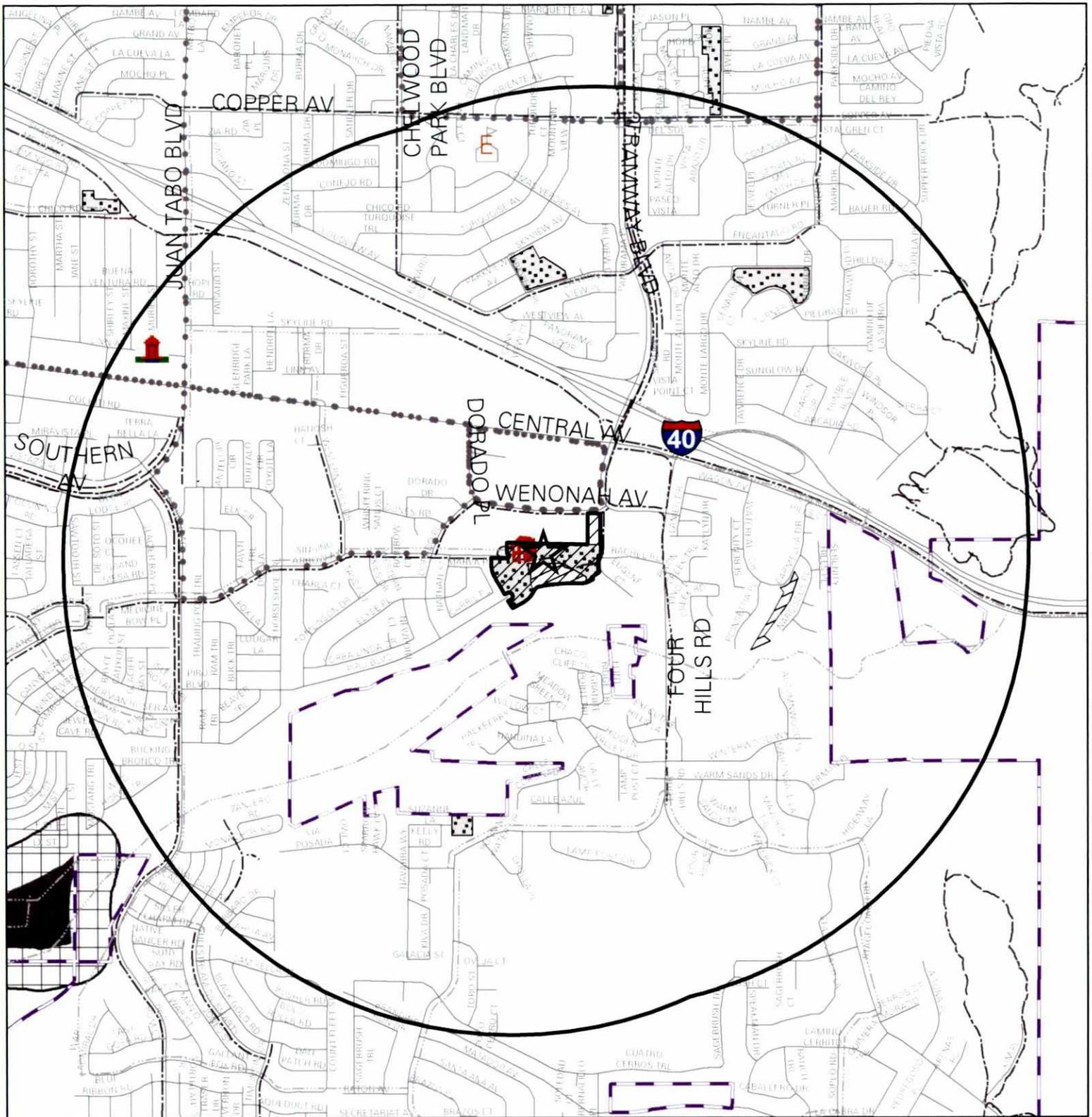
KEY to Land Use Abbreviations

- 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 = 500 feet

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L-22



Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill 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 |

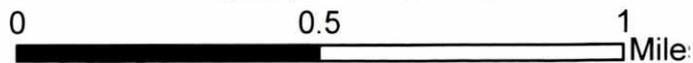


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Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II Plans	Land Use
Site	1) NR-PO-A 2) MX-M	1) Area of Consistency 2) Area of Change	1) City-owned park 2) vacant parking lot
North	1) MX-MR-ML 2)MX-M	1) Area of Consistency, Area of Change 2) Area of Change	1) Multi-family residential 2) Shopping Center
South	1) NR-PO-B 2) NR-PO-A	1) Area of Consistency 2) Area of Consistency	1) Tijeras Arroyo 2) City-owned park
East	1) R-1C 2) MX-M	1) Area of Consistency 2) Area of Consistency	1) Single-family residential 2) Commercial
West	1) R-T 2) MX-M	1) Area of Consistency 2) Area of Consistency	1) Single-family residential 2) Multi-family residential

Request

This request is for a site plan for an approximately 14,154 square foot building on an approximately 1.05 acre portion of Singing Arrow Park, an approximately 16 acre site owned by the City of Albuquerque and zoned NR-PO-A. The City proposes to develop a new community center.

The proposed building would be located on a portion of the park’s northeastern side, directly south of a parking lot that is not currently in use. The City purchased the parking lot, approximately 1.4 acres and zoned MX-M, in order to provide parking for the proposed community center. The existing community center building, which will remain, is approximately 12,360 sf and is sited at the western side of the park.

Both sites, Singing Arrow Park and the parking lot, are included in the proposed site plan, which is in the Environmental Planning Commission (EPC) process because it is greater than 5 acres in size and is located adjacent to designated Major Public Open Space (MPOS) [IDO 14-16-6-6(H)(1)(a), p. 397]. The review of the request consists of a policy analysis using applicable Plans and a site plan review using the requirements of the Integrated Development Ordinance (IDO).

Environmental Planning Commission (EPC) Role

The EPC’s role in the review of Site Plan-EPC requests is to determine if the request fulfills applicable requirements in the Integrated Development Ordinance (IDO) including, but not limited to, the Review and Decision Criteria for Site Plan-EPC in IDO 14-16-6-6(H)(3), p. 398. The EPC is the final decision-making body for the site plan, unless the EPC’s decision is appealed. Any appeal would be heard by the Land Use Hearing Officer (LUHO), who would hear the case in a public

hearing and provide a written recommendation to the City Council. The City Council would make the final decision for any appeal.

Context

The subject site is in both an Area of Consistency and an Area of Change. Singing Arrow Park, the larger site, is located in an Area of Consistency. Surrounding land uses include single-family residential, multi-family residential, MPOS (the Tijeras Arroyo), and commercial uses. The parking lot, the smaller site, is located in an Area of Change. Surrounding land uses include multi-family, a City-owned park, single-family residential, and commercial uses.

The Four Hills Village Community Activity Center is approximately 300 feet north of Singing Arrow Park and across the street from the parking lot's northern boundary. Central Ave. SE, a designated Main Street Corridor and Major Transit Corridor, is approximately a third of a mile to the north.

History

Prior to the effective date of the IDO, the subject site was zoned R-1 Residential Zone. Pursuant to Zoning Code 14-16-14-16-2-6(B)(10), a recreational facility, such as a community center, is a conditional use. Therefore, the applicant applied for a conditional use. The Zoning Hearing Examiner (ZHE) heard the case at its January 17, 2017 hearing and found that the use would not be harmful to the neighborhood as long as certain conditions are respected. One condition was that interested parties were to be involved in the design phase and have the opportunity for meaningful input, and the other condition was that the design phase shall specifically include means to address impacts from traffic and parking.

Two neighbors appealed the ZHE's decision. The Board of Appeals (BOA) heard the appeal at its April 25, 2017 hearing and found that the ZHE did not adequately support his conclusions with findings. The BOA remanded the case back to the ZHE. The ZHE hearing on remand occurred on October 17, 2017.

On remand, the ZHE approved the conditional use request. In the extensive notice of decision, the ZHE addressed the appellants concerns by topic by topic and concluded that the applicant provided sufficient evidence in the record to demonstrate that the conditional use criteria are met. The neighbors appealed the ZHE's decision on remand and the case went to the BOA. At its January 23, 2018 hearing, the BOA upheld the ZHE's decision, including the two conditions of approval mentioned above.

The neighbors appealed the BOA decision. On April 17, 2018, the Land Use Hearing Officer (LUHO) heard the case (AC-18-5). The LUHO recommended that the appeal be denied because the record contained substantial evidence to support the BOA's decision. On May 7, 2018, the City Council voted to accept the LUHO's recommendation and deny the appeal, thereby granting the conditional use (see attachment).

Note: The above approvals, appeals, and final outcome are moot because a site plan and/or building permit application was not submitted before the effective date of the IDO (May 17, 2018). The subject site is now subject to IDO regulations and processes.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Dorado Place SE, Singing Arrow Ave. SE, Wenonah Ave. SE, Rachel Rd. SE, and Eugene Ct. SE are Local Streets. Tramway Blvd. SE and Four Hills Rd. SE are Major Collectors in this location.

Trails/Bikeways

A paved multi-use trail (the Singing Arrow trail) runs west-east through the park and turns north to connect to a bicycle lane on Wenonah Ave. SE, which then proceeds north to connect to the bicycle land that runs along Tramway Blvd. SE.

Transit

Two bus routes (Route 1- Juan Tabo and Route 66- Central Avenue) run southward along Dorado Pl. SE, along Wenonah Ave. SE, where there are stops near the subject sites, and then northward on Tramway Blvd. SE. The Rapid Ride Green Line has a stop near the southeastern corner of the Four Hills Shopping Center. The stops are within walking distance of the park.

Public Facilities/Community Services

A few public and community facilities are near the subject site. About a mile to the northwest is a fire station. Two City parks are within a half-mile to the north of the subject site. An elementary school is about a mile to the north.

»Please also refer to the Public Facilities map (see attachment).

II. ANALYSIS of APPLICABLE PLANS, POLICIES and ORDINANCES

A) Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency (the park) and an Area of Change (the parking lot). Applicable Goals and policies are listed below. Staff analysis follows in ***bold italic*** text.

Chapter 4: Community Identity

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

The community surrounding Singing Arrow Park is distinct based on its location near the Tijeras Arroyo and its diversity. It includes single-family homes (smaller and larger lots), and multi-family apartments. Generally, improvements to the park would help enhance the community by providing additional services that would contribute to protecting and preserving the community's distinct identity. The request is consistent with Goal 4.1-Character.

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The community surrounding the subject site consists of various neighborhoods. The requirements of the IDO are intended to ensure the appropriate scale of development and that building design is sensitive to the subject site's character, but they do not address location. Part of the identity of the neighborhoods near the park's western edge is the existing community center. Currently there are no buildings near the park's southern and eastern boundaries, and adding a building to an open park area could affect the identity of the neighborhood near the park's eastern edge. The request is partially consistent with Policy 4.1.2-Identity and Design.

Policy 4.1.5- Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request would result in high-quality development that would respond appropriately to its natural setting because it is required to comply with the IDO Design Standards for Site Design and Sensitive Lands, which help ensure this compatibility between development, its setting, and the ecosystem around it. The request is consistent with Policy 4.1.5-Natural Resources.

Chapter 5: Land Use

Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

A community center generally fosters complete communities where residents can live, work, learn, shop, and play because it is a use that contributes to a sense of community and provides opportunities for residents to come together in various ways. The request is consistent with Goal 5.2-Complete Communities.

Policy 5.2.1 -Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed community center would contribute to creating a healthy and sustainable community by providing additional services that enhance the existing community center's offerings. The location is accessible by transit and is within walking distance from many single-family and multi-family residences in the surrounding neighborhoods. The request is consistent with Policy 5.2.1- Land Uses.

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would promote development patterns that maximize the utility of existing infrastructure because it would use existing infrastructure near the park's northern boundary and be sited on land that is already developed as a park, thus not altering existing development patterns in the area. The parking lot would become part of the City facilities and serve as a link to existing transit stops, all which generally would promote the efficient use of land to support the public good. The request is consistent with Goal 5.3-Efficient Development Patterns.

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in both an Area of Change (the parking lot) and an Area of Consistency (the park). Though not growth, the re-use of the parking lot would be consistent with what is generally expected in Areas of Change. The proposed community center is subject to IDO requirements regarding adjacency to MPOS, which function to ensure that a development is consistent with the intensity of the surrounding area (the park, single-family and multi-family residential uses) and that it reinforces the character of the area. The request is consistent with Goal 5.6-City Development Areas.

Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The parking lot portion of the subject site is in a designated Area of Change. The parking lot would become part of the proposed community center facility and would be re-developed and re-activated. Therefore, the request is consistent with Policy 5.6.2-Areas of Change, but a better pedestrian access route for the western portion of the parking area is needed to minimize pedestrian/vehicular conflicts.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The park portion of the subject site is located in an Area of Consistency that is outside of a designated Center or Corridor. The area is characterized by single-family homes, multi-family homes, commercial uses, and MPOS (the Tijeras Arroyo). Overall, the request would contribute to enhancing the character of the surrounding neighborhoods because it would support the existing community center and park, which contribute to neighborhood character. The request would also utilize and clean-up the existing parking lot, which would also contribute to protecting and enhancing neighborhood character. The request is consistent with Policy 5.6.3-Areas of Consistency.

Chapter 6- Transportation

Goal 6.2-Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would generally encourage walking, bicycle, and transit usage because the new community center would be accessible by transit, walking, and biking from the surrounding neighborhoods, part of which has many multi-family residences. There would be opportunities to use alternative transportation to access the center, and to walk between the existing center and the new center. However, parking in excess of minimum requirements would be provided, which supports auto usage. The request is partially consistent with Goal 6.2-Multi-Modal System.

Policy 6.2.3- Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed community facility would be accessible from the parking lot, from existing pathways, and from surrounding residential neighborhoods. However, dedicated pedestrian pathways between the interior of the parking lot and the community center entrance would create

a more direct and safe access, as would a pathway between community centers. The request is partially consistent with Policy 6.2.3- Pedestrian & Bicycle Connectivity.

Chapter 7- Urban Design

Goal 7.2- Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1- Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed design would generally provide for walkability near the new center's entrance and around it. The existing parking lot does not have dedicated pedestrian connections to the center. If gated, transit users would not be able to travel through to access the community, thus impeding walkability in the area. For neighbors to the east, pedestrian travel would be convenient and comfortable. For those coming from the north or west, improved connections would help ensure convenient and comfortable pedestrian travel. The request is would be consistent with Goal 7.2- Pedestrian-Accessible Design and Policy 7.2.1- Walkability, provided that some site improvements are incorporated.

Goal 7.5-Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Policy 7.5.1- Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Due to the subject site's adjacency to MPOS, certain IDO requirements (in addition to general requirements regarding building design, parking, landscaping, and dimensional standards) apply. Section 5-2: Development Standards for Site Design and Sensitive Lands contain requirements to ensure that development is sensitive to its special context and responds to the high-desert environment, including landscape treatments. The request is consistent with Goal 7.5-Context-Sensitive Site Design and Policy 7.5.1- Landscape Design.

Chapter 10- Parks & Open Space

Goal 10.1-Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The request would provide a community center, which would have a variety of recreation facilities (outdoor, indoor, gym, meeting rooms) that would be available to all area residents who want to participate. The natural resources in the remaining, approximately 15 acres of the park and the adjacent MPOS is not a part of the request, although there's a possibility of interpretive signage and/or a future path for the archaeological site, which would be a responsible use of natural resources. The request is consistent with Goal 10.1-Facilities & Access.

Goal 10.2-Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The request would facilitate development of a new community center that would provide additional services for more area residents, and therefore there would be more opportunities for residents to engage in outdoor education, recreation, and cultural activities related to the community center, the park, and the adjacent open space. The request is consistent with Goal 10.2-Parks.

Policy 10.2.2- Security: Increase safety and security in parks.

The proposed community center would provide a presence in the eastern side of the park, and would have lighting, people coming and going, and Staff to provide “eyes on the street”. The vacant parking lot would be re-used and become part of the new community facility, so it would be less of a nuisance to neighbors. The request is consistent with Policy 10.2.2- Security.

Goal 10.3-Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The Tijeras Arroyo and its associated open space is a regional natural feature and environmental asset adjacent to the subject site. The request would help to protect it by providing community uses, such as the proposed facility, at the northernmost edge of the park that is closest to existing development. The request is consistent with Goal 10.3-Open Space.

Chapter 11- Heritage Conservation

Goal 11.4-Archaeological & Paleontological Resources: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

The subject site contains an identified, significant archaeological site, which has been documented previously. An archeological certificate is required with the request, which would facilitate development of a community facility that would provide additional opportunities for education and recreational use. The request is consistent with Goal 11.4-Archaeological & Paleontological Resources.

Policy 11.4.2 -Proactive Protection: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

An archaeological certificate is required for the request, which acknowledges that existing archaeological site on the subject site. The Open Space Division has determined that the request would not adversely affect the existing archaeological site, which has been previously evaluated and would continue to be protected on a proactive, on-going basis. The request is consistent with Policy 11.4.2 -Proactive Protection.

Chapter 12- Infrastructure, Community Facilities & Services

Goal 12.2-Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The request would provide a community facility that promotes community involvement and generally has convenient access for nearby residents and would offer a wide range of programs, from children's programs, to a gym, to meeting spaces, which all residents can participate in to enhance their quality of life. The request is consistent with Goal 12.2-Community Facilities.

Policy 12.2.3- New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

The proposed, new community center would be sited in an area with good, but not excellent, access. Transit stops are nearby and the center would be within walking distance from a multi-family residential area and nearby single-family homes. However, pedestrian connections could be stronger through the parking lot and from the parking lot to the Center. The request would help provide additional services in an area that is already served, but where there is a demand. The request would be consistent with Policy 12.2.3- New Facilities, with some site improvements.

B) East Gateway Metropolitan Redevelopment Area (MRA) Plan

The East Gateway MRA Plan, which became effective in April 2016 (Council Bill No. R-16-13), covers a linear area extending along Central Avenue from Wyoming Blvd. to Four Hills Rd., and an area along Interstate 40 from just west of Juan Tabo Blvd. and into the canyon. The parking lot portion of the subject site is included in the MRA, so the MRA Plan is considered here. Singing Arrow Park is not within the MRA boundaries.

The Metropolitan Redevelopment Code (the "MR Code"), which provides the authority to create and adopt Metropolitan Redevelopment Plans, is a State of New Mexico statute (3-60A-1 NMSA 1978-Metropolitan Redevelopment). The MR Code requires that public monies spent for metropolitan redevelopment projects must have a public purpose and benefit. Metropolitan redevelopment projects are undertaken as part of a public-private partnership for the improvement of an area and can include items such as sidewalk repair, fire hydrants, etc. (3-60A-2-C).

The MR Plan does not apply to the request because the subject site is not a metropolitan redevelopment site. There is no public-private partnership with the City or development agreement signed by the CAO of the City. The request is a City project funded by tax dollars through the GO bond program.

C) Major Public Open Space (MPOS) Facility Plan (Rank II)

The MPOS Facility Plan, which became effective in January, 1999, establishes policies to guide the implementation of Comprehensive Plan goals for City-owned MPOS throughout the City and Bernalillo County. The purpose of MPOS is to conserve natural resources and environmental features, provide opportunities for outdoor education and recreation, shape the urban form, conserve archaeological resources, provide trail corridors, and protect the public from natural hazards.

The subject site is adjacent to the Tijeras Arroyo MPOS. The following Goal applies to the request:

MPOS Goal 3 (p. 3): Identify community needs and desires related to MPOS.

Part of the development process for the proposed community center consisted of public involvement of area residents. Throughout the process, including public meetings and hearings,

residents have expressed concern about how the request relates to the archaeological site. This community need is related to the MPOS, because its preservation is essential to maintaining the integrity of the archaeological site. The request could provide interpretive signage, and perhaps a trail, to improve public awareness and access related to the archaeological site. The request furthers MPOS Goal 3.

D) Integrated Development Ordinance (IDO)

The IDO contains several requirements that apply to the subject site, found in the Development Standards for Site Design and Sensitive Lands (Part 14-16-5-2, beginning on p. 198) and the criteria for “Site Plan-EPC”, 6-6 (H)(3) on p. 398. The latter apply to all requests for site plan-EPC. Because these are special standards, they are reviewed in this section of the report.

» Please also see Section III of this report for the typical site plan review.

The Development Standards for Site Design and Sensitive Lands apply due to the subject site’s location adjacent to MPOS. The overarching purpose of these Design Standards is to minimize the impacts of development on the natural environment. The Design Standards contain four sub-sections that apply to the request:

- 5-2(C)- Avoidance of Sensitive Lands
- 5-2(D)- Archaeological Sites
- 5-2(E)- Major Arroyo Standards
- 5-2(H)- Major Public Open Space Edges

This review discusses the applicant’s responses to these sections and evaluates whether or not compliance has been achieved. For instances in which a design standard is not complied with, Staff recommends conditions of approval.

5-2(C)AVOIDANCE OF SENSITIVE LANDS

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

- 5-2(C)(1)(a) Floodplains and flood hazard areas
- 5-2(C)(1)(b) Steep slopes
- 5-2(C)(1)(c) Unstable soils
- 5-2(C)(1)(d) Wetlands
- 5-2(C)(1)(e) Arroyos
- 5-2(C)(1)(f) Irrigation facilities (acequias)
- 5-2(C)(1)(g) Escarpments
- 5-2(C)(1)(h) Rock outcroppings
- 5-2(C)(1)(i) Large stands of mature trees
- 5-2(C)(1)(j) Archaeological sites

Archaeological sites are sensitive lands, and Singing Arrow park contains an archaeological site (LA 12315, Rancho de Carnue). Archaeological testing of LA 12315 was performed in January 2016 and a report issued that June. LA 12315 is located mostly southwest of the site of the proposed community center. The report concluded that the proposed development would have no effect on cultural resources but, if cultural artifacts are found during construction, all ground-disturbing activity should stop.

Pursuant to IDO 5-2-(D)(3)(a), all work shall immediately cease if an archaeological resource is discovered and the City Archaeologist shall be notified.

The applicant states that an archaeological certificate of no effect was issued by the City in October 2016 (see attachment), and that the proposed community center would enhance the archaeological site by providing educational displays and exhibits about it.

5-2(C)(2) Street crossings of irrigation ditches and drains shall be minimized to the maximum extent practicable.

The request does not involve street crossings of irrigation ditches and drains.

5-2(C)(3) Street crossings of sensitive lands shall be minimized to the maximum extent practicable.

The request does not involve street crossings of sensitive lands. The proposed community center would be access via Wenonah Ave., an existing road.

5-2(C)(4) If avoidance of sensitive lands, other than floodways and flood fringe areas referenced in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), results in the subdivision containing fewer buildable parcels than it would have if sensitive lands were not avoided, the Planning Director may adjust the minimum lot size or lot width dimensions by up to 25 percent to allow for additional lots that would have otherwise been possible if sensitive lands had not been avoided.

No subdivision action is proposed, so (C)(4) doesn't apply.

5-2(H)(2) PROPERTIES ADJACENT TO MAJOR PUBLIC OPEN SPACE

In addition to the standards that apply within 330 feet of Major Public Open Space in Subsection 14-16-5-2(H)(1) above, the following standards apply to development adjacent to Major Public Open Space.

5-2(H)(2)(a) Development on properties of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 20 feet may be substituted as approved by the Open Space Superintendent.

The request does not propose any platting or roads.

2. Locate on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department.

The Park surrounding the proposed building serves as on-site open space.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

The proposed building would not abut the MPOS and the park is not a mixed-use zone district.

4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

No parking or development is proposed adjacent to the MPOS.

5. Limit height of site lighting luminaires to 20 feet.

A light pole detail is needed on the site plan to demonstrate compliance.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

The Police Department provided extensive comments regarding crime prevention and security measures that would benefit the request. These should be incorporated into the submittal.

7. Manage stormwater per Section 14-16-5-4(H).

5-4(H)-Stormwater Management, applies. The applicant has incorporated curb cuts in landscaping beds, a best practice. The Hydrology Division commented that it will need an approved Conceptual Grading and Drainage Plan for DRB action since the tract is adjacent to a major open space (the Tijeras Arroyo).

8. Design grading per Section 14-16-5-4(J). *See comment above.*

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

The request meets the requirements in Subsection 5-5(F) and 5-6(F). Note that design and construction of surface parking areas shall comply with the Development Process Manual (DPM) pursuant to 5-5(F)(3)(b).

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

No walls are proposed facing the adjacent MPOS.

11. Prevent and mitigate construction impact per the DPM. **Required.**

5-2(H)(2)(b) Development on properties 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.
2. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.
3. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.
4. Design grading and manage stormwater to minimize impact to Major Public Open Space.
5. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.
6. Design walls to balance the following needs as appropriate on a case-by-case basis:
 - a. Aesthetics that blend with the natural environment.
 - b. Safety and surveillance.
 - c. Screening and privacy.
7. Locate, design, and orient signage to minimize impact to the Major Public Open Space.
8. Be reviewed by the EPC per Section 14-16-6-6(H).
9. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

6-6(H) SITE PLAN-EPC

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

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The proposed site plan is with the Comprehensive Plan, as demonstrated by the policy analysis in Section II of this report.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Staff is not aware of any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically

applied to development of the property in a prior permit or approval affecting the property.

With the IDO, the community center use is permissive in the NR-PO-A zone.

- 6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed building would tie-into existing infrastructure in the 60 foot easement on the building's southern side.

- 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

There would not be any significant, adverse impacts. Lesser impacts can be avoided by ensuring that IDO requirements in 5-2: Site Design and Sensitive Lands, are followed.

III. SITE PLAN

This request is for a site plan for an approximately 14,154 square foot building on an approximately 1.05 acre portion of Singing Arrow Park, an approximately 16 acre site. The City proposes to develop a new community center.

Site Plan Layout/Configuration

The proposed building would be located on a portion of the park's northeastern side, directly south of a parking lot (approximately 1.4 acres) that the City purchased to provide parking for the proposed community center. The building's entrance faces north, toward a gathering area and the parking lot.

Vehicular Access, Circulation, and Parking

The single vehicular entrance is from Wenonah Ave. SE leading into the parking lot. Vehicular access is not possible from the west, south, or east- though it would be possible to park on the cul-de-sac next to the park signage and walk to the proposed center. 72 parking spaces are provided in the parking lot; 30 are required. There is a drop-off and pick up area in the parking lot near the building's entrance.

Pedestrian, Bicycle, and Transit Access

Access to the proposed center for pedestrians, bicyclists, and transit users is possible from various directions, but it is not always convenient or safe. From the north and east, the existing pathway along the parking lot's eastern side leads people to the center entrance, though most Transit riders would probably cut through the parking lot since that entrance is closer.

The parking lot has no dedicated pathways from the cars to the center entrance, but should to lessen the possibility of pedestrian-vehicle conflict, especially if children are involved. Also, users of the existing center (especially children) would benefit from having a pedestrian pathway to connect to

the new center, and vice-versa. This is important along the parking lot's western side, where the pathway dead-ends into a traffic circle/drop-off area.

Long Range Planning commented that pedestrian and vehicle access and circulation should be carefully coordinated, subject to standards in IDO Section 14-16-5-3. Pursuant to 5-3(D)(3)(b), on site pedestrian walkways shall connect to any abutting City park, MPOS, or other civic or institutional uses as long as the access is coordinated with the Parks and Recreation Department.

Walls, Lighting, and Public Outdoor Space

A block wall runs along most of the subject site's eastern side. The chain link fence around the parking lot would be removed when it's used. A wrought iron fence exists on the parking lot's western side.

The existing light poles would remain. Any new light poles cannot exceed 20 feet in height pursuant to 5-2(H)(2)(a). A light pole details is needed on the site plan.

Public outdoor space is provided by the surrounding park.

Landscaping

The landscaping plan proposes a variety of xeric plants, including six types of grasses, various trees, and native plants (chamisa, apache plume). Most of the existing trees and shrubs (ex. the pinon pines) on the eastern side of the proposed building are proposed to remain. A few new shrubs and trees are proposed to be added (ex. a purple leaf plum tree, a modesto ash tree).

The parking lot contains many sycamore maple trees. Their condition is unclear, but they are proposed for removal and replacement with honey locust, ash, and elm trees. Zebra grass and thread grass are proposed in the parking lot islands.

The minimum landscaping buffer between a non-residential and as residential use is 15 feet. The proposed building would be 91.75 feet from the edge of the eastern property line.

The curb cuts should be labeled and match those shown on the Grading and Drainage Plan. A curb cut details is needed. Note that curb cuts are typically 1 foot, not three feet, wide.

The 15% of net lot area calculation needs to be shown. Staff suggests removing the two landscape areas on both sides of the handicap spaces and adding an additional HC space, and moving the motorcycle spaces to this location- which is more visible from the building entrance. Both of these small landscape beds are likely to be trampled with parking lot foot traffic due to their location.

Architecture

The proposed building would be 25 feet at its tallest point, which is the parapet required to screen mechanical equipment 5-2(H)(1)(c). Most of the building is 21 feet tall. The building would be finished in stucco, with a stucco accent, a stem wall, and stone veneer.

5-2: Site Design and Sensitive Lands requires that colors of exterior building structures be limited to those with a light reflective value (LRV) between 20 to 50% [5-2(H)(1)(a)]. The table on the elevations shows that the requirement is met. Note that the Dove Grey stucco has a LRV of 50%.

5-2(H)(1)(b) requires that colors blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. Staff suggests replacement of the Dove

Grey stucco, which is a grey grey, with another El Rey stucco that is more grey green and would blend better with the natural environment. The El Rey stucco website shows many possibilities. Staff also suggests that the grey corten steel used as a finish on the building, which lends an industrial feel, be replaced with a stucco finish and a color that blends in well with the natural environment and the adjacent MPOS.

Signage

A monument sign (44 sf, made of steel with raised letters) is proposed at the parking lot entrance to identify the community center. It complies with 5-12(F)(3)(c)- signage in the East Gateway area. Sign colors and size need to be specified on the signage detail.

A building mounted sign (60 sf, with dark bronze, aluminum letters) is proposed on the front façade of the building.

Grading & Drainage Plan

Both the parking lot and the park sites slope northeast to southwest. The proposed Grading and Drainage Plan follows historic patterns of water flow. Run-off goes to a depressed drainage pond on the building's southern side. Excess water would flow toward the park area.

Utility Plan

A 52 foot drainage, water, and sewer easement runs along the subject site's eastern side. A 60 foot water and sewer easement exists just south of the location of the proposed building. Connections from the utility lines to the building are proposed in this southern easement. A new fire hydrant is proposed in a parking lot island.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 11/5/2018 to 11/19/2018. Long Range Planning notes that the request is subject to development standards in IDO regarding site design and sensitive lands, and that the archaeological site is subject to subsections 5-2(C) and (D). Pedestrian and vehicle access and circulation should be carefully coordinated, subject to standards in IDO Section 14-16-5-3. The Open Space Division notes that there is an open request for proposals (RFP) for archaeological research on the subject site, and that the developer shall stake steps to prevent disturbance to the soil and vegetation on the adjacent MPOS during construction.

The Police Department submitted several strategies for crime prevention, including adequate lighting, clear sight lines for surveillance, controlled access to the building, and to consider adding video surveillance systems to monitor building entrances and exits and key areas such as the parking lot.

The Water Utility Authority stated that the subject site is currently receiving service. PNM submitted standard comments regarding the existing electric overhead distribution line and contacting them to establish new service. Agency comments begin on p. 28.

Neighborhood/Public

The applicant notified the following affected neighborhood organizations as required: the Coronado Terrace Homeowners' Association (HOA), the Willow Wood Neighborhood Association (NA), the Singing Arrow NA, the Juan Tabo Hills NA, the Sandia Vista NA, the Mirabella Miravista NA, the Four Hills Village HOA, the Supper Rock NA, the Hidden Valley Community Services Association, Inc., and the East Gateway Coalition (see attachments).

Property owners within 100 feet of the subject site were also notified, as required (see attachments). The buffer map was re-done to ensure that it included the required 100 feet and any right-of-way.

A facilitated meeting was held on November 29, 2018 (see attachment). Approximately 31 community members, and several City staff, attended. Meeting participants had differing views about the proposed project. Many are opposed and are skeptical about the process. They question the need for a new community center when the existing one could be expanded, and believed that's what the funds were for. Some do not want a community center on the eastern edge of the park so close to their neighborhood, and are worried that it could attract homeless people to use the bathroom facilities—especially if social services are offered. Other concerns include: the architecture is too modern for its setting near an archaeological site, outdoor play spaces will increase noise in the area, programming at the space has not been fully determined at this stage. Other participants expressed support for the project and the childrens' programs that would be offered.

As of this writing, Staff has received letters of opposition and letters of support for the request (see attachments). One support letter discusses the importance of community centers in general and believes that children would benefit. Another letter is from a resident who wants to use the community center and its services, especially the new fitness facility.

Residents who oppose the request question the need for the community center. They believe that City funds were appropriated for expansion and renovation of the existing community center, not for a new community center that would take away green space from the park and is likely to attract transients, which can lead to additional crime and drug usage in the area. People are also concerned that the new center could bring increased traffic and noise to the neighborhood (see attachments).

V. CONCLUSION

The request is for a site plan for an approximately 14,154 square foot building on the northeastern portion of an approximately 16 acre site known as Singing Arrow Park. The City of Albuquerque owns the park and proposes to develop a new community center.

The City acquired an approximately 1.4 acre parking lot to provide parking for the proposed community center. The parking lot is located directly south of the proposed location of the new community Center. The existing, approximately 12,360 sf community center is located at the western side of the park.

The proposed site plan is in the EPC process because the subject site is greater than five acres and is located adjacent to designated Major Public Open Space (MPOS) [IDO 14-16-6-6(H)(1)(a), p. 397].

The request is required to comply with IDO 5-2: Site Design and Sensitive Lands, in addition to the standard IDO requirements. The request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and mostly meets IDO requirements regarding parking, landscaping, and site design and sensitive lands.

Several neighborhood organizations are effected and were notified as required. Property owners within 100 feet of the subject site were also notified, as required. A facilitated meeting was held on November 29, 2018. There is both support and opposition for the project. Project supporters refers to additional services and benefit to the larger community. Project opponents are concerned about loss of park space, location close to the neighborhood to the east, the potential for increased crime, and security and safety concerns resulting from transients using the facility.

Staff recommends approval because the request complies with applicable IDO requirements and furthers a preponderance of applicable Goals and policies. Minor conditions of approval are needed to provide clarification and to ensure that all applicable requirements are met.

FINDINGS –SI-2018-00220, December 13, 2018-Site Plan

1. The request is for a site plan for an approximately 14,154 square foot building on a portion of a larger, approximately 16 acre site known as Singing Arrow Park. The City of Albuquerque owns Singing Arrow Park, zoned NR-PO-A, and proposes to develop a new community center on a portion of the park's northeastern side.
2. An approximately 1.4 acre parking lot, which the City acquired to provide parking for the proposed community center, is also part of the subject site. The parking lot, zoned MX-M, is located directly south of the proposed location of the new community Center. The existing community center building, which will remain, is approximately 12,360 sf and is sited at the western side of the park.
3. Both sites, Singing Arrow Park and the parking lot, are included in the proposed site plan, which is in the Environmental Planning Commission (EPC) process because the subject site is greater than five acres in size and is located adjacent to designated Major Public Open Space (MPOS) [IDO 14-16-6-6(H)(1)(a), p. 397].
4. The subject site is located in both an Area of Change (the parking lot) and an Area of Consistency (the park) as designated in the Comprehensive Plan. The Major Public Open Spaced (MPOS) Plan also applies.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the MPOS Plan, and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following Comprehensive Plan Goal and policy in Chapter 4-Community Identity:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

The community surrounding Singing Arrow Park is distinct based on its location near the Tijeras Arroyo and its diversity. It includes single-family homes (smaller and larger lots), and multi-family apartments. Generally, improvements to the park would help enhance the community by providing additional services that would contribute to protecting and preserving the community's distinct identity.
 - B. Policy 4.1.5- Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request would result in high-quality development that would respond appropriately to its natural setting because it is required to comply with the IDO Design Standards for Site Design and Sensitive Lands, which help ensure this compatibility between development, its setting, and the ecosystem around it.

7. The request is consistent with the following Comprehensive Plan Goals and policies in Chapter 5-Land Use:

A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

A community center generally fosters complete communities where residents can live, work, learn, shop, and play because it is a use that contributes to a sense of community and provides opportunities for residents to come together in various ways.

B. Policy 5.2.1 -Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed community center would contribute to creating a healthy and sustainable community by providing additional services that enhance the existing community center's offerings. The location is accessible by transit and is within walking distance from many single-family and multi-family residences in the surrounding neighborhoods.

C. Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would promote development patterns that maximize the utility of existing infrastructure because it would use existing infrastructure near the park's northern boundary and be sited on land that is already developed as a park, thus not altering existing development patterns in the area. The parking lot would become part of the City facilities and serve as a link to existing transit stops, all which generally would promote the efficient use of land to support the public good.

D. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in both an Area of Change (the parking lot) and an Area of Consistency (the park). Though not growth, the re-use of the parking lot would be consistent with what is generally expected in Areas of Change. The proposed community center is subject to IDO requirements regarding adjacency to MPOS, which function to ensure that a development is consistent with the intensity of the surrounding area (the park, single-family and multi-family residential uses) and that it reinforces the character of the area.

E. Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The park portion of the subject site is located in an Area of Consistency that is outside of a designated Center or Corridor. The area is characterized by single-family homes, multi-family homes, commercial uses, and MPOS (the Tijeras Arroyo). Overall, the request would contribute to enhancing the character of the surrounding neighborhoods because it would support the existing community center and park, which contribute to neighborhood character.

The request would also utilize and clean-up the existing parking lot, which would also contribute to protecting and enhancing neighborhood character.

8. The request is consistent with the following, applicable Goal and policy from Chapter 7- Urban Design:

- A. Goal 7.5-Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.
- B. Policy 7.5.1- Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Due to the subject site's adjacency to MPOS, certain IDO requirements (in addition to general requirements regarding building design, parking, landscaping, and dimensional standards) apply. Section 5-2: Development Standards for Site Design and Sensitive Lands contain requirements to ensure that development is sensitive to its special context and responds to the high-desert environment, including landscape treatments.

9. The request is consistent with the following, applicable Goals and policy from Chapter 10- Parks & Open Space:

- A. Goal 10.1-Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The request would provide a community center, which would have a variety of recreation facilities (outdoor, indoor, gym, meeting rooms) that would be available to all area residents who want to participate. The natural resources in the remaining, approximately 15 acres of the park and the adjacent MPOS is not a part of the request, although there's a possibility of interpretive signage and/or a future path for the archaeological site, which would be a responsible use of natural resources.

- B. Goal 10.2-Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The request would facilitate development of a new community center that would provide additional services for more area residents, and therefore there would be more opportunities for residents to engage in outdoor education, recreation, and cultural activities related to the community center, the park, and the adjacent open space.

- C. Policy 10.2.2- Security: Increase safety and security in parks.

The proposed community center would provide a presence in the eastern side of the park, and would have lighting, people coming and going, and Staff to provide "eyes on the street". The vacant parking lot would be re-used and become part of the new community facility, so it would be less of a nuisance to neighbors.

D. Goal 10.3-Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The Tijeras Arroyo and its associated open space is a regional natural feature and environmental asset adjacent to the subject site. The request would help to protect it by providing community uses, such as the proposed facility, at the northernmost edge of the park that is closest to existing development.

10. The request is consistent with the following, applicable Goal and policy from Chapter 11- Heritage Conservation:

A. Goal 11.4-Archaeological & Paleontological Resources: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

The subject site contains an identified, significant archaeological site, which has been documented previously. An archeological certificate is required with the request, which would facilitate development of a community facility that would provide additional opportunities for education and recreational use.

B. Policy 11.4.2 -Proactive Protection: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

An archaeological certificate is required for the request, which acknowledges that existing archaeological site on the subject site. The Open Space Division has determined that the request would not adversely affect the existing archaeological site, which has been previously evaluated and would continue to be protected on a proactive, on-going basis.

11. The request is consistent with the following, applicable Goal from Chapter 12- Infrastructure, Community Facilities & Services

Goal 12.2-Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The request would provide a community facility that promotes community involvement and generally has convenient access for nearby residents and would offer a wide range of programs, from children's programs, to a gym, to meeting spaces, which all residents can participate in to enhance their quality of life.

12. The request will be consistent with the following policies provided that some site improvements are incorporated:

A. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The parking lot portion of the subject site is in a designated Area of Change. The parking lot would become part of the proposed community center facility and would be re-developed

and re-activated. Therefore, the request is consistent with Policy 5.6.2-Areas of Change, but a better pedestrian access route for the western portion of the parking area is needed to minimize pedestrian/vehicular conflicts.

B. Policy 7.2.1- Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed design would generally provide for walkability near the new center's entrance and around it. The existing parking lot does not have dedicated pedestrian connections to the center. If gated, transit users would not be able to travel through to access the community, thus impeding walkability in the area. For neighbors to the east, pedestrian travel would be convenient and comfortable. For those coming from the north or west, improved connections would help ensure convenient, comfortable, and safe pedestrian travel.

13. The request furthers Goal 3 of the Major Public Open Space (MPOS) Facility Plan: Identify community needs and desires related to MPOS.

Part of the development process for the proposed community center consisted of public involvement of area residents. Throughout the process, including public meetings and hearings, residents have expressed concern about how the request relates to the archaeological site. This community need is related to the MPOS, because its preservation is essential to maintaining the integrity of the archaeological site. The request could provide interpretive signage, and perhaps a trail, to improve public awareness and access related to the archaeological site.

14. Conditions of approval are needed to provide clarification and to ensure that all applicable requirements are met.

15. The applicant notified the following affected neighborhood organizations as required: the Coronado Terrace Homeowners' Association (HOA), the Willow Wood Neighborhood Association (NA), the Singing Arrow NA, the Juan Tabo Hills NA, the Sandia Vista NA, the Mirabella Miravista NA, the Four Hills Village HOA, the Supper Rock NA, the Hidden Valley Community Services Association, Inc., and the East Gateway Coalition. Property owners within 100 feet of the subject site were also notified as required.

16. A facilitated meeting was held on November 29, 2018. Meeting participants had differing views about the proposed project. Those opposed are skeptical about the process and question the need for a new community center when the existing one could be expanded, and believe that's what the funds were for. Some do not want a community center on the eastern edge of the park so close to their neighborhood, and are worried that it could attract homeless people to use the bathroom facilities—especially if social services are offered. Other concerns include: the architecture is too modern for its setting, outdoor play spaces will increase noise, programming at the space has not been fully determined. Other participants expressed support for the childrens' programs that would be offered.

17. As of this writing, Staff has received letters of opposition and letters of support for the request. Letters of support refer to the importance of community centers in general, benefit to children,

and availability of new recreational options. Letters of opposition question the need for the center and state that City funds were appropriated for expansion and renovation of the existing community center, not for a new community center that would take away green space from the park and is likely to attract transients. They are concerned about the potential for additional crime and drug use in the area, and increased traffic and noise in the neighborhood.

RECOMMENDATION - SI-2018-00220, December 13, 2018

APPROVAL of Project #2018-001760, Case #SI-2018-00220, a Site Plan for an approximately 14,154 square foot building on an approximately 1.05 acre portion of Singing Arrow Park, an approximately 16 acre site located between Wenonah Ave. SE and the Tijeras Arroyo Major Public Open Space, and an approximately 1.4 acre parking lot site on the north side of Wenonah Ave. SE, zoned NR-PO-A and MX-M, respectively, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –SI-2018-00220, December 13, 2018–Site Plan

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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. The applicant shall meet with the Staff planner to ensure that all conditions of approval are met and submit a finalized version for filing at the Planning Department.
3. Overall Site Plan (Sheet AS101):
 - A. Add a note that the portion of the park being developed for the community center is approximately 1.05 acres (consistent with the grading and drainage plan).
 - B. Remove the gray shading from the overall site plan and place it on the utility plan.
 - C. Clarify if the three homes shown on the eastern side of the overall site plan are in an easement or not.
4. Pedestrian Access and Circulation:
 - A. The pathway on the north side of the building shall be extended westward to connect to the existing community center [IDO 5-3(D)(3)(b)].
 - B. Two connections from the parking lot to the existing pathway on the lot's eastern side shall be added to provide pedestrian access to the pathway and avoid landscaping.
 - C. A pedestrian pathway shall be provided to serve the parking lot's western side and minimize pedestrian-vehicular conflict.

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- D. Add a note to explain that the existing pathway will provide access to the community center and is not impeded by the wall (see Sheet AS102).
 - E. Add a general note to describe pedestrian access and circulation (see Sheet AS102).
 - F. The parking lot shall not be gated.
5. Parking:
- A. Move the motorcycle spaces closer to the building so they are more visible.
 - B. Add an additional handicap space where the small landscaping bed abuts the handicap parking space and drop-off area.
 - C. Place the bicycle racks outside of the planter (see Sheet AS102).
6. Lighting: A light pole detail for the proposed light poles shall be provided and specify height, color, and finish.
7. Building Design & MPOS:
- A. Replace the Dove Grey stucco with a stucco that is more grey green, or another color, as specified in 5-2(H)(1)(b).
 - B. Replace the grey steel finish on the building with another color and/or finish that blends in well with the natural environment and the adjacent MPOS [5-2(H)(1)(b)].
8. Landscaping:
- A. Show the math for the 15% of net lot area landscaping requirement.
 - B. Label location of curb cuts and ensure that they match locations on the grading and drainage plan.
 - C. Provide a curb cut detail.
 - D. The landscaping plan shall not revise the City Standard Drawings 2715 and 2718.
 - E. Delete the note about the desert willow.
 - F. Specify the color of the gravel.
9. CONDITION FROM HYDROLOGY:
- A Conceptual Grading and Drainage Plan for DRB action on Site Plan shall be provided since the tract is adjacent to a major open space (the Tijeras Arroyo).
10. CONDITION FROM THE OPEN SPACE DIVISION:
- The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction. Pursuant to the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.”

11. THE FOLLOWING COMMENTS FROM THE POLICE DEPARTMENT SHALL BE CONSIDERED AND ADDRESSED:

- A. Ensure adequate lighting throughout the project – exterior lighting on the Community Center and any future building(s).
- B. Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the Community Center to the street and the street to the Community Center. Also maintain natural surveillance between the Community Center and any future building(s).
- C. Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- D. Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.
- E. Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.
- F. Ensure controlled access to the building through use of adequate door and lock systems.
- G. Control access between community meeting areas and employee only areas.
- H. Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, reception, computer labs, etc.
- I. Ensure that addresses are posted and clearly visible.
- J. Create a clear transition from public to semi-public to semi-private to private space throughout the project.

12. CONDITIONS FROM PNM:

- A. An existing electric overhead distribution line is located along the northern edge of the proposed community center. It is the applicant's obligation to abide by any conditions or terms of these easements. Applicant needs to meet with PNM regarding development of this parcel.
 - B. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.

Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE,
Albuquerque, NM 87107 Phone: (505) 241-0589
 - C. 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.
-
-

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

Notice of Decision cc list: names will be added as letters and testimony are received.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The 1.3 acre MX-M parcel on the north side of the site is part of the East Gateway MRA plan and is adjacent to the Four Hills Village Center. The MX-M site is located within an Area of Change, while the 16-acre NR-PO-A parcel to the south is located in an Area of Consistency. The current use on the northern portion of the site is a parking lot.

As a site greater than 5 acres next to Major Public Open Space, the NR-PO-A parcel is subject to the development standards in IDO Subsection 14-16-5-2(H). The archaeological site is subject to standards in IDO Subsection 14-16-5-2(C) and 14-16-5-2(D).

Pedestrian and vehicle access and circulation should be carefully coordinated, subject to standards in IDO Section 14-16-5-3.

ABC Comprehensive Plan Policy 10.1.1 Distribution: *Improve the community's access to recreation opportunities by balancing the City and County's parks and Open Space systems with the built environment.*

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

ABC Comprehensive Plan Policy 10.4.3 Co-located Facilities: *Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.*

ABC Comprehensive Plan Policy 12.2.1(d) *Engage with community and stakeholder groups to identify local and cultural needs and preferences that can be reflected in facility design and programming.*

ABC Comprehensive Plan Policy 12.2.3(c) *Pursue opportunities to coordinate, design, and develop near community facilities (including parks) to co-locate or share a site in order to best leverage public investment and maximize accessibility for the public.*

ABC Comprehensive Plan Policy 12.4.1 Collaborative Strategies: *Develop strategies to meet changing demand over time for public infrastructure, community facilities, and services. [ABC]*

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit since the tract is adjacent to a major open space (the Tijeras Arroyo).

New Mexico Department of Transportation (NMDOT)

NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

Utility Services

1. SI-2018-00223 – Site Plan for Singing Arrow Community Center
 - a. Currently there exists an Availability Statement for the site (Availability 180603) which shall remain in effect for a period of one year form the date of issuance (one year form 07/02/2018). Should the information utilized to produce the aforementioned statement change coordination with the Utility Development section of the Water Authority shall take place to issue a revised statement.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Family and Community Services has coordinated the siting of the new Community Center with the Parks and Recreation Department. The Parks and Recreation Department is in full support of the project.

As noted in the application, there is an archeological site on the Singing Arrow City Park. A Request for Information for archeological research proposals for the site has been issued, and is due the Parks and Recreation Department on December 10th. The Parks and Recreation Department anticipates having a professional / technical contract established for archeological work at the Singing Arrow site by January 2019. The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction; per the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.

City Forester

POLICE DEPARTMENT/Planning

- Ensure adequate lighting throughout the project – exterior lighting on the Community Center and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the Community Center to the street and the street to the Community Center. Also maintain natural surveillance between the Community Center and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.
- Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between community meeting areas and employee only areas.
- Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, reception, computer labs, etc.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am also available to do an on-site security survey after the project is complete.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- Do not plant anything next to/access to/exit from new/proposed refuse enclosure that will create an overhang/canopy. All new/proposed refuse enclosures must be built to COA minimum requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Not on a Corridor. Not on a Route. Commuter Route 162 has a terminus at the CNM West Campus, about 3000 feet walking distance from this site. No additional service is currently planned. No comment.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments. For informational purposes:

- Wenonah Ave. SE is functionally classified as a Major Collector currently and in the LRRS.
- The LRBS identifies an existing Bike Lane on Wenonah Ave SE, and existing Paved Trail on Piru (or Singing Arrow Park Path) which appears to remain in the proposed site plan.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing electric overhead distribution line is located along the northern edge of the proposed community center. It is the applicant's obligation to abide by any conditions or terms of these easements. Applicant needs to meet with PNM regarding development of this parcel.
2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.
Contact: Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589
3. 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.



Figure 1: Looking east, from Singing Arrow Rd. SE, at the existing community center on the park's western edge.

Figure 2: Looking south, at the parking lot, from Wenonah Ave. SE. The eastern edge of the park is in the background.





Figure 3: Looking east, at the bus stop on the northern side of Wenonah Ave. SE. The parking lot is on the southern side of Wenonah Ave. SE.

Figure 4: Looking SW at the entrance to Singing Arrow Park, from Rachel Rd. SE.





Figure 5: Looking NE, from the trail along the park's eastern side, at the closest home. The smoke shop is in the distance.

Figure 6: Looking north at the parking lot, from the portion of the park where the proposed community center would be located.

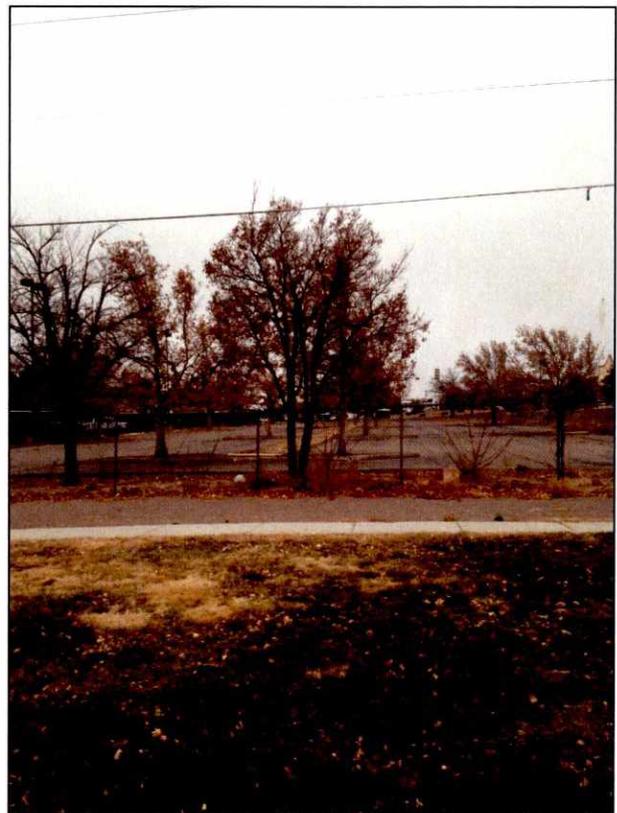




Figure 7: Looking SE at the part of the park where the proposed community center would be located.

Figure 8: Looking SW at the portion of the subject site that is preserved. The Tijeras Arroyo lies further south.



Figure 9: Looking west at the fence along the park's southern boundary.

ZONING

Please refer to the Integrated Development Ordinance
for specifics of the NR-PO-A zone

HISTORY

**Notice of Decision
City Council
City of Albuquerque
May 9, 2018**

AC-18-5 Project #1011083/17BOA-20010, 16ZHE-80328: Martina Mesmer appeals the Board of Appeals (the "BOA") Approval of a special exception, with conditions, to Zoning Code Section §14-16-2-6(B)(10): a Conditional Use to allow a community center in an R-1 zone for Tract A, Singing Arrow Park located within Canada Village Second Unit, zoned R-1, located at 13001 Singing Arrow Ave. SE

Decision

On May 7, 2018, by a vote of 7 FOR, 0 AGAINST, 2 RECUSED the City Council voted to deny the appeal and affirm the decision of the BOA by accepting and adopting the recommendation and findings of its Land Use Hearing Officer.

Recused: Gibson, Harris

**IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED AND THE
CONDITIONAL USE PERMIT IS APPROVED**

Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the May 7, 2018 City Council Meeting

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Ken Sanchez, President
City Council

Date: 05/10/2017

Received by: 

City Clerk's Office

Date: 5/11/18

X:\CITY COUNCIL\SHARE\CL-Staff_Legislative Staff\Reports\LUPZDAC-18-5.mmh.doc

APPLICATION INFORMATION



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

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

APPLICATION INFORMATION		
Applicant: City of Albuquerque		Phone: 505-768-3830
Address: 1 Civic Plaza, NW		Email: stephenjames@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST
EPC - Site Plan for Singing Arrow Community Center

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1. Tract A of Singing Arrow Park 2. TR F-1 Repl of TRS F, H-1, J & unplatted land	Block:	Unit: 1. Second Unit Cont 2. N/A
Subdivision/Addition: 1. Canada Village 2. N/A	MRGCD Map No.:	UPC Code: 1. 102205645222640301 2. 102205650328740805
Zone Atlas Page(s): L-22-Z	Existing Zoning: 1. NR-PO-A 2. MX-M	Proposed Zoning: N/A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 1. 15.9407 2. 1.3847

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 13200 Wenonah Ave., SE	Between: Dorado Place	and: Four Hills Road

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
5144.94 Conditional Use Permit for Community Center	
Signature:	Date: Nov 1, 2018
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
SI-2018-00223	SP	0
Meeting/Hearing Date: Dec. 13, 2018	Staff Signature:	Fee Total: 0
Date: 10-1-18	Project #	PR-2018-001760

FORM P1: SITE PLAN – EPC

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

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

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

- Interpreter Needed for Hearing? no if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

SITE PLAN – EPC

MASTER DEVELOPMENT PLAN

MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

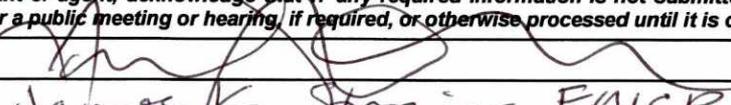
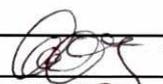
EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

<p>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</p>	
<p>Signature: </p>	<p>Date: Nov 1, 2018</p>
<p>Printed Name: James K. Strazier, FAICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2018-001760</p>	<p>Case Numbers: SI-2018-00223</p>
<p>Staff Signature: </p>	
<p>Date: 11-1-18</p>	

CITY OF ALBUQUERQUE



October 25, 2018

Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

This letter provides authorization to Consensus Planning, Inc., and Cherry/See/Reames, Architects PC to represent the City of Albuquerque Department of Municipal Development and Family and Community Services in all matters regarding the Environmental Planning Commission and Development Review Board's review of the Site Plan for the Singing Arrow Community Center, proposed to be located at the eastern end of Singing Arrow Park, 13200 Wenonah Avenue SE, Albuquerque, NM 87123.

PO Box 1293

Sincerely,

Albuquerque

Steve James, R.A.
City Architect / Project Manager
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Rebekah Bellum DATE OF REQUEST: 10/10/18 ZONE ATLAS PAGE(S): L22

CURRENT:

ZONING NR-PO-A
PARCEL SIZE (AC/SQ. FT.) 17.3254 AC

LEGAL DESCRIPTION:

LOT OR TRACT # A BLOCK # 0000
SUBDIVISION NAME Singing Arrow Park

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, 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: 1
BUILDING SIZE: 14,154 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Rebekah C Bellum DATE 10/10/2018

(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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

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

Community Center or Library

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.**

[Signature]
TRAFFIC ENGINEER

10/10/18
DATE

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.

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



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
October 5, 2016

Robert J. Perry, Chief Administrative Officer

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: City of Albuquerque, Department of Municipal Development

Legal Description: Tract A, Singing Arrow Park

Zoning: R-1

Acreage: 1.19 acres

Zone Atlas Page: L-22

CERTIFICATE OF NO EFFECT: Yes ___ No ___

CERTIFICATE OF APPROVAL: Yes X No ___

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

Archaeological Testing near LA 12315 for the Proposed New Singing Arrow Community Center, City of Albuquerque, Bernalillo County NM. by Brianne Sisneros, Christopher Carlson, and Connor Malloy. (Jim Railey, P.I., SWCA Environmental Consultants). NMCRIS #135995.

SITE VISIT: Yes

RECOMMENDATION(S):

- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***
- ***Extensive testing near but outside existing site boundary produced negative results.***

MS **Schmader**

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

Attachment B

December 7, 2017

Councilor Don Harris
City of Albuquerque, District 9
dharris@cabq.gov

Re: Log 106906, Proposed Singing Arrow Community Center

Dear Councilor Harris:

I am writing regarding the City of Albuquerque's proposal to construct the Singing Arrow Community Center (Community Center) and its potential to affect the Rancho de Carnue Archaeological Site (LA 12315; SR 396), which is listed on both the State Register of Cultural Properties and the National Register of Historic Places.

In January 2016 and at the request of the City, SWCA completed archaeological testing (NMCRIS No. 135995) of the proposed Community Center due to its near proximity to the Rancho de Carnue Archaeological Site. SWCA placed 100 subsurface auger tests and two 1 x 1 meter test excavation units within or adjacent to the proposed Community Center construction area, all of which were negative (no historic materials or deposits encountered). Regarding the potential for the Community Center to introduce new indirect threats to the archaeological site (i.e., unauthorized artifact collection, vandalism, looting, etc.), our opinion is that these threats are relatively low because the nature of the site is not easily visible to the casual visitor and a chain-linked fence separates the site from the adjacent park and proposed Community Center. Additionally, the Community Center is currently a public park, and the proposed Community Center would not be a substantial change in use of the area; therefore, we would not anticipate a substantially increased risk to the archaeological site.

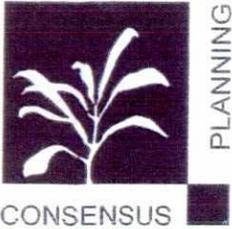
Based on the results of the archaeological testing we do not anticipate the Community Center to affect the Rancho de Carnue Archaeological Site; however, should construction activity encounter unanticipated archaeological materials, we recommend that all construction activity stops immediately and both the City and our office is notified.

If you have any questions on these comments, please do not hesitate to contact me. I can be reached by telephone at (505) 827-6162 or email at andy.wakefield@state.nm.us.

Sincerely,

A handwritten signature in cursive script that reads "S. Andrew Wakefield".

S. Andrew Wakefield
Archaeologist



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

November 1, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

Re: 5441.95 Singing Arrow Community Center; EPC Site Plan Submittal

Dear Mr. Chairman:

The purpose of this letter is to explain our Site Plan submittal to the Environmental Planning Commission (EPC) for the new Singing Arrow Community Center located at 13200 Wenonah Avenue SE, in the Canada Village – Second Unit Subdivision. The project proposes to build a new community center at the east side of the existing Singing Arrow Park in southeast Albuquerque. The location of the Community Center is adjacent to an existing, dilapidated parking lot that the City purchased, and it will be redeveloped and improved with the community center project. The site is located north of the Canada Park West Open Space.

Background and History:

This project was initially proposed in 2017. Prior to the IDO, the project required the City of Albuquerque to obtain a conditional use for the community center as the property was zoned R-1. The process to obtain a conditional use included two Zoning Hearing Examiner (ZHE) hearings, two Board of Appeals hearings, one Land Use Hearing Officer (LUHO) hearing, and final approval at City Council. The Conditional Use Permit was approved on May 7, 2018.

Per Planning Department Staff advisement, the City is following the new process for site approval under the newly adopted Integrated Development Ordinance (IDO). In the IDO this site was rezoned NR-PO-A which allows for a community as a permissive use in a public park. In addition, community centers within the NR-PO-A zone also require review and approval of Site Plan by the EPC.

Project Description:

- Singing Arrow total park area is approximately 16 acres or 692,544 sf.
- The archeological site within the park property line is approximately 6 acres or 260,320 sf, located on the southeastern portion of the park.
- The green space or grass area and playground at the southwest corner of the park is approximately 6 acres or 260,320 sf.
- The landscaped area at the perimeters and along the walks is approximately 3 acres or 118,769 sf.
- The existing Singing Arrow Community Center at the west end of the park consists of the Early Childhood Development Center, adjacent playground and basketball court, and some parking which is approximately 43,139 sf.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

- The proposed new Singing Arrow Community Center at the northeast end of the park will consist of a 14,154 sf building and adjacent paved areas with handicap accessible parking which is approximately 27,181 sf.

City of Albuquerque Integrated Development Ordinance: 6-6 (H)(3) Review and Decision Criteria

The IDO requires that a Site Plan approval from EPC must meet the criteria outlined in 6-6(H)(3) of the IDO for approval. The following are the responses to the criteria outlined in the section.

6-6(H)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

The site plan sent to the City of Albuquerque is consistent with the ABC Comp Plan in the following areas:

Vision Guiding Principle “Strong Neighborhoods” – New development creates desirable places to live and encourages diverse housing and amenities, while respecting the unique history and character of each neighborhood. The new Singing Arrow Community Center will support this Guiding Principle by providing a new visually attractive facility that will support positive social interactions and provide a community gathering space for the surrounding neighborhoods.

Chapter 5 Land Use

Goal 5.2 Complete Communities – Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

d) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The new Singing Arrow Community Center will be located in the same park as the existing center which is a popular and convenient location for surrounding residents.

Chapter 10 Parks and Open Space

Goal 10.1 – Facilities and Access: Provide parks, Open Space, and recreational facilities that meet the needs of all residents and use natural resources responsibly.

Policy 10.1.1 – Distribution: Improve the community’s access to recreational opportunities by balancing the City and County’s parks and Open Space systems with the built environment.

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas. The

Singing Arrow Community Center Needs Assessment, completed

in 2013 by Sites Southwest, indicated that there is a need for a new or expanded Community Center at Singing Arrow and that it should be located at the east end of the existing Singing Arrow Park. This new Community Center will fulfill this recommendation by providing the community with a high-quality facility to meet current and future needs of the area.

Chapter 12 Infrastructure, Community Facilities, and Services

Goal 12.2 – Provide community facilities that have a convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

This project promotes Goal 12.2 by building a new community center building in the same park as the existing Community Center which is centrally located to the surrounding neighborhoods. The new modern facility will provide greater accessibility and will be able to accommodate new programming and services for youth, adults, and seniors and to meet the needs of the surrounding community.

Policy 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

The new Community Center will continue to utilize the park as an active community resource.

- a) Locate community facilities in designated Centers near retail and/or commercial services to make access to both private and community services more convenient for residents of surrounding neighborhoods or communities. The new Singing Arrow Community Center location at the east end of Singing Arrow Park will be more convenient to the community and mixed-use areas to the north.
- b) Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers. The new community center location at the east end of the Singing Arrow Park is near an existing parking lot that will be redesigned for the Community Center. This location has excellent pedestrian, bicycle, and transit access from Wenonah Avenue. Central Avenue located less than a half mile north of the site is a Major Transit Corridor with several transit links that visitors to the Community Center can utilize.
- c) Pursue opportunities to coordinate, design, and develop near community facilities (including parks) to co-locate or share a site in order to best leverage public investment and maximize accessibility for the public. The location for the new Singing Arrow Community Center is located with a City owned Public Park and will redevelop a dilapidated City owned parking lot to the north of the proposed

building. Development of both will leverage public investment by utilizing City owned properties.

- e) *Design community facilities to realize opportunities for City/County beautification.* The modern facility design of the new Singing Arrow Community Center compliments the surrounding residential and commercial structures in the East Gateway. The building will be a low-profile design with variations in height and massing to keep the taller portions of the building limited only to those areas that need the height. The narrow side of the building will be situated towards the neighborhood to minimize visual impacts.

6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

While the City received approval of a conditional to allow the Community, that approval is no longer required under the IDO.

6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The current site plan continues to comply with all provisions from the previous Conditional Use Permit approved by Albuquerque City Council.

6-6(H)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

A site, landscape, grading and drainage, Fire 1, and utilities plan have all been submitted with this application demonstrating that the subject property will not place burdens on the capacity of City's existing infrastructure.

6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The following have been integrated into the site plan to mitigate any adverse impacts on the surrounding area:

- Entry of the Community Center will be located with clear view into the parking area;
- Shower facility is in the Fitness Center, not accessible from the common area to provide staff more control over use of showers;
- Building is designed to minimize exterior niches and dark corners;

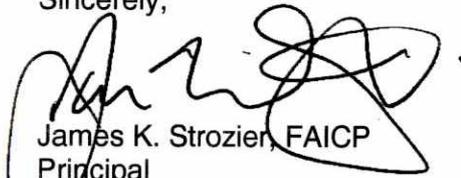


- Site landscaping is away from the building;
- New LED lighting will be installed in the parking lot and on building exterior;
- New monument sign on Wenonah Avenue will clearly indicate location;
- Lighting and security cameras will be designed to work together;
- Parking lot may be gated for additional security;
- Fire and Emergency access are provided with a redesigned parking lot; and
- An Archeological Testing Report was submitted for the subject property demonstrating there is no negative impact to the archeological site from the proposed project.

The above statements show that the Singing Arrow Community Center will have a positive impact on the Singing Arrow Neighborhood and surrounding communities for years to come. Please do not hesitate to contact me with any questions or if you need additional information.

Thank you for your consideration of this Site Plan.

Sincerely,



James K. Strozier, FAICP
Principal



Memorandum

To: Ms. Catalina Lehner, AICP
Senior Planner

From: Jim Strozier, Consensus Planning, Inc.

Date: November 26, 2018

Re: **Project #2018-001760;** Response to 5-2(C) and 5-2(H)(2)(b)(2)

Response to 5-2(C) Avoidance of Sensitive Lands:

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

5-5(C)(1)(j) Archaeological sites: The proposed Singing Arrow Community Center will be situated at northeast corner of the Singing Arrow Park in southeast Albuquerque. Within the park is the Rancho de Carnué archeological site. The development received a Certificate of Approval from the City of Albuquerque, Department of Municipal Development on October 5, 2016 ensuring that the Singing Arrow Community Center development will not adversely affect the archeological site. Design features incorporated into the new community center will enhance the archeological site by providing educational displays and exhibits related to the archeological site.

5-2(C)(2) Street crossings of irrigation ditches and drains shall be minimized to the maximum extent practicable. This development will not include street crossings of irrigation ditches and drains.

5-2(C)(3) Street crossings of sensitive lands shall be minimized to the maximum extent practicable. This development will not include street crossings of sensitive lands.

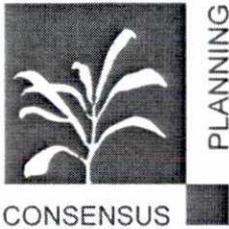
5-2(C)(4) If avoidance of sensitive lands, other than floodways and flood fringe areas referenced in Article 14-5 of ROA 1994..... This policy is not applicable to this development.

Response to 5-2(H)(2)(b)(2) Development on properties 5 acres or greater adjacent to Major Public Open Space Shall: (2) Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space. The proposed Singing Arrow Community Center will not create material negative environmental impacts in the following ways:

- The parking lot is existing and is located farthest north away from the Major Public Open Space. It will be redeveloped with improved appropriate landscaping and night sky friendly lighting;
- Water harvesting is included in the landscape design;
- Exterior building signage will not be backlit to avoid affecting night sky;
- Site lighting will be focused on Wenonah Avenue; and

- The site design does not include separation walls so it will not interfere with the characteristics of a Major Public Open Space.

Thank you for your time and attention to these responses.



December 3, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

Re: 5441.95 Singing Arrow Community Center; EPC Site Plan Submittal Revised

Dear Mr. Chairman:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to explain our Site Plan submittal to the Environmental Planning Commission (EPC) for the new Singing Arrow Community Center located at 13200 Wenonah Avenue SE, in the Canada Village – Second Unit Subdivision. The project proposes to build a new community center at the east side of Singing Arrow Park in southeast Albuquerque. The location of the Community Center is adjacent to an existing, dilapidated parking lot that the City purchased, and it will be redeveloped and improved with the community center project. Zoning for the Community Center Site is NR-PO-A and the adjacent parking lot is MX-M. The site is located north of the Canada Park West Open Space.

Per the City's Integrated Development Ordinance, there are two requirements for this application: First, all site plans in the NR-PO-A zones require a review and approval from the EPC; Second, the site is more than 5-acres and is located adjacent to a Major Public Open Space, which also requires a review and approval of site plan from the EPC.

Background and History:

This project was initially proposed in 2017. Prior to the IDO, the project required the City of Albuquerque to obtain a conditional use for the community center as the property was zoned R-1. The process to obtain a conditional use included two Zoning Hearing Examiner (ZHE) hearings, two Board of Appeals hearings, one Land Use Hearing Officer (LUHO) hearing, and final approval at City Council. The Conditional Use Permit was approved on May 7, 2018.

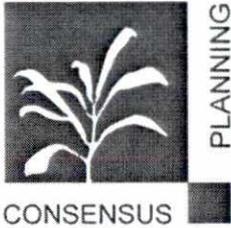
Per Planning Department Staff advisement, the City is following the new process for site approval under the newly adopted Integrated Development Ordinance (IDO). In the IDO this site was rezoned NR-PO-A which allows for a community center as a permissive use in a public park. Community centers within the NR-PO-A zone require review and approval of Site Plan by the EPC.

Project Description:

- Singing Arrow total park area is approximately 16 acres or 692,544 square feet.
- The archeological site within the park property line is approximately 6 acres or 260,320 square feet, located on the southeastern portion of the park.
- The green space or grass area and playground at the southwest corner of the park is approximately 6 acres or 260,320 square feet.
- The landscaped area at the perimeters and along the walks is approximately 3 acres or 118,769 square feet.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



- The existing Singing Arrow Community Center at the west end of the park consists of the Early Childhood Development Center, adjacent playground and basketball court, and some parking which totals approximately 43,139 square feet.
- The proposed new Singing Arrow Community Center at the northeast end of the park will consist of 14,716 square feet building and adjacent paved areas with handicap accessible parking which is approximately 27,181 square feet.
- Singing Arrow Park is located in an Area of Consistency and the adjacent parking lot is located in an Area of Change.

City of Albuquerque Integrated Development Ordinance: 6-6 (H)(3) Review and Decision Criteria

The IDO requires that a Site Plan approval from EPC must meet the criteria outlined in 6-6(H)(3) of the IDO for approval. The following are the responses to the criteria outlined in this section:

6-6(H)(3)(a) *The site plan is consistent with the ABC Comp Plan, as amended.*

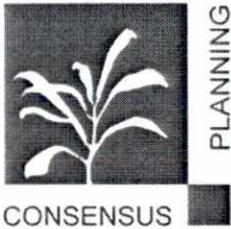
The site plan sent to the City of Albuquerque is consistent with the ABC Comprehensive Plan in the following areas:

Chapter 3 The Vision

Guiding Principle "Strong Neighborhoods" – New development creates desirable places to live and encourages diverse housing and amenities, while respecting the unique history and character of each neighborhood. The new Singing Arrow Community Center will contribute to the neighborhood by incorporating an amenity that will support the community with a new recreational facility and space for additional programming. The design of community center building will blend into the surrounding neighborhood, with appropriate colors, and exterior finishing. The design will also incorporate educational information from the nearby archeological site which is an important part of the character of the East Gateway Community.

Guiding Principle "Equity" – All residents have access to good public services, a range of housing options, and healthy places to live, work, learn and play. The neighborhoods surrounding the Singing Arrow Community Center Park are high density and have a great need for additional amenities especially for the youth of the area. The existing Singing Arrow Community Center continues to be an important amenity for the underserved Singing Arrow neighborhood, however is it outdated, and the area needs additional amenities to advance equity in this part of the City. A new community center will advance equity in the area by providing a modern facility that can support new technology, recreational activities, and added positive social interactions.

Guiding Principle "Community Health" – All residents are protected from harm where they live, work, learn and play. Everyone has convenient access to healthy food, parks and open space, and a wide range of amenities and services. The new Singing Arrow Community Center design includes a several new amenity spaces including a game room, crafts room, and fitness



room. In addition, it will provide several classrooms and a larger meeting room which will allow the City to provide additional services and programs in the Community Center.

Chapter 5 Land Use

Goal 5.2 Complete Communities – Foster communities where residents can live, work, learn, shop, and play together. The existing Singing Arrow Community Center is a popular community center and it plays a crucial role in bringing the residents of the Singing Arrow community together for meetings, programs, and services. The Singing Arrow Community Center Needs Assessment, completed in 2013 by Sites Southwest, indicated that there is a need for a new or expanded Community Center at Singing Arrow and that it should be located at the east end of the existing Singing Arrow Park. This new Community Center will fulfill this recommendation by providing the community with a high-quality facility to meet current and future needs of the area.

Policy 5.2.1: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. An important aspect of the location of this community center is that it has excellent access to transit and is within walking or biking distance from the communities it serves. For underserved neighborhoods, pedestrian, bicycle, and transit access to amenities is crucial for optimal usage.

Chapter 10 Parks and Open Space

Goal 10.1 Facilities and Access: Provide parks, Open Space, and recreational facilities that meet the needs of all residents and use natural resources responsibly. The site design of the proposed Singing Arrow Community Center incorporates several energy efficient features such as south orientation, water catchment, and xeriscape.

Policy 10.1.1 - Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment. By locating the proposed Singing Arrow Community Center in the Singing Arrow Park, it will improve the community's access to the new community center. This will allow the community to utilize the community center's recreational facilities in conjunction with outdoor park activities. The adjacent Canada Park West Open Space will be easily accessed via a trail system already in place to the east of Singing Arrow Park. The proposed community center will also incorporate an educational exhibit pertaining to the Rancho de Carnué archeological site, located in Singing Arrow Park, which will add an educational opportunity.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers. Pedestrian access to Wenonah Avenue, Rachel Avenue, the park, and Major Public Open Space is uninterrupted.

Policy 10.4.3 – Co-located facilities: Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment. The location for the proposed Community Center will allow the City to utilize the trails within Singing Arrow Park as well as an existing trail from Wenonah Avenue to access the Major Public Open Space to the South.

Chapter 12 Infrastructure, Community Facilities, and Services

Goal 12.2 – Provide community facilities that have a convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement. The design of the proposed Singing Arrow Community Center will provide flexible spaces that can be used for various programming options that appeal to a diversity of residents. Per City of Albuquerque policies, decisions about programming are tailored on the needs for the neighborhoods they serve. Public input is an integral part of all programming decisions.

Policy 12.2.1(d)-Engage with community and stakeholder groups to identify local and cultural needs and preferences that can be reflected in facility design. A public meeting was held with the community to discuss the proposed site plan on November 7, 2018 prior to the application submittal. During the process for a Conditional Use Permit mentioned in the introduction of this letter, the team held several meetings with the community in which participants offered suggestions for the design of the facility. The architects incorporated many of the design suggestions into the final design of the facility and the overall site. The project team will meet with the community for a facilitated meeting on November 29, to receive additional input on the site design.

Policy 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas. The new Community Center will continue to utilize the park as an active community resource in the underserved Singing Arrow Neighborhood. Singing Arrow Park's central location convenient for most residents and has safe pedestrian, bicycle, and vehicular access.

- a) Locate community facilities in designated Centers near retail and/or commercial services to make access to both private and community services more convenient for residents of surrounding neighborhoods or communities. The new Singing Arrow Community Center location at the east end of Singing Arrow Park will be more convenient to the community and mixed-use areas to the north along Central Avenue.
- b) Ensure site has access for pedestrians, cyclists, and transit users, as well as for drivers. The location at the east end of Singing Arrow Park, has excellent pedestrian, bicycle, and transit access from Wenonah Avenue. Central Avenue, located less

- than a half mile north of the site, is a Major Transit Corridor with several transit links that visitors to the Community Center can utilize. The site includes more bicycle parking spaces than required by the City of Albuquerque.
- c) Pursue opportunities to coordinate, design, and develop near community facilities (including parks) to co-locate or share a site in order to best leverage public investment and maximize accessibility for the public. The location for the proposed Community Center will allow the City to utilize public park space as well as the existing Singing Arrow Community Center for additional programming. By redeveloping an existing parking lot, the City is reducing costs from needing to construct a new parking lot.
 - e) Design community facilities to realize opportunities for City/County beautification. The modern facility design of the new Singing Arrow Community Center compliments the surrounding residential and commercial structures in the East Gateway. The building will be a low-profile design with variations in height and massing to keep the taller portions of the building limited only to those areas that need the height. The narrow side of the building will be situated towards the neighborhood to minimize visual impacts.

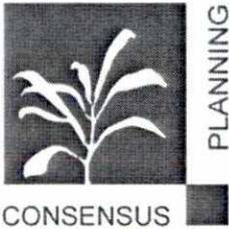
Policy 12.4.1 Collaborative Strategies: Develop strategies to meet changing demand over time for public infrastructure, community facilities, and services. City of Albuquerque Family and Community Services Department will manage the community center. They constantly adjust programming to meet the needs of the community over time.

6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

While the City received approval of a conditional use to allow the Community Center in 2017, that approval is no longer required under the IDO. However, the new site plan complies with all the conditions from the previous approval.

6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.* The community center Site Plan complies with the IDO subsection 6-5(G)(1)(d) requirement that development in an NR-PD zone district be submitted to EPC as well as IDO Subsection 6-6(G)(1)(b) all development over 5 acres located adjacent to Major Public Open spaces. The current site plan continues to comply with all provisions from the previous Conditional Use Permit approved by Albuquerque City Council.

6-6(H)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on*



those systems have been mitigated to the extent practicable. The location of the community center utilities and existing parking lot are accessible via Wenonah Avenue. All utilities, transit, and trails are conveniently located, and the development will not place undue burdens on those facilities. In addition, the site plan ensures that all IDO and DPM standards are met with the current design.

6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

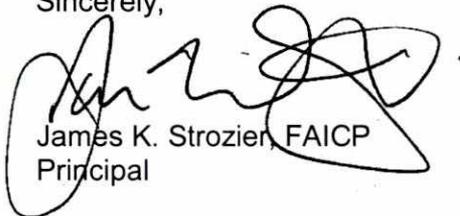
The following design considerations have been integrated into the site plan to mitigate any adverse impacts on the surrounding area:

- Entry of the Community Center will be located with clear view into the parking area;
- Shower facility is in the Fitness Center, not accessible from the common area to provide staff more control over use of showers;
- Building is designed to minimize exterior niches and dark corners;
- Site landscaping is away from the building;
- New LED lighting will be installed in the parking lot and on building exterior;
- New monument sign on Wenonah Avenue will clearly indicate location;
- Lighting and security cameras will be designed to work together;
- Parking lot may be gated for additional security;
- Fire and Emergency access are provided with a redesigned parking lot; and
- An Archeological Testing Report was submitted for the subject property demonstrating there is no negative impact to the archeological site from the proposed project.

The above statements show that the Singing Arrow Community Center will have a positive impact on the Singing Arrow Neighborhood and surrounding communities for years to come. Please do not hesitate to contact me with any questions or if you need additional information.

Thank you for your consideration of this Site Plan.

Sincerely,



James K. Strozien, FAICP
Principal

Project #2018-001760, Singing Arrow Community Center

Cherry / See / Reames Response to Staff Comments on EPC Site Plan Submittal

Response to Staff Comments from Catalina Lehner, received 11/15/2018

Comment	Response
Provide a revised site plan (11 full-sized copies and one reduced copy)	Revised site plan is provided.
Provide a color rendering of an elevation (three reduced copies)	Color rendering of north elevation is provided.

7) Site Plan Review:

The IDO requirements in Development Standards, Part 14-16-5-2: Site Design and Sensitive Lands, apply to the request.	We concur.
Please see Section 5-2(H), subsections (1) and (2). These subsections contain design requirements that need to be integrated into the submittal where they not have been. Any requirement not met will become a condition of approval at the EPC.	See below.

Sheet 1 - Overall Site Plan:

Fix the reference to Bernalillo County in General Note A.	Note has been fixed to reference City of Albuquerque Integrated Development Ordinance.
Please use 24x36 sheets. The extra-large sheets are unwieldy	Because of the size of the site, and the required scale of 1:50, the sheets need to remain 30"x42". Early on, we asked Russell Brito if we could show the site plan at a different scale and he recommended that we use the 1:50 scale as is called out on the Site Plan Checklist.
Add the ---- symbol to the legend and indicate what it is	The area of enlarged plan dashed line has been added to the legend.
Why does the --- line extend farther than what appear to be the project area boundaries?	It is showing the portion of the site that is included in the enlarged site plan and the landscape plan.
How large is the area in the ---?	It doesn't matter for the sake of the site plan. It only shows the portion of the site that is included in the enlarged site plan and landscape plan.

Sheet 2 - Zoomed In Site Plan:

Please move the details to a separate detail sheet, after this sheet.	Details have been moved to sheet AS501.
Details needed include: existing light pole, proposed light pole, looking-down view of refuse enclosure, monument sign, any building-mounted signage, wall detail, fence detail.	Photographs included on detail sheet of existing conditions including, Existing Light Pole in Park to remain, Existing Fence @ west side of Parking to remain, and Existing Wall @ east side of Parking to remain. Details included on detail sheet of proposed light pole, plan view of refuse enclosure, and freestanding site identification sign (monument sign). Cut sheet of proposed site lighting fixture included as separate file. Building mounted dimensional signage called out in keyed note #8 on sheet A-201.
Please specify dimensions, colors, and materials in the details.	Dimensions, colors, and materials included in site details.
Specify color of refuse enclosure on existing detail.	Color of concrete for existing enclosure included on elevation and enlarged plan details.
The wall design must comply with [5-2(H)(2)(b)(6)].	There are no new site walls included as part of this project. All site walls are existing to remain.

What is keyed note 23? It appears to refer to two things.	Keyed note #23 refers to the red fire lane curb paint and labeling that is to be marked on all curbs along the fire lane, continuous. The keyed note text has been clarified on sheet AS102.
For a community center such as this, I suggest providing more than the minimum number of bicycle spaces to accommodate kids on bikes.	We are providing 28 bicycle spaces at the front of the building in 4 bike racks.
There is no exclusively pedestrian way to get to the community center from the parking lot. The proposed design will result in a lot of conflicts between pedestrians and vehicles.	There is not space to provide a dedicated pedestrian access from both sides of the parking lot to the community center. The existing trail that runs along the east side of the parking lot will serve as pedestrian access.

Sheet 3 - Landscaping Plan:

Please make a clearer distinction between existing and proposed landscaping.	The existing plants have been lightened to print in a gray tone rather than black. Keyed notes #9 and #10 indicate existing trees and shrubs to remain.
How many trees are proposed to be removed?	Another note has been added under the Plant Schedule – Trees – Base Bid, Proposed for General Landscaping – “37 trees to be removed in construction area.”
How many trees are proposed to remain? There is a credit available for using existing trees. [5-6(C)(12)].	Another note has been added under the Plant Schedule – Trees – Base Bid, Proposed for General Landscaping – “25 trees to be provided with new construction and 11 trees to remain existing within construction area.”
I couldn't find the “shrubs to remain”.	Keyed Note #10 indicates the existing shrubs to remain and has been added to the drawing.
The number of bubblers per tree and shrubs seems insufficient and is less than what I'm used to seeing.	The number of bubblers, 3 per tree and 1 per shrub, was directed by the Parks & Recreation Department.
Desert Willow (multi-trunk) is not a good canopy tree and therefore not a good street tree, and it is likely to conflict with the sign. Please replace. The Baker Morrow book has a list of best street trees.	The Desert Willow was replaced with a Shademaster Honey Locust at the street.
Also, I wouldn't put Desert Willow in a water harvesting area and recommend a tree that would benefit from the supplemental irrigation. Cottonwood, maybe?	None of the Desert Willows are located in a water harvesting area, only Lacebark Elms.
Add curb cuts for water harvesting [5-6(C)(5)(e)].	Curb cuts have been added per the Civil Grading and Drainage Sheet.
The landscape buffer is 5 feet, not 21. A path is not landscaping.	The total width of the east landscape buffer(s) on either side of the existing path is 10'-6”.
Please show the math to demonstrate that the request complies with the 1 tree per 10 parking spaces requirement [5-6(F)(2)(c)].	Note 1 under 5-6(F)(2)(c) added – “Minimum of 1 tree provided per 10 parking spaces. Total parking spaces = 72 Trees required = 8 Trees provided = 19
Show curb openings on the landscaping plan and ensure that they correspond to the curb openings shown on the grading and drainage plan.	The curb openings are the same.

Sheet 4 - Grading & Drainage Plan:

Add curb openings to the northernmost landscape island.	Curb cuts have been added to the northernmost landscape island.
---	---

Sheet 5 - Utility Plan:

Add easements to the utility plan.	Existing easements have been noted on the Utility Plan.
------------------------------------	---

Sheet 6 - Elevations:

Please use the standards in 5-2(H)(1) and (2) as checklists.	See below.
5-2(H)(1) Properties within 330 feet of Major Public Open Space	
5-2(H)(1)(a) Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.	See Color Schedule and Façade Calculations on sheet A-201.
5-2(H)(1)(b) Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. 1. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color. 2. Use native and/or naturalized vegetation for landscaping materials.	Colors used are chosen from a color palette full of earth tones and neutral colors. See Color Schedule on sheet A-201. See Façade Calculations to see which trim materials constitute less than 20% of the facades opaque surface area. Native and naturalized vegetation is used for landscaping materials.
5-2(H)(1)(c) Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).	Mechanical equipment is roof mounted and is screened behind high parapet walls.
5-2(H)(1)(d) Design lighting pursuant to Section 14-16-5-8 (Outdoor Lighting).	Site lighting meets requirements of IDO.
5-2(H)(1)(e) Design signage per Subsections 14-16-5-12(C)(4) and Section 14-16-5-12(H)(2)(e) and locate signs to minimize visibility from Major Public Open Space.	Signage meets requirements of IDO and is located on the farthest edge of the building away from the Major Public Open Space.
5-2(H)(1)(f) Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.	Existing pedestrian and bicycle access to the Major Public Open Space will remain.
5-2(H)(2)(a) Development on properties of any size adjacent to Major Public Open Space shall:	
1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 20 feet may be substituted as approved by the Open Space Superintendent.	Though the overall park site is adjacent to Major Public Open Space, the specific location of this community center is at the farthest point away from the MPOS. No platting affecting the overall park site is included in the scope of this project.
2. Locate on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department.	On-site open space and landcaping forms part of the existig park.
3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.	None of this project abuts the MPOS.
4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.	No off-street parking abuts the MPOS. Landscaped strips are provided where required. See landscape plan, LI101.
5. Limit height of site lighting luminaires to 20 feet.	Site lighting poles to be 15'. See site lighting cut sheet.
6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.	The design incorporates CPTED principles.
7. Manage stormwater per Section 14-16-5-4(H).	See conceptual grading and drainage plan, sheet C101.

8. Design grading per Section 14-16-5-4(J).	See conceptual grading and drainage plan, sheet C101.
9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).	See enlarged site plan, sheet AS102.
10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).	No new walls, fences, or retaining walls are included in the scope of this project.
11. Prevent and mitigate construction impact per the DPM.	Construction will follow the DPM
5-2(H)(2)(b) Development on properties 5 acres or greater adjacent to Major Public Open Space shall:	
1. Comply with the requirements of Subsection (a) above.	See responses above.
2. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.	No negative environmental impacts will result from the design of the community center.
3. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.	All vehicle access, circulation, and parking is located on a City-owned site north of the Singing Arrow park site. The parking lot site is not adjacent to the MPOS.
4. Design grading and manage stormwater to minimize impact to Major Public Open Space.	See conceptual grading and drainage plan, sheet C101.
5. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.	New site lighting is located in the parking lot site, not in the Singing Arrow park site.
6. Design walls to balance the following needs as appropriate on a case-by-case basis: a. Aesthetics that blend with the natural environment. b. Safety and surveillance. c. Screening and privacy.	No new site walls are included in the design of this project.
7. Locate, design, and orient signage to minimize impact to the Major Public Open Space.	New free-standing monument signage is located at the north edge of the parking lot site. New surface-mounted building identification signage is located on the northeast façade of the building, facing away from the MPOS, and not visible from any part of the MPOS.
8. Be reviewed by the EPC per Section 14-16-6-6(H).	Project currently in the EPC review process.
9. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.	Project currently in the EPC review process.

Draw a dashed box around the proposed signage and dimension it.	The signage consists of individual surface mounted extruded aluminum letters. There will not be any sort of frame or box around the sign. We have included dimensions for the signage.
Show the math for the signage calculation of façade area.	See General Note B on sheet A-201.
Select finish color and specify manufacturer [5-2(H)(l)(b)].	See Color Schedule and Façade Calculations on sheet A-201.
Select veneer and specify manufacturer [5-2(H)(1)(b)].	See Color Schedule and Façade Calculations on sheet A-201.
Select and specify color of concrete stem wall [5-2(H)(1)(b)].	See Color Schedule and Façade Calculations on sheet A-201.
Include a table of colors and finishes. List the LRV rating of the colors [5-2(H)(1)(a)].	See Color Schedule and Façade Calculations on sheet A-201.
Mechanical equipment must be fully screened. Add note [5-6(G)(1)].	Refer to keyed note 7 on sheet A-201. Mechanical equipment will be screened behind high parapet walls.

Project #2018-001760, Singing Arrow Community Center

Cherry / See / Reames Response to Agency Comments on EPC Site Plan Submittal

Response to Agency Comments, received 11/21/2018

Comment	Response
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City Engineer:

Transportation Development:

No objection to the request.	Noted.
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Hydrology Development:

Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit since the tract is adjacent to a major open space (the Tijeras Arroyo).	Plan was submitted last Wednesday reflecting the current Site Plan.
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New Mexico Department of Transportation (NMDOT)

NMDOT has no comments.	Noted.
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Department of Municipal Development:

Transportation Development:

No comment.	Noted.
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Water Utility Authority:

Utility Services:

SI-2018-00223 – Site Plan for Singing Arrow Community Center	Noted.
Currently there exists an Availability Statement for the site (Availability 180603) which shall remain in effect for a period of one year from the date of issuance (one year from 07/02/2018). Should the information utilized to produce the aforementioned statement change coordination with the Utility Development section of the Water Authority shall take place to issue a revised statement.	Noted.

Parks and Recreation:

Open Space Division:

“As noted in the application, there is an archeological site on the Singing Arrow City Park. A Request for Information for archeological research proposals for the site is due back to the Parks and Recreation Department by December 10th. We anticipate having a PT contract established for archeological work at the Singing Arrow site by January 2019. The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction; per the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.”	Noted.
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Police Department:

Planning:

Ensure adequate lighting throughout the project – exterior lighting on the Community Center and any future building(s).	Adequate site lighting will be provided per IDO requirements.
Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the Community Center to the street and the street to the Community Center. Also maintain natural surveillance between the Community Center and any future building(s).	The front entry aligns with the drive into the parking lot. Low shrubs are planted in the planters around the parking lot.
Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.	There are no trees blocking the building windows, doors or entryways. The shrubs adjacent the building are low water use plants and low growing.

Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.	Access to the property is limited to a single entry/exit point at the north side of the site along Wenonah Avenue.
Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.	Signage for visitor access to the building will be provided as necessary.
Ensure controlled access to the building through use of adequate door and lock systems.	Noted. Single entry / exit point to the building with clear visual control from reception area.
Control access between community meeting areas and employee only areas.	Noted. Meeting room located at west end of the building can be accessed through an exterior door if the rest of the building is closed.
Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, reception, computer labs, etc.	Noted.
Ensure that addresses are posted and clearly visible.	Address will be clearly visible at the freestanding site identification sign located along Wenonah Avenue.
Create a clear transition from public to semi-public to semi-private to private space throughout the project.	Noted.
If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am also available to do an on-site security survey after the project is complete.	Noted.

Solid Waste Management Department:

Refuse Division:

Do not plant anything next to/access to/exit from new/proposed refuse enclosure that will create an overhang/canopy. All new/proposed refuse enclosures must be built to COA minimum requirements.	The tree proposed adjacent the refuse enclosure is a small ornamental tree whose branches should not interfere with the refuse operations.
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Transit Department:

Not on a Corridor. Not on a Route. Commuter Route 162 has a terminus at the CNM West Campus, about 3000 feet walking distance from this site. No additional service is currently planned. No comment.	Noted.
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Albuquerque Public Schools:

a. EPC Description: SI-2018-00223 – Site Plan for Singing Arrow Community Center.	Noted.
b. Site Information: Canada Village, Singing Arrow Park, Tract A and Fours Hills Village Shopping Center and Apartment complex, Tract F-1 Replat of Tracts F, H-1, J, and unplatted land.	Noted.
c. Site Location: 13200 Wenonah Avenue SE between Dorado Place and Four Hills Road.	Noted.
d. Request Description: The request is for a site plan for new construction of a 14,154 square foot community center. The site is currently zoned NR-PO-A, (Non-residential Parks and Open Space, City-Owned or Managed Parks) and MX-M (Mixed Use Moderate Intensity), and is located on approximately 17.83 acres of land. The request follows an earlier conditional use permit for community center.	Noted.
e. APS Case Comments: This will have no adverse impacts to the APS district.	Noted.

Mid-Region Council of Governments:

MRMPO has no adverse comments.	Noted.
For informational purposes:	Noted.
Wenonah Ave SE is functionally classified as a Major Collector currently and in the LRRS.	Noted.

The LRBS identifies an existing Bike Lane on Wenonah Ave SE, and existing Paved Trail on Piru (or Singing Arrow Park Path) which appears to remain in the proposed site plan.	Noted.
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Public Service Company of New Mexico:

1. An existing electric overhead distribution line is located along the northern edge of the proposed community center. It is the applicant's obligation to abide by any conditions or terms of these easements. Applicant needs to meet with PNM regarding development of this parcel.	Noted.
2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center 4201 Edith Boulevard NE Albuquerque, NM 87107 Phone: (505) 241-0589	Electrical engineer has made contact with PNM regarding this project.
3. 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.	The proposed location of the transformer will have the clearances needed.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-248 Date: 8/20/18 Time: 3 p.m.

Address: 13000 Wenonah Ave. SE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito, Mikaela Reuz-Whitmore

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: Petra Morris, Council Svc.

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Site Plan for Community Center on NR-PO-A (Singing Arrow Park)

SITE INFORMATION:

Zone: NR-PO-A Size: Comm-center 14,280 sf. on 16-acre park

Use: co-location of comm-center Overlay Zone: _____

Comp Plan Area Of: Consistency Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: ~~Adjoining~~ Abutting MAO:

Parking: 5-5 MR Area: _____

Landscaping: 5-6 Street Trees: _____

Use Specific Standards: 4-3(c)(1)

Dimensional Standards: 2-5(F)(3)(a), 4-1(A)(3)(c), 5-2(H)

*Neighborhood Organization/s: East Gateway Coalition / Singing Arrow NA

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS: Pending

Type of Action: _____

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-248 Date: 8/20/18 Time: 3 p.m.

Address: 13000 Wenaah Ave. SE

NOTES:

Determination of review process pending.

STAFF INFORMATION

November 15, 2018

TO: Consensus Planning, Cherry/See/Reames architects
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2018-001760**, Singing Arrow Community Center Site Plan

I've completed a first review of the request for site plan-EPC for a community center in Singing Arrow Park. I have a few questions and some suggestions that will help strengthen the application. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ A revised response to the Site Plan-EPC criteria (one copy) and
- ⇒ a revised site plan (11 full-sized copies and one reduced copy) and
- ⇒ a color rendering of an elevation (three reduced copies), by:

12 pm on Tuesday, November 20, 2018.

Note: If you have trouble with this deadline, please let me know.

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what I have for the legal description:

Consensus Planning and Cherry/See/Reames architects, agents for the COA Department of Municipal Development (DMD), requests the following action for Tract A Singing Arrow Park, Canada Village Second Unit, zoned NR-PO-A, located at 13,001 Singing Arrow Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 16 acres, AND

Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, zoned MX-M, located at 13,200 Wenonah Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 1.4 acres.

Is this correct?

2) Questions:

A. Do you know why the proposed site plan is in the EPC process?

B. What is the citation regarding why the request is in the EPC process? It was not mentioned in the letter to the neighbors or the project letter.

3) Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing for December is the 13th. Final staff reports will be available one week prior, on December 7th.
- C. Agency comments will be distributed on Wednesday, December 19th. I will email you a copy of the comments and will forward any late comments to you.
- D. If the project is determined to need to go to the DRB, a signature block will be needed.

4) Notification:

Notification requirements for a zone change are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345). Thank you for providing a clear and easy-to-follow documentation of the notification process.

- A. Please re-print (or re-do) the property owners' buffer map so that it indicates the distance buffered and the ROW included. This information is included on all City-generated buffer maps.
- B. Have the City produce the buffer map and cross check to ensure that the lists of people to be notified are the same. Neighbors are already questioning the buffer map.
- C. I didn't find proof of notification for the following property owners: Wilson, Christopher; Bachechi, Lidia; Hall, Jessica; Host Care, LLC; Stavroula Limited Partnership; Chernuskenko, Elena; Paulos, Joanne.

Please provide proof of notification or notified these parties.

5) Neighborhood Issues:

- A. Have any neighborhood representatives or members of the public contacted you, either by phone or in writing?
- B. What concerns are you aware of to date?

6) Site Plan Process- General:

The IDO contains criteria for "Site Plan-EPC", 6-6 (H)(3) on p. 398. Please strengthen the response letter as follows:

- A. 3a- Address the Goal and the policy separately. If a Goal or policy is not addressed, then please don't include it.
 - Is the subject site in an Area of Change or an Area of Consistency?
 - The connection between the cited Goal or policy and the response would benefit from strengthening. Ways to do this are to include the verbiage of the Goal or policy in the response and to add "because" statements.
 - There are other Goals and policies that could apply. Please search for them.
- B. 3b- Please elaborate. The sentence provided, I cannot evaluate if the requirement has been met or not.

C. 3c- What are the applicable provisions of the IDO and what is the submittal doing to comply with them?

The sentence provided does not address this question.

D. 3d- How do you know at this stage if existing infrastructure has adequate capacity to serve the proposed development? How will you address this if more infrastructure is needed?

E. 3e- OK. Are there any additional neighborhood concerns that can be added to this list that are being addressed through the submittal?

7) Site Plan Review:

The IDO requirements in Development Standards, Part 14-16-5-2: Site Design and Sensitive Lands, apply to the request.

Please see Section 5-2(H), subsections (1) and (2). These subsections contain design requirements that need to be integrated into the submittal where they not have been. Any requirement not met will become a condition of approval at the EPC.

Sheet 1- Overall Site Plan:

- Fix the reference to Bernalillo County in General Note A.
- Please use 24x36 sheets. The extra-large sheets are unwieldy.
- Add the ---- symbol to the legend and indicate what it is.
- Why does the --- line extend farther than what appear to be the project area boundaries?
- How large is the area in the ---?

Sheet 2- Zoomed In Site Plan:

- Please move the details to a separate detail sheet, after this sheet.
- Details needed include: existing light pole, proposed light pole, looking-down view of refuse enclosure, monument sign, any building-mounted signage, wall detail, fence detail.
- Please specify dimensions, colors, and materials in the details.
- Specify color of refuse enclosure on existing detail.
- The wall design must comply with [5-2(H)(2)(b)(6)].
- What is keyed note 23? It appears to refer to two things.
- For a community center such as this, I suggest providing more than the minimum number of bicycle spaces to accommodate kids on bikes.
- There is no exclusively pedestrian way to get to the community center from the parking lot. The proposed design will result in a lot of conflicts between pedestrians and vehicles.

Sheet 3- Landscaping Plan:

- Please make a clearer distinction between existing and proposed landscaping.
- How many trees are proposed to be removed?

- How many trees are proposed to remain? There is a credit available for using existing trees. [5-6(C)(12)].
- I couldn't find the "shrubs to remain".
- The number of bubblers per tree and shrubs seems insufficient and is less than what I'm used to seeing.
- Desert Willow (multi-trunk) is not a good canopy tree and therefore not a good street tree, and it is likely to conflict with the sign. Please replace. The Baker Morrow book has a list of best street trees.
- Also, I wouldn't put Desert Willow in a water harvesting area and recommend a tree that would benefit from the supplemental irrigation. Cottonwood, maybe?
- Add curb cuts for water harvesting [5-6(C)(5)(e)].
- The landscape buffer is 5 feet, not 21. A path is not landscaping.
- Please show the math to demonstrate that the request complies with the 1 tree per 10 parking spaces requirement [5-6(F)(2)(c)].
- Show curb openings on the landscaping plan and ensure that they correspond to the curb openings shown on the grading and drainage plan.

Sheet 4-Grading & Drainage Plan:

Add curb openings to the northernmost landscape island.

Sheet 5- Utility Plan:

Add easements to the utility plan.

Sheet 6- Elevations: *Please use the standards in 5-2(H)(1) and (2) as checklists.*

- Draw a dashed box around the proposed signage and dimension it.
- Show the math for the signage calculation of façade area.
- Select finish color and specify manufacturer [5-2(H)(1)(b)].
- Select veneer and specify manufacturer [5-2(H)(1)(b)].
- Select and specify color of concrete stem wall [5-2(H)(1)(b)].
- Include a table of colors and finishes. List the LRV rating of the colors [5-2(H)(1)(a)].
- Mechanical equipment must be fully screened. Add note [5-6(G)(1)].