



**Environmental
Planning
Commission**

**Agenda Number: 3
Project #: 2019-002661
SI-2019-00250
Hearing Date: September 12, 2019**

Staff Report

| | |
|--------------------------|---|
| Agent | Dekker/Perich/Sabatini (DPS) |
| Applicant | Presbyterian Healthcare Services |
| Request | Major Amendment to Site Plan –EPC |
| Legal Description | Tracts 1-A, 2-A, 3-A, 4-A and 9-A, Plat of Tract 1-A, 2-A, 3-A, 4-A and 9-A Presbyterian Hospital-Main Campus; Tracts 5, 6, and 7 Plat of Tracts 1 thru 9 Presbyterian Hospital- Main Campus Phase One; Tract 8-A Correction Plat of Tract 8-A Presbyterian Hospital- Main Campus Phase One |
| Location | South of Central Ave. SE, north of Lead Ave. SE, east of Oak St. SE, and west of Sycamore St. SE (1100 Central Ave. SE) |
| Size | approximately 28 acres |
| Zoning | MX-H |

Staff Recommendation

APPROVAL of SI-2019-00250, based on the Findings beginning on p. 18 and subject to the Conditions of Approval beginning on p. 22.

Staff Planner

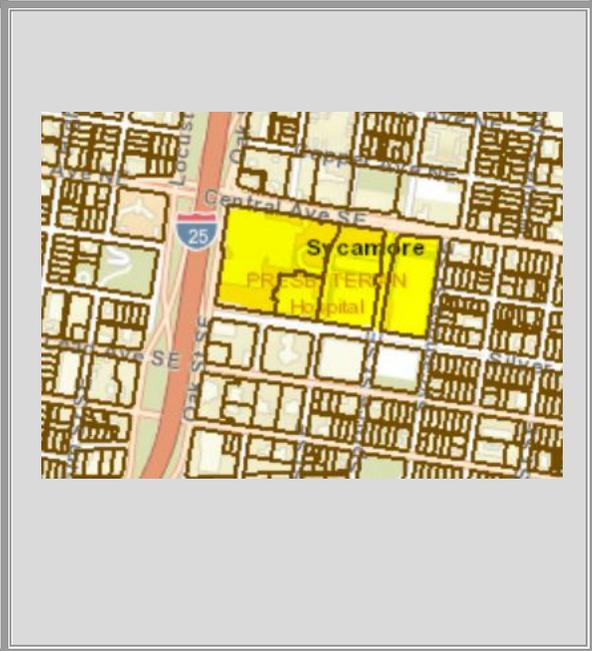
Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for a Major Amendment of Prior Approval, Site Development Plan property owned by Presbyterian Healthcare Services.

The applicant proposes a new, multi-story addition for hospital support and patient rooms to be constructed in two phases on the western and southwestern portions of the subject site, an addition to the central plant, and a new three-story parking garage on the northeastern portion of the subject site.

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval subject to conditions needed to ensure that IDO requirements are met and to provide clarification.

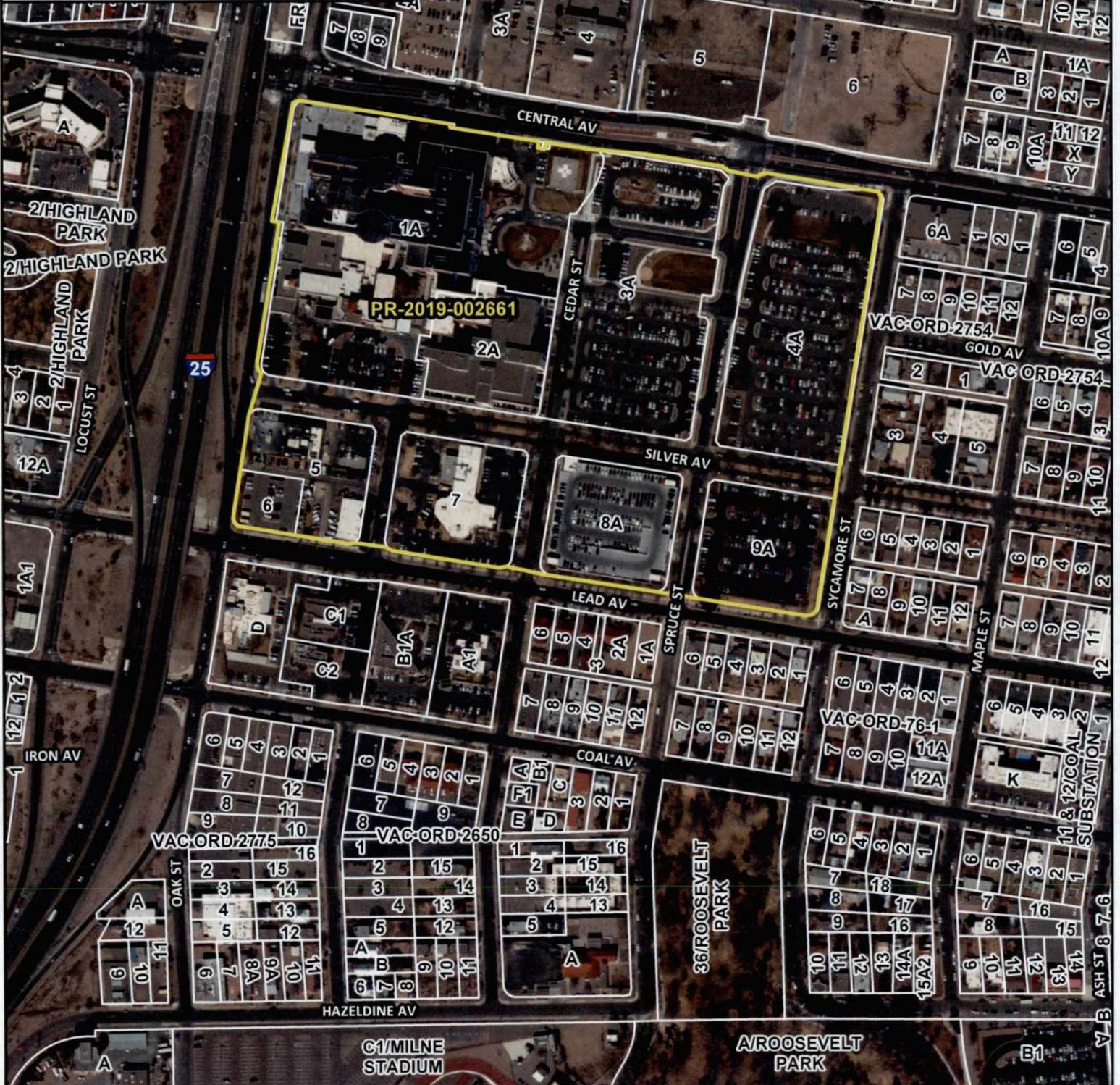


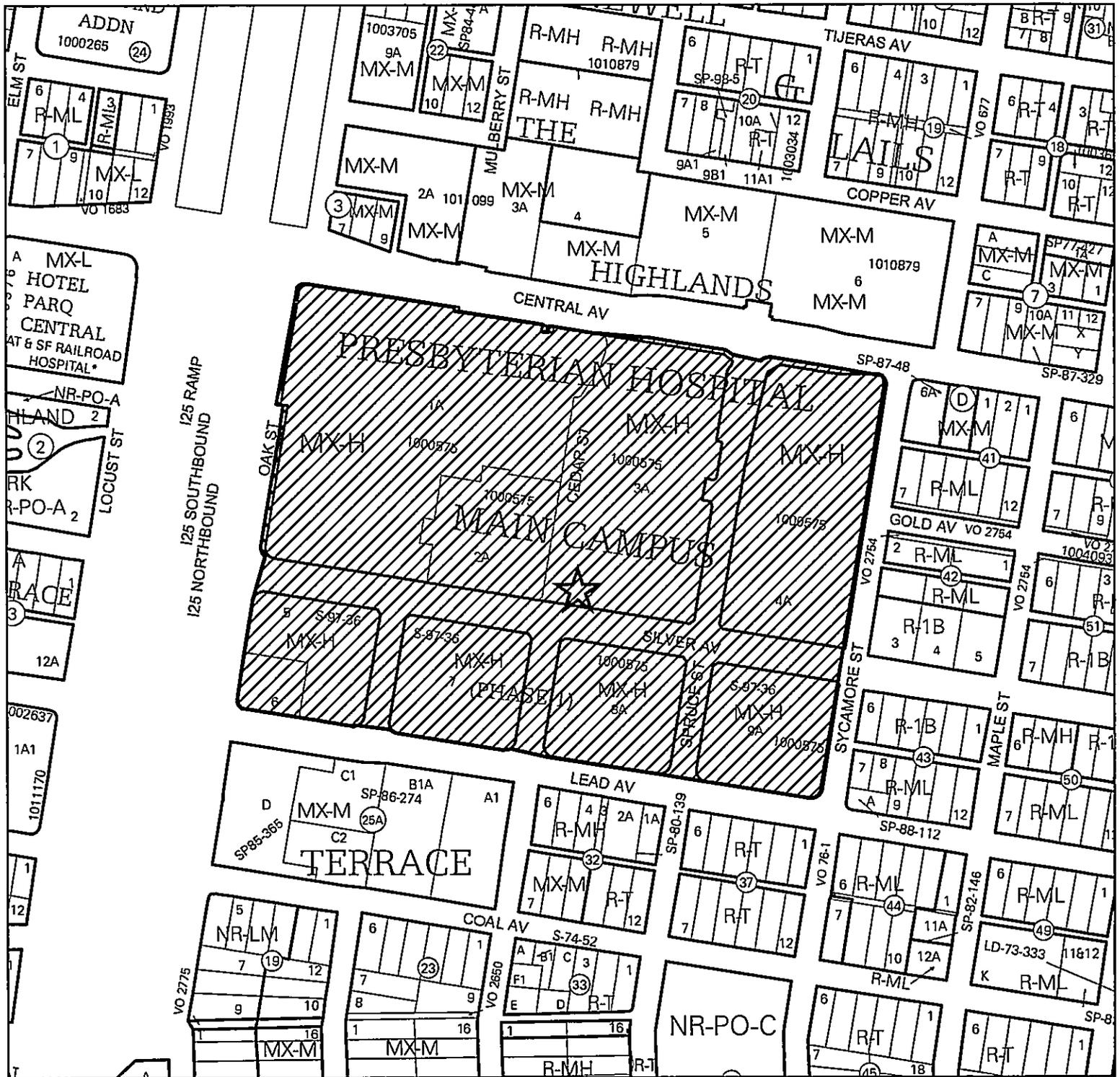
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Case Numbers:
SI-2019-00250

0 300 600 Feet





IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 325 feet

Hearing Date:
9/12/2019

Project Number:
PR-2019-002661

Case Numbers:
SI-2019-00250

Zone Map Page:
K-15



LAND USE MAP

Note: Gray shading indicates County.

- | | |
|----------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |



1 inch = 325 feet

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Case Numbers:

SI-2019-00250

Zone Map Page:

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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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I. INTRODUCTION

| | Zoning | Comprehensive Plan Area | Land Use |
|--------------|------------------|--------------------------------|--|
| Site | MX-H | Change | Institutional/Medical/Hospital |
| North | MX-M | Change | Commercial Services/Hotel or Motel/Vacant/transportation |
| South | MX-M, R-MH, R-T | Change | Medical Office/Multi-Family/Single-Family/Parking |
| East | MX-M, R-ML, R-1B | Change and Consistency | Office/Multi-Family/Single-Family |
| West | Interstate-25 | Change and Consistency | Interstate-25 |

Request

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property known as the Presbyterian Downtown Hospital Campus, located south of Central Avenue SE, north of Lead Avenue SE, east of Oak Street SE, and west of Sycamore Street SE (1100 Central Avenue SE- the “subject site”). The subject site is approximately 28 acres and is owned by Presbyterian Healthcare Services.

The applicant states that the Presbyterian Campus is currently operating at a 92% occupancy rate, which is above the national average and acceptable industry standards. The goal is to have a target occupancy rate of 85%; the proposed site plan amendment would facilitate reaching this goal. The applicant is also in the process of implementing a freestanding emergency department concept to serve each of the four quadrants (north, south, east, and west) of the City.

The request consists of the following four major changes to the existing, governing site development plan:

1. Additional square footage of 454,000 sf for hospital support and patient rooms in two phases-
 - Phase I: a 3-story addition (118,752 square feet)
 - Phase I: an 8-story patient tower on top of the 3-story addition (214,690 square feet); 2-stories/20-feet higher than highest point on existing hospital located directly to the south of the existing hospital.
 - Phase II: addition to 3-story (120,607 square feet)
2. Additional square footage of 8,000 sf to the Central Plant mechanical area-
 - Phase I: addition (2,750 square feet)

- Phase II: addition (4,430 square feet)
- 3. Additional square footage of 405,276 sf for a three-story parking garage with 1196 spaces, Phase I
- 4. Associated, ancillary site work

Since the request is for an amendment to a prior approval, analysis of the proposed site plan pursuant to the new Site Plan-EPC Criteria 6-6(H)(3) is not required. However, since the amendment is so large, the applicant has provided a written response to the criteria and a letter addressing infrastructure, traffic, utilities, mitigation of impacts, etc. (see attachments).

EPC Role

The Environmental Planning Commission (EPC) is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO. This is a quasi-judicial matter.

History/Background

The applicant's justification letter states that some components of the existing hospital campus are over 90 years old. The City's historic 1959 aerial photo shows buildings in the same location as the main hospital on the subject site. Between 1959 and 1996, aerial photos show that I-25 was constructed and the original buildings were expanded.

In 1986, the University Neighborhoods Sector Development Plan (SDP) was first adopted and amended later in 1991. The UNSDP generally encompassed properties between I-25 to the west, Hazeldine Avenue and St. Cyr to the South, Girard Boulevard to the east and Central Avenue and Grande Avenue to the north; and established zoning for the plan area. The zoning established by the UNSDP was based on existing zoning developed for the 1978 Sector Development Plan which sought to "encourage a thriving pedestrian oriented commercial area near the University."

In the 1980s, the Sycamore Metropolitan Redevelopment Plan was developed to address issues relating to the hospital and the surrounding residential areas specifically, and was incorporated into the UNSDP. Metropolitan Redevelopment Plans were not superseded by the IDO, and the Sycamore Plan is still in effect and is further discussed below.

In 1996, the EPC approved a site plan for building permit for the subject site (Z-96-78). The

1996 request facilitated construction of a 168,000 sf medical office building and parking structure, as well as modifications to the hospital's entrances, site circulation, landscaping, and parking. In the late 1990s, Presbyterian opened a new, associated professional office building at 201 Cedar St. SE.

In 2001, the EPC approved a site development plan for building permit amendment for the subject site. The request added 150,000 square feet of floor area. There was no increase in the footprint of structures on the ground – all new space was placed on top of existing structures.

Since then, minor changes have been approved as administrative amendments. In 2018, the applicant initiated a review of the Presbyterian Hospital campus master plan to include an extensive analysis of the region's health care market and a campus-specific needs assessment. The analysis determined that a significant increase in hospital capacity and demand for hospital beds would be needed within the next 10 years to accommodate growth in patient services, primarily driven by a rapidly aging population.

Context

The approximately 28-acre Presbyterian campus consists of approximately 12 city blocks. The entire site is zoned MX-H, Mixed-Use High Intensity Zone. North of the subject site, a new mixed-use complex is being constructed to include a hotel, multi-family residential, and restaurant uses in an Area of Change. To the east of the subject site is the Silver Hills neighborhood, which is characterized by single-family homes and apartments and is in an Area of Consistency. South of the subject site, across Lead Avenue, are medical offices and a mix of multi-family and single-family homes in an Area of Change. The subject site is bounded on the west by Oak Street, which serves as a frontage road for Interstate 25.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Oak Street NE as a Major Collector, Central Avenue NE as a Regional Principal Arterial, Lead Avenue SE as a Community Principal Arterial, and all other streets, including Silver Avenue SE, as local roads.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Central Avenue as a Main Street Corridor, Premium Transit Corridor, and Major Transit Corridor. The subject site is within 660 feet of a Premium Transit Station.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS designates Silver Avenue SE running east-west as a Bicycle Boulevard, therefore the campus is located on a significant City-wide bicycle route. The LRBS designates Lead Avenue SE running east-west

as having an Existing Bicycle Lane, and Cedar Street SE running north-south as being and Existing Bicycle Route. Central Avenue does not have bicycle facilities.

Transit

High-frequency transit routes 766, 66, and 777 currently run east-west along Central Avenue SE, which is also designated a Premium Transit Corridor because the Albuquerque Rapid Transit (ART) will run along this route. Route 217 runs along Lead Avenue SE.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment) for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-2/SU-1 for Hospital and Related Uses, which converted to MX-H (Mixed Use High Intensity zone) under the IDO. The MX-H Zone District is the first zone where a large hospital with ambulatory service is permitted.

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. If approved, this Site Plan will continue to control the site since it is a prior approval, and any major amendments will be required to be reviewed by the EPC in the future.

Overlay Zones

The subject site is not governed by a Character Protection Overlay or a Historic Protection Overlay.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

Hospital: An establishment that provides diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous licensed professional nursing services. This definition includes any facility licensed by the state as a general, limited, or special hospital.

Structure: Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, or public utility pole or line.

Vegetative Screen: A view screen created from evergreen plant material that is at least 75 percent opaque on average across the area to be screened at maturity. Plant material can be trees, ivy, or shrubs, as long as they otherwise meet standards in this IDO.

Sycamore Metropolitan Redevelopment Plan

The New Mexico Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides cities with the authority to correct conditions in areas or neighborhoods in order to reverse the decline and stagnation. Such authority can only be applied in designated Metropolitan Redevelopment Areas (MRAs). Metropolitan Redevelopment projects are activities designed to eliminate slums or blighted areas that conform to an approved plan for rehabilitation and conservation.

The Sycamore MRA Plan was first adopted in the early 1980s and recognizes the hospital campus as a dominant feature of the neighborhood and emphasizes the need for compatibility between hospital uses and surrounding land uses. Applicable policies include:

- Visual and functional edges of the hospital including a landscape buffer along Sycamore Street.
- Activities, uses, and densities within the hospital campus that benefit the neighborhood, break down hospital-neighborhood barriers, and reduce pressures for hospital campus expansion. To include:
 - Intensified landscaping.
 - A recreation and park space to benefit the community.
 - Preservation of vistas to the west.
 - Mixed-uses and recreation facilities to be used by employees and the public.
 - A parking structure rather than surface parking.
- Orient development along Central Avenue to a pedestrian scale at the ground through design and landscaping treatment which enhance the pedestrian experience.
- Reduce negative impacts of vehicle parking and circulation on the neighborhood.
- Improve vehicular access to the hospital campus.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The subject site is located on Central Avenue, which the Comprehensive Plan designates as a Main Street and a Premium Transit Corridor. Specific Comprehensive Plan policies and IDO regulations apply to these Corridor designations.

Applicable Goals and policies are listed below. The applicant's policy analysis, which is a response to the Site Plan-EPC Review and Decision Criteria, is in plain italics. Staff analysis

follows in ***bold italic*** text.

Chapter 5: Land Use

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow new infill development and well-paying employment opportunities to located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

As stated above, directing intense healthcare uses into a long established medical campus within a designated Premium Transit Corridor and an Area of Change would ensure that the higher density and intensity of development is absorbed in areas deemed appropriate by the Comprehensive Plan, thereby protecting the stability, density, and scale of established residential neighborhoods and Areas of Consistency. The request furthers Policy 5.1.2-Development Areas.

Policy 5.1.8-Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit oriented development within walking distance of transit stations.

Expanding more intense healthcare uses into a long established medical campus along a Premium Transit Corridor within ¼ of a mile of an existing premium transit station makes these accessibility to these critical services more equitable. Additionally, the proposed site plan layout places more dense / intense uses directly adjacent to the interstate and transitions to less intense uses mitigated through a variety of design measures to create appropriate transitions.

The request is consistent with Goal 5.1 Centers and Corridors, including Policies 5.1.1, 5.1.2, and 5.1.8. The request is a proposed expansion on a designated Main Street and Premium Transit Corridor which promotes higher-density development near the street as intended and transit, thereby helping to shape the environment into a sustainable development pattern. The request increases density, intensity, and capacity along a high-frequency transit service, the Albuquerque Rapid Transit (ART) by providing additional uses to include more health-related services within walking distance of a transit station. The location of the increased capacity across from the expected hotel, multi-family,

commercial mixed-use development should deliver a synergy intended along this corridor.

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.

Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Infilling more intense healthcare services into an established medical campus with existing city infrastructure, which can be easily served by transit, leverages public and private investments.

Policy 5.3.3-Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The proposed inpatient wing is placed directly adjacent to the existing hospital facility on the southeast corner of Central Ave and Oak Street. Two new open air courtyards complete with a variety of pedestrian amenities are created between building clusters for patient, staff and visitor use.

The request generally furthers Goal 5.3 Efficient Development Patterns, including Policies 5.3.1 and 5.3.3. The request proposes an increase in density and services along existing high-capacity corridors including Central Avenue and Interstate-25, which promotes a development pattern that maximizes these existing public facilities and infrastructure. In addition, this request encourages the clustering of buildings and increases the height of existing buildings in order to provide landscaped open space on-site.

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.

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.

Policy 5.6.4 -Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located within a designated Area of Change, identified by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation (Com Plan, pg. 5-23). The intent of these areas is specifically to focus on “new urban-scale development that benefits job creation and expanded housing options” so that additional residents, services, and jobs can be accommodated in locations ready for new development (Comp Plan, pg. 5-23).

The request directs more intense healthcare services to a designated Premium Transit Corridor in an Area of Change, areas where higher density and intensity development is desired and encouraged, and best-served with transit and other infrastructure. Allowing healthcare services within these areas encourages development that expands well-paying employment opportunities that are easily accessed by a variety of travel modes.

The subject site is located within an Area of Change, though portions of the eastern edge are directly adjacent to an Area of Consistency. The proposed site plan several techniques to mitigate potential site impacts on adjacent neighborhoods, including locating the more dense / intense healthcare uses directly adjacent to interstate and placing the less intense parking structure on a parcel that allows the grade to mitigate its height impact on adjacent properties and landscaping is used to provide visual buffers that further ease the transition between uses.

The project team held a total of four meetings with neighborhood associations and property owners prior to the submittal of this application to discuss the project and respond to potential concerns. Additional mitigation measures to minimize the impacts of the use on the immediate neighbors were initiated based on the feedback from that meeting (these are discussed in more detail under site plan criteria 6-6(H)(3)(e) below).

The subject site is located in an Area of Change and the proposal directs growth and development in this area. The subject site is also located in and encouraging development and change in the Sycamore Metropolitan Redevelopment Area. The subject site provides an appropriate transition from Central Avenue where Areas of Change are largely located to the Areas of Consistency in the surrounding neighborhoods through setbacks buffering and limiting the height of the proposed parking garage. Because the subject site is located near many intense uses including a Premium Transit Corridor, Interstate-25, Downtown, UNM, and CNM, it is the appropriate location for higher development and density.

Chapter 6: Transportation

Goal 6.1-Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Policy 6.1.3-Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

This request would infill more intense medical services within a Premium Transit Corridor to further contributing to the existing mixed-use context of the area and locating new services and jobs near high concentrations of existing low- and high-density housing. Bringing medical services and more well-paying jobs to existing housing concentrations enables residents to easily travel between them by walking, cycling or use of public transportation, reducing the need for automobile travel on the circulation system during peak hours.

Policy 6.1.2-Transit-Oriented Development: Prioritize transit-supportive density, uses, and

building design along Transit Corridors.

This request would expand critical healthcare services along a designated Premium Transit Corridor and within ¼ of a mile of an existing premium transit station. The proposed use, density and building design are appropriate for an urban development context desired along a Transit Corridor (Comp Plan, Table 7-1, pg. 7-6).

The request generally furthers Goal 6.1 Transportation, including Policies 6.1, and 6.1.3. The subject site is located on Central Avenue, currently the only Premium Transit Corridor in the City. Therefore, increasing transit-supportive density, intensity, and capacity, including jobs and hospital users in this location, as opposed to locations on other corridors, generally reduces the need for automobile travel and increases infill development.

Goal 6.4-Public Health: Promote individual and community health through active transportation, noise mitigation, and air quality protections.

Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

If granted, this request would encourage more dense / intense healthcare services to be infilled into and established medical campus along a designated Premium Transit Corridor area deemed appropriate for a higher intensity and density of uses and development patterns. Concentrating services and well-paying jobs in close proximity to high concentrations of established housing will further contribute to creation of urban environments that facilitate travel by alternative transportation by enabling people to travel between residences, services and jobs by walking, cycling or using public transportation; efficiently coordinating land use and transportation patterns that place of housing, employment, and services together and improve the viability of multi-modal transportation options in the area. Further, it would reduce the need for residents to commute across the river to receive medical services and employment, thereby reducing Vehicle Miles Traveled (VMT) and improving air quality.

The request partially furthers Goal 6.4 Public Health because it would facilitate provision of more health services to the community, though including Policy 6.4.2 doesn't really apply. Though the project is located along a Premium Transit Corridor and has bicycle facilities, an excess of parking is proposed. There is no readily measurable connection between VMT and air quality; carbon monoxide (CO) was the primary pollutant of concern from vehicles. As of 2010, all areas that had a CO problem were redesignated to maintenance areas.

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 site plan emphasizes pedestrian connections between buildings, open space amenities, and parking on the Presbyterian Downtown Campus, as well as to adjacent development and transit stations.

The request does not further Goal 7.2 and Policy 7.2.1. The project will increase development in a generally walkable environment; however, proposed crosswalks are striped and do not meet IDO requirements. The project also includes a large parking garage near Central Avenue, which creates a “dead” use in a Premium Transit area significant for pedestrians. The IDO requires a maximum setback of 15-feet from Central Avenue, a Main Street Corridor, to promote walkability but the applicant is proposing an unspecified future commercial building that may not be developed.

Goal 7.3-Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.5-Development Quality: Encourage innovative and high quality design in all development.

The proposed inpatient wing and associated parking structure feature will utilize quality materials and professional workmanship in order to achieve a high quality development character that is cohesive with the established identity of the Presbyterian Downtown Campus.

The request generally furthers Goal 7.3 and partially furthers Policy 7.3.5. The project will reinforce the streetscape with the architectural additions and will provide open space through the interior of the campus which provides a sense of place. Though the applicant is generally proposing high quality materials, IDO requirements regarding provision of outdoor space and building façade design are not met.

Goal 7.4-Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.1-Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

The proposed parking structure will optimize parking efficiencies within the Presbyterian Downtown Campus and minimize overflow parking in adjacent residential areas.

The request generally furthers Goal 7.4 and Policy 7.4.1. The project will include context sensitive parking by providing a parking garage with high quality materials that will complement the surrounding built environment, though façade design needs to meet IDO requirements. The structure will provide parking options by providing essential parking infrastructure to support the hospital functions.

III. SITE PLAN MAJOR AMENDMENT

Request

The request is for a Major Amendment of a site development plan approved prior to the effective date of the IDO. Pursuant to IDO Section 1-10(A), prior approvals remain valid.

Because the request exceeds the threshold for minor amendments in Table 6-4-5 (no more than a 10% increase in gross square footage), a Major Amendment is required.

The request consists of the following four major changes to the existing, governing site development plan:

1. Additional square footage of 454,000 sf for hospital support and patient rooms in two phases-
 - Phase I: a 3-story addition (118,752 square feet)
 - Phase I: an 8-story patient tower on top of the 3-story addition (214,690 square feet); 2-stories/20-feet higher than highest point on existing hospital located directly to the south of the existing hospital.
 - Phase II: addition to 3-story (120,607 square feet)
2. Additional square footage of 8,000 sf to the Central Plant mechanical area-
 - Phase I: addition (2,750 square feet)
 - Phase II: addition (4,430 square feet)
3. Additional square footage of 405,276 sf for a three-story parking garage with 1196 spaces, Phase I
4. Associated, ancillary site work

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specifically applied to development of the property in a prior permit or approval. Regarding instances of non-compliance, Staff and has crafted conditions of approval to address them and create compliance with applicable IDO requirements.

Rather than dive into details regarding what's shown on the proposed site plan, the following analysis focuses on applicable requirements.

Site Plan Layout/Configuration

The proposed tower additions are adjacent to the existing hospital, which is in the subject site's northwestern corner. The Central Plant is near the southwestern corner. The proposed parking garage would be located near the site's northeastern corner.

Section 5-1 Dimensional Standards: The subject site is zoned MX-H and is located on a designated Main Street and Premium Transit Corridor. Pursuant to Table 5-1-2, Mixed-Use Zone District Dimensional Standards, the Front setback is a maximum of 15-foot on Central Avenue. The request does not comply.

On page SDP1-1 of the site plan, the applicant shows 47 parking spaces in the area where the maximum setback applies. On page SDP1-3, the applicant shows "Future Commercial 17,207

square feet”, however, it is unclear exactly when this structure will be constructed, the exact footprint, or elevations. Therefore, Staff does not believe that this meets the regulation and instead recommends that the regulation be met by either:

- a) Pursuing a Variance: The applicant could have pursued a Variance-EPC, however, this was not publicly noticed in time for this September hearing. The applicant may still pursue a Variance-ZHE, if required and this could be a Condition of Approval for this case.
- b) Including a structure that would actually be built and meets the IDO definition of structure, such as a shade structure over the parking area.

The subject site’s existing MX-H Zone Main Street Premium Transit designation, limits height to 65-feet within 100-feet from the property line and no height limit for parts of the property greater than 100-feet from the property line. The request complies with this standard.

Note that Section 5-2, Site Design and Sensitive Lands, does not apply to the subject site.

Vehicular Access, Circulation, and Parking

Silver Ave. SE runs west-east through the subject site, which is bounded by Oak St., Central Ave., Sycamore St., and Lead Ave.

5-3 Access and Connectivity: Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

5-5 Parking and Loading: Parking calculations are shown on the first page of the Site Plan (SP1-1). The parking calculations need to be re-done to incorporate the appropriate parking provision rates in the IDO.

The applicant states that 5,410 spaces are required. Staff gets 5,414. A reduction of 50% is allowed in PT areas, so the required parking is 2,707 spaces. 2,648 spaces exist already and, with the proposed parking garage’s 1,196 spaces, the proposed total is 3,319 spaces so the requirement is met.

The applicant’s math shows that 152 of the 2,707 required spaces are to be accessible spaces. There are 123 accessible spaces existing, and 144 proposed, for a total of 267. The requirement is met.

However, pursuant to 5-5(C)(7), accessible parking is calculated not in addition to the requirements for regular parking. So, of the 2,707 required spaces, a certain percentage of these are required to be accessible. Instead, the applicant added accessible parking onto the required parking, so the calculations need to be corrected. The bicycle parking and motorcycle parking calculations will also need to be adjusted based on the corrected total required parking spaces.

In addition, the motorcycle parking was calculated using the rate of 1/1000 sf, but the IDO requires the rate of 1/500. The motorcycle parking calculations need to be redone and the required motorcycle parking provided pursuant to IDO 5-5(D).

Section 5-5(G) contains applicable standards for Parking Structure Design. Parking structures are required to be designed using CEPTED principles; the Police Department commented (see agency comments).

Section 5-5(H) contains requirements for off-street loading spaces and the layout and design of loading areas. Loading spaces need to be shown on the site plan and compliance with these requirements demonstrated.

Pedestrian, Bicycle, and Transit Access

The subject site, in a Premium Transit area, is accessible from Central Ave., Lead Ave., Oak St. and Sycamore St. New crosswalks are proposed leading to the proposed parking garage. The crosswalks are striped with white paint, and therefore do not comply with 5-3-(D)(3)(C), which requires that crosswalks use materials to alert motorists.

Walls, Lighting, and Outdoor Gathering Areas

A wall is proposed at the southwestern corner of the subject site. It is unclear from the side-facing wall detail if the wall complies with the wall design requirements in 5-7(E). The existing wall along the subject site's eastern side is proposed to be removed, primarily due to safety concerns expressed by neighbors.

The proposed site plan contains two electrical/lighting sheets. The light pole detail indicates a height of 15 feet and greater. However, the maximum height for light poles in mixed-use zone districts is 20 feet pursuant to IDO 5-8-(D)(7).

Requirements for outdoor gathering areas applicable in PT areas are found in 5-11(E)(3). For buildings over 30,000 sf, one outdoor gathering area, at least 400 sf, is required for every 30,000 sf. Two outdoor gathering areas are shown near the new tower addition. The applicant needs to provide calculations for the outdoor gathering areas. Approximately 454,000 sf of new building is proposed, so the two outdoor gathering areas shown (though large) would not meet this requirement.

Landscaping

Section 5-6 Landscaping, Buffering, and Screening: Pursuant to 5-6(C)(2)(b), in PT areas a minimum of 10 percent of the net lot area shall contain landscaping. The applicant is showing 25% of the net lot area landscaped. The applicant is also provided the number of parking lot trees required.

Pursuant to 5-6(F)(1)(i)2b, the street edge of the parking lots on Oak St. SE and Lead Avenue SE shall be screened by a landscape buffer at least 5-feet wide, with 1 tree and 3 shrubs per 25 feet of the parking lot edge or by a wall between 3 and 4-feet tall.

Trees need to be added to Oak St. SE, perhaps Silver Ave.. The City Forester assessed the trees and finds that some are dead or declining past the point of no return. A full survey of the street trees is needed, and an examination of the irrigation system to ensure that its functioning properly.

It is unclear if the landscape buffer is sufficiently wide along Lead Ave. SE, and it does not appear to have a sufficient amount of plant material.

The applicant will remove the current wall on the eastern property edge because of neighbor request. Instead, the applicant will provide a landscape buffer in front of the parking garage.

Section 5-9 Neighborhood Edges: The subject site must comply with Neighborhood Edge regulations along the eastern property line because the R-1B and R-ML zoned lots to the east are protected lots. Section 5-9-(C), Building Height Stepdown, applies. The proposed parking garage is 33 feet tall at its highest point, which is on its northern end of the western façade. In a PT area, the maximum allowable height is 30 feet, so the structure will need to be lowered. The height on the eastern façade is shown as 27.5 feet. Also, Staff is not able to verify measurements due to the scale of 3/64.

Regulations regarding Edge Buffer Landscaping are found in Section 5-6(E). Pursuant to Section 5-6(E)(2)(b), in PT areas an opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided. The applicant proposes to remove the existing wall along the eastern side, but is proposing a vegetative screen. Vegetative screen is a defined term; it must be at least 75% opaque and of evergreen plants. A calculation is needed to demonstrate compliance, and more plants added if compliance is not achieved.

Architecture

The proposed new hospital tower is ten stories and 263 feet at its highest location. The parapet has varying heights. The colors and materials (ex. red brick, beige stucco, white panels) found on the existing tower are proposed for the proposed tower. The proposed building for the central plant expansion is brick like the existing building, but a different color (brown instead of grey). The proposed parking garage elevations show a combination of beige pre-cast concrete and metal earthtone panels. Earthtone can mean any color on earth, so a specific color needs to be chosen.

Section 5-11 Building Design, contains standards for buildings in mixed-use districts. The façade design general requirements are found in 5-11(E)(2)(a) and those applicable to PT areas are found in (2)(b). Facades that face a public street must incorporate at least 2 of the design features found in (2)(a) and at least one of the features in 3 for facades at least 100 feet long. T

The proposed tower addition meets the general design requirements, but not the requirements regarding ground floor facades facing public streets in PT areas. See 5-11(E)(2)(b)(1 through 4).

The proposed parking garage does not comply with 5-11(E)(2)(a)(3) or (2)(b). The proposed addition to the physical plant does not comply with (E)(2)(a) or (2)(b). Additional design

features are needed.

Signage

Section 5-12 Signs: Pursuant to Table 5-12-2, the MX-H zone permits wall signs up to 15% of the façade. Signage is proposed on the southern and western elevations. The applicant provided signage calculations. The west elevation shows a sign constituting 2.9% of the façade. The southern elevation shows signs constituting 14.3% of the façade.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Long Range Planning Staff note that additions and new parking garage orient building massing and bulk internal to the campus, which is appropriate to limit off-site impacts on the surrounding area, and that the profile of the parking garage is minimized along the campus edge that abuts the Silver Hill Historic Protection Overlay Describe. Staff also notes that the proposed site plan does not clearly define setbacks except for the parking structure.

Transportation Development Staff offer several comments regarding parking spaces, especially accessible spaces. A 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Hydrology Staff recommends that final sign-off of the site plan be delegated to the DRB.

The Police Department provided several CEPTED (Crime Prevention Through Environmental Design) comments. Pursuant to IDO 5-5(G), parking structures are required to be designed with CEPTED principles in mind. Agency comments begin on p. 29 of this report.

Neighborhood/Public

The applicant notified the Silver Hill Neighborhood Association, the Spruce Park Neighborhood Association, the Sycamore Neighborhood Association, the University Heights Neighborhood Association, the Victory Hills Neighborhood Association, the Edo Neighborhood Association, and the Huning Highland Historic District Association as required. The applicant also notified property owners within 100-feet of the property boundaries as required.

The applicant conducted three neighborhood meetings on June 26th, July 1st, and July 17th of 2019 prior to application (see attachments). Most of the concerns focused on the proposed parking garage, as well as general safety, noise, and traffic impacts to the adjacent neighborhoods.

V. CONCLUSION

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 28 acre property known as the Presbyterian Downtown Hospital Campus (the “subject site”). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. Four major changes to the existing site development plan are proposed:

1. Additional square footage of 454,000 sf for hospital support and patient rooms;

2. Additional square footage of 8,000 sf to the Central Plant;
3. Additional square footage of 405,276 sf for a three-story parking garage with 1196 spaces, and
4. associated, ancillary site work.

Several neighborhood organizations are affected and were notified as required. Property owners within 100 feet of the subject site were also notified, as required. The applicant conducted three neighborhood meetings. Most concerns focused on the parking garage, general safety, noise, and traffic impacts.

The subject site is along a Major Transit Corridor and in a Premium Transit (PT) area. The request generally furthers a preponderance of applicable Goals and policies and meets most applicable IDO requirements. Notable exceptions are the setback along Central Avenue, public outdoor space, and building façade design. Instances of non-compliance can be remedied through Conditions of Approval, which are also needed for clarification. The proposed site plan is recommended to go to the Development Review Board (DRB) after the EPC process.

FINDINGS –SI-2019-00250, September 12, 2019-Site Plan Major Amendment

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property known as the Presbyterian Downtown Hospital Campus, located south of Central Avenue SE, north of Lead Avenue SE, east of Oak Street SE, and west of Sycamore Street SE (1100 Central Avenue SE- the “subject site”). The subject site is approximately 28 acres and is owned by Presbyterian Healthcare Services.
2. The request consists of the following four major changes to the existing, governing site development plan:
 1. Additional square footage of 454,000 sf for hospital support and patient rooms in two phases-
 - Phase I: a 3-story addition (118,752 square feet)
 - Phase I: an 8-story patient tower on top of the 3-story addition (214,690 square feet); 2-stories/20-feet higher than highest point on existing hospital located directly to the south of the existing hospital.
 - Phase II: addition to 3-story (120,607 square feet)
 2. Additional square footage of 8,000 sf to the Central Plant mechanical area-
 - Phase I: addition (2,750 square feet)
 - Phase II: addition (4,430 square feet)
 3. Additional square footage of 405,276 sf for a three-story parking garage with 1196 spaces, Phase I
 4. Associated, ancillary site work
3. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
4. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Central Ave., the subject site is along a Main Street Corridor and is in a Premium Transit Area. Central Ave. is the only street that is currently designated a Premium Transit Corridor.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance (IDO), and the Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.

6. The request generally furthers the following, applicable Goal and policies regarding Centers and Corridors:

A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow new infill development and well-paying employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City's vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods.

B. Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

As stated above, directing intense healthcare uses into a long established medical campus within a designated Premium Transit Corridor and an Area of Change would ensure that the higher density and intensity of development is absorbed in areas deemed appropriate by the Comprehensive Plan, thereby protecting the stability, density, and scale of established residential neighborhoods and Areas of Consistency.

C. Policy 5.1.8-Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit oriented development within walking distance of transit stations.

The request is a proposed expansion on a designated Main Street and Premium Transit Corridor which promotes higher-density development near the street as intended and transit, thereby helping to shape the environment into a sustainable development pattern. The request increases density, intensity, and capacity along a high-frequency transit service, the Albuquerque Rapid Transit (ART) by providing additional uses to include more health-related services within walking distance of a transit station. The location of the increased capacity across from the expected hotel, multi-family, commercial mixed-use development should deliver a synergy intended along this corridor.

7. The request furthers the following Comprehensive Plan Goals and policies pertaining to development patterns:

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.

Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Infilling more intense healthcare services into an established medical campus with existing city infrastructure, which can be easily served by transit, leverages public and private investments.

Policy 5.3.3-Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request proposes an increase in density and services along existing high-capacity corridors including Central Avenue and Interstate-25, which promotes a development pattern that maximizes these existing public facilities and infrastructure. In addition, this request encourages the clustering of buildings and increases the height of existing buildings in order to provide landscaped open space on-site.

8. The request generally furthers Goal 5.6, Policy 5.6.2, and Policy 5.6.4 as follows:

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.

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.

Policy 5.6.4 -Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located in a designated Area of Change, identified by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation. The intent is specifically to focus on “new urban-scale development that benefits job creation and expanded housing options” so that additional residents, services, and jobs can be accommodated in locations ready for new development.

The request directs more intense healthcare services to a designated Premium Transit Corridor in an Area of Change, areas where higher density and intensity development is desired and encouraged, and best-served with transit and other infrastructure. Allowing healthcare services within these areas encourages development that expands well-paying employment opportunities that are easily accessed by a variety of travel modes.

The subject site is also located in, and encouraging development and change in, the Sycamore Metropolitan Redevelopment Area. The subject site provides an appropriate transition from Central Avenue where Areas of Change are largely located to the Areas of Consistency in the surrounding neighborhoods through setbacks buffering and limiting the height of the proposed parking garage. Because the subject site is located near many intense uses including a Premium Transit Corridor, Interstate-25, Downtown, UNM, and CNM, it is an appropriate location for higher development and density.

9. The request furthers the following Goal and policies regarding Transportation:

Goal 6.1-Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Policy 6.1.3-Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Policy 6.1.2-Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The subject site is located on Central Avenue, currently the only Premium Transit Corridor in the City. Therefore, increasing transit-supportive density, intensity, and capacity, including jobs and hospital users in this location, as opposed to locations on other corridors, generally reduces the need for automobile travel and increases infill development.

10. The request furthers the following Goal and policy pairs regarding Urban Design:

A. Goal 7.3-Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.5-Development Quality: Encourage innovative and high quality design in all development.

The project will reinforce the streetscape with the architectural additions and will provide open space through the interior of the campus which provides a sense of place. Though the applicant is generally proposing high quality materials, IDO requirements regarding provision of outdoor space and building façade design are not met.

B. Goal 7.4-Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.1-Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

The project will include context sensitive parking by providing a parking garage with high quality materials that will complement the surrounding built environment, though façade design needs to meet IDO requirements. The structure will provide parking options by providing essential parking infrastructure to support the hospital functions.

11. The request does not further the following Goal and policy regarding walkability:

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 project will increase development in a generally walkable environment; however, proposed crosswalks are striped and do not meet IDO requirements. The project also includes a large parking garage near Central Avenue, which creates a “dead” use in a Premium Transit area significant for pedestrians. The IDO requires a maximum setback of 15-feet from Central Avenue, a Main Street Corridor, to promote walkability but the applicant is proposing an unspecified future commercial building that may not be developed.

12. Conditions of approval are needed to create compliance with applicable IDO regulations and to provide clarification and to ensure that all applicable requirements are met.
13. The applicant notified the Silver Hill Neighborhood Association, the Spruce Park Neighborhood Association, the Sycamore Neighborhood Association, the University Heights Neighborhood Association, the Victory Hills Neighborhood Association, the Edo Neighborhood Association, and the Huning Highland Historic District Association, as required. The applicant also notified property owners within 100-feet of the subject site’s boundaries, as required. Staff has not been contacted as of this writing.
14. The applicant conducted three neighborhood meetings on June 26th, July 1st, and July 17th of 2019 prior to application. Most of the concerns focused on the proposed parking garage, as well as general safety, noise, and traffic impacts to the adjacent neighborhoods.

RECOMMENDATION - SI-2019-00250, September 12, 2019

APPROVAL of Project #2019-002661, Case #SI-2019-00250, a Major Amendment to an existing Site Plan for an approximately 28 acre site located south of Central Avenue SE, north of Lead Avenue SE, east of Oak Street SE, and west of Sycamore Street SE (1100 Central Avenue SE, zoned MX-H, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2019-00250, September 12, 2019

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 prior to applying to the DRB to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. Setbacks:

The request shall comply with the Mixed-Use Zone District Dimensional Standards in Table 5-1-2, particularly the maximum front setback of 15-feet along Central Avenue, by doing one of the following: A Variance-EPC, moving the parking garage to meet the requirement, or including a structure (that meets the IDO definition of a structure) that will be constructed as part of the site plan.
4. Neighborhood Edges:
 - A. The parking garage shall comply with Section 5-9-(C), Building Height Stepdown, and not exceed 30 feet in height.
 - B. A note shall be added to the site plan to explain how the compliance is shown on the elevations.
5. Pedestrian Circulation:
 - A. The crosswalks shall comply with Section 5-3-(D)(3)(C) regarding appropriate materials for crosswalks.
 - B. The crosswalk detail shall be updated accordingly.
6. Parking Calculations:
 - A. The parking calculations shall be revised to incorporate the appropriate parking provision rates in the IDO.
 - B. The accessible parking calculations shall be revised to include the accessible parking with the regular parking pursuant to 5-5(C)(7).
 - C. The motorcycle parking calculations shall be redone and the required motorcycle parking provided pursuant to IDO 5-5(D).
7. Parking Area Design:
 - A. The parking structure shall be designed using CEPTED principles as required in Section 5-5(G); see conditions from the Police Department.
 - B. Loading spaces shall be shown on the site plan and compliance with the requirements in Section 5-5(H), regarding layout and design of loading areas, demonstrated.
8. Walls:
 - A. The proposed, new walls shall comply with the wall design requirements in 5-7(E).

- B. A front-facing wall detail shall be provided.
9. Lighting: The maximum, allowable height for light poles in the mixed-use zone districts, 20 feet pursuant to IDO 5-8-(D)(7), shall be indicated on the light pole detail.
10. Outdoor Gathering Areas:
- A. The applicant shall provide outdoor gathering areas required in PT areas pursuant to Section 5-11(E)(3).
 - B. Calculations for the outdoor gathering areas shall be provided.
11. Landscaping:
- A. A calculation shall be provided demonstrate compliance with the definition of Vegetative Screen, which is required pursuant to Section 5-6(E)(2)(b), in PT areas. Additional plants shall be added if the vegetative screen is less than 75% opaque, as required.
 - B. The width of the landscape buffer along Lead Ave. SE shall be clarified and meet applicable requirements, including amount of plant material.
 - C. Only female juniper shall be used (Pollen Ordinance).
 - D. Landscaping beds shall be depressed below grade.
 - E. A curb cut detail shall be provided.
 - F. Curb cuts shall be labeled and match locations on the grading and drainage plan(s).
12. Street Trees:
- A. The applicant shall coordinate with the City Forester regarding street trees, especially along Silver Ave., including a survey of street trees, removal of dead or near-dead trees, and evaluation of the irrigation system to ensure tree health over time.
 - B. Street trees shall be replaced as necessary and comply with the IDO and the Street Tree Ordinance.
13. Façade Design
- A. The proposed parking garage shall incorporate additional design elements to comply with Section 5-11(E)(2)(a)(3) and (E)(2)(b).
 - B. The color of the panels on the parking garage shall be specified (not earthtone).
 - C. Design features shall be added to the proposed addition to the central plant to comply with (E)(2)(a) and (E)(2)(b).
 - D. The hospital tower addition shall meet the requirements in 5-11(E)(2)(b) regarding ground floor facades facing public streets in PT areas.

14. CONDITIONS FROM THE CITY ENGINEER/TRANSPORTATION:

- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- C. Please list the width and length for all existing and proposed parking spaces. If they are all the same list as typical.
- D. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- E. The ADA parking spaces should each have an accessible parking sign and must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- F. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- G. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- H. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- I. Please provide a copy of approval from Solid Waste.
- J. On the west side of Mulberry Street just south of Silver Avenue, provide sidewalk connection around power pole at the driveway access and a new 4-foot ADA pathway. Reconstruct this access prior to final plat approval or provide infrastructure list showing improvement.

15. CONDITION FROM NMDOT:

Possible Impacted NMDOT roadway(s): I-25 & Central Interchange & Oak St Department. The NMDOT is requiring the owner and engineering consultant to continue coordination with NMDOT Assistant Traffic Engineer Margaret Haynes 505-288-2086 Margaret.haynes@state.nm.us on the proposed improvements and potential offsite improvements.

16. CONDITIONS FROM HYDROLOGY:

- A. Hydrology recommends that final signoff of this Site Plan be delegated to the Development Review Board in order to identify Infrastructure requirements, project phasing, and conformance with the Flood Hazard and Drainage Control Ordinance.
- B. The grading plan included in the Site Plan is insufficient in addressing the above concerns; a more detailed plan will be required prior to DRB approval.

17. CONDITION FROM THE SOLID WASTE MANAGEMENT DIVISION:

Clearly indicate all existing refuse areas within the proposed addition areas on Site Plan (Pg. SDP 1-1) to verify continued, safe refuse truck access.

18. CONDITIONS FROM THE POLICE DEPARTMENT:

- A. Ensure adequate lighting throughout the project – exterior lighting on the Community Center and any future building(s).
- B. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- C. Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the street and the buildings and from the buildings and street the parking areas.
- D. Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- E. Limit and clearly delineate access to the property; i.e. Employee Parking, Visitor Parking, Deliveries.
- F. Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- G. Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.
- H. Consider installing electronic surveillance (cameras) to monitor entrance and exit points, parking areas, Central Plant and other potential high theft areas.

19. CONDITIONS FROM PNM:

- A. This project may impact electric substation capacity needs for the surrounding area. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department early in the process to coordinate electric service regarding the project to avoid potential delays in meeting in-service target dates. Contact:
Andrew Gurule, PNM Service Center

4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

- B. There is an existing overhead electric distribution line and an underground distribution line located along the north side of the alley between Silver SE and Lead SE within the area of the proposed new addition to the Central Plant. The electric lines should be indicated on Sheet SDP1-2.
- C. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric systems.
- D. It is necessary for the applicant to coordinate with PNM's New Service Delivery to ensure that compliance with the National Electrical Safety Code for both horizontal and vertical clearances are met between the existing distribution line and the proposed building footprint. The customer must also ensure applicable OSHA safe working clearance requirements for employees and equipment with respect to PNM's lines are met during and after construction of the building.

For relocations of overhead and underground electrical equipment, please contact:

Mike Moyer, PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

Catalina Lehner

**Catalina Lehner, AICP
Senior Planner**

Notice of Decision CC list:

Presbyterian Healthcare Services, P.O. Box 26666, ABQ, NM 87125-6666
Dekker Perich Sabtini, Attn: William Gleason, 7601 Jefferson NE, Suite 100, ABQ, NM 87109
Silver Hill NA, James Montalbano, 1409 Silver Ave SE, ABQ, NM 87106
Silver Hill NA, Jill Marley Berry, 1906 Silver Ave. SE, ABQ, NM 87106
Spruce Park NA, Peter Feibelman, 1401 Sigma Chi Rd NE, ABQ, NM 87106
Spruce Park NA, James Tolbert, 424 Spruce NE, ABQ, NM 87106
Sycamore NA, Peter Schilke, 1217 Coal Ave SE, ABQ, NM 87106
Sycamore NA, Mardon Gardelia, 411 Maple St. NE, ABQ, NM 87106
University Heights NA, Julie Kidder, 120 Vassar SE, ABQ, NM 87106
University Heights NA, Don Hancock, 105 Stanford SE, ABQ, NM 87106
Victory Hills NA, Patricia Wilson, 505 Dartmouth Dr. SE, ABQ, NM 87106

Victory Hills NA, Erin Engelbrecht, P.O. Box 40298, ABQ, NM 87196
Edo NA Inc., Rob Dickson, P.O. Box 27439, ABQ, NM 87125
Edo NA Inc., Vince DiGregory, P.O. Box 14616, ABQ, NM 87191
Huning Highland Historict Dist. Assoc., Bonnie anderson, 321 High St. SE, ABQ, NM 87102
Huning Highland Historic Dist. Assoc., Ann Carson, 416, 2alter SE, ABQ, NM 87102
Alan Varela, avarela@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

The request is for a major amendment to a site plan approved prior to the IDO adoption to accommodate a building addition for inpatients, a future building addition for administrative offices, a parking garage, and a minor expansion of the central plant. The applicant needs to clarify whether proposed setbacks and building heights for the new inpatient facility, administrative offices, and central plant addition comply with the IDO. The proposed site plan does not clearly define setbacks except for the parking structure.

Building height is limited to 75 feet within the first 100 feet of the property line. Beyond 100 ft. from the property line, there is no maximum building height. The additions and new parking garage orient the building massing and bulk internal to the campus, which is appropriate to limit off-site impacts on the surrounding area. The profile of the parking garage is minimized along the campus edge that abuts the Silver Hill Historic Protection Overlay, and the site plan includes a 6-foot high wall along Sycamore St. The new parking garage will help meet additional parking needs resulting from these additions and mitigate on-street parking in neighboring residential areas.

CITY ENGINEER

Transportation Development

- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
- B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- C. Please list the width and length for all existing and proposed parking spaces. If they are all the same list as typical.
- D. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
- E. The ADA parking spaces should each have an accessible parking sign and must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- F. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- G. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

- H. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- I. Please provide a copy of approval from Solid Waste.

On the west side of Mulberry Street just south of Silver Avenue, provide sidewalk connection around power pole at the driveway access and a new 4-foot ADA pathway. Reconstruct this access prior to final plat approval or provide infrastructure list showing improvement.

Hydrology Development

- A. Hydrology recommends that final signoff of this Site Plan be delegated to the Development Review Board in order to identify Infrastructure requirements, project phasing, and conformance with the Flood Hazard and Drainage Control Ordinance.
- B. The grading plan included in the Site Plan is insufficient in addressing the above concerns; a more detailed plan will be required prior to DRB approval.

New Mexico Department of Transportation (NMDOT)

Possible Impacted NMDOT roadway(s): I-25 & Central Interchange & Oak St Department Comments:

The NMDOT is requiring the owner and engineering consultant to continue coordination with NMDOT Assistant Traffic Engineer Margaret Haynes 505-288-2086 Margaret.haynes@state.nm.us on the proposed improvements and potential offsite improvements.

**DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)
Transportation Planning**

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment to the proposed Site Plan.

- A. From the document titled “12 SDPBP Drawings 2019-07-24” it is understood that no new services are proposed for either of the new structures.
- B. From the document titled “12 SDPBP Drawings 2019-07-24” please note that the proposed sanitary sewer infrastructure to be relocated is already identified as abandoned. Clarification

pertaining to the either the removal or abandonment in place will come from the Water Authority via the Availability Statement for the two proposed structures.

- C. The site is currently receiving service.
- D. As a condition of approval please request an availability statement at the link below:
 - o http://www.abcwua.org/Availability_Statements.aspx
 - o Request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

CPTED comments

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the street and the buildings and from the buildings and street the parking areas.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Limit and clearly delineate access to the property; i.e. Employee Parking, Visitor Parking, Deliveries.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.
- Consider installing electronic surveillance (cameras) to monitor entrance and exit points, parking areas, Central Plant and other potential high theft areas.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- Clearly indicate all existing refuse areas within the proposed addition areas on Site Plan (Pg. SDP 1-1) to verify continued, safe refuse truck access.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no objections to the EPC case being heard in September.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. This project may impact electric substation capacity needs for the surrounding area. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department early in the process to coordinate electric service regarding the project to avoid potential delays in meeting in-service target dates. Contact:

Andrew Gurule, PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589
2. There is an existing overhead electric distribution line and an underground distribution line located along the north side of the alley between Silver SE and Lead SE within the area of the proposed new addition to the Central Plant. The electric lines should be indicated on Sheet SDP1-2.
3. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric systems.

4. It is necessary for the applicant to coordinate with PNM's New Service Delivery to ensure that compliance with the National Electrical Safety Code for both horizontal and vertical clearances are met between the existing distribution line and the proposed building footprint. The customer must also ensure applicable OSHA safe working clearance requirements for employees and equipment with respect to PNM's lines are met during and after construction of the building.

For relocations of overhead and underground electrical equipment, please contact:

Mike Moyer, PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697



View of the subject site's main building looking southwest from Central Avenue.



View of the subject site's proposed parking garage location looking southeast from Central Avenue.



View of the subject site's proposed parking garage location looking west from Sycamore Street SE. Wall is proposed to be removed.



View of the subject site's main building looking east from Oak Street SE.



View of the subject site looking northeast from Silver Avenue SE.

ZONING

Please refer to the Integrated Development Ordinance (IDO)
for specifics regarding the MX-H zone

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 | Decisions Requiring a Public Meeting or Hearing | Policy Decisions |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3) | <input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <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 Historic Designation (Form L) |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z) |
| <input type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input type="checkbox"/> Annexation of Land (Form Z) |
| <input type="checkbox"/> WTF Approval (Form W1) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) |
| | | |
| | | Appeals |
| | | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A) |

| APPLICATION INFORMATION | | | |
|---|-----------|--|--|
| Applicant: Presbyterian Healthcare Services | | Phone: 505-841-1234 | |
| Address: P.O. Box 26666 | | Email: ecornish@phs.org | |
| City: Albuquerque | State: NM | Zip: 87125-6666 | |
| Professional/Agent (if any): William Gleason, Dekker Perich Sabtini | | Phone: 505-761-9700 | |
| Address: 7601 Jefferson NE, Suite 100 | | Email: Willg@dpsdesign.org | |
| City: Albuquerque | State: NM | Zip: 87109 | |
| Proprietary Interest in Site: | | List <u>all</u> owners: Presbyterian Healthcare Services | |

BRIEF DESCRIPTION OF REQUEST

Site Development Plan amendment to accommodate a new 454,000 square foot hospital support and patient room addition in two phases, an addition to the campus' Central Plant, a new parking garage, and any ancillary site work required to accommodate these efforts.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|--|-----------------------|--------------------------------------|
| Lot or Tract No.: See attached site information. | Block: | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): K-15 | Existing Zoning: MX-H | Proposed Zoning: MX-H |
| # of Existing Lots: 9 | # of Proposed Lots: 9 | Total Area of Site (acres): 27 acres |

LOCATION OF PROPERTY BY STREETS

| | | |
|--|---------------------|----------------------|
| Site Address/Street: 1100 Central Ave SE | Between: Oak St. SE | and: Sycamore St. SE |
|--|---------------------|----------------------|

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000575, 1001620, 1010958, 1011129

| | |
|-------------------------------|---|
| Signature: <i>[Signature]</i> | Date: 7-24-19 |
| Printed Name: WILL GLEASON | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| FOR OFFICIAL USE ONLY | | | | | |
|-----------------------|---------|----------|--------------|--------|------|
| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
| SI-2019-00250 | ASP-EPC | \$490.00 | | | |
| | | | | | |
| | | | | | |

| | |
|--|--|
| Meeting/Hearing Date: September 12, 2019 | Fee Total: \$490.00 |
| Staff Signature: <i>[Signature]</i> | Date: 7-24-19 Project # PR-2019-002661 |

FORM P1: SITE PLAN – EPC

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

- 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

Interpreter Needed for Hearing? No if yes, indicate language: _____

- 01 A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- 02 Zone Atlas map with the entire site clearly outlined and labeled
- 03 Letter of authorization from the property owner if application is submitted by an agent
- 04 Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 05 Signed Traffic Impact Study (TIS) Form
- 06 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
- NA Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- 07 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- 08 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- 09 Sign Posting Agreement
- 10 Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- 11 Completed Site Plan Checklist
- 12 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.
- 13 Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- 14 Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- NA Landfill disclosure statement 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.

| | |
|---|---|
| <i>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.</i> | |
| Signature: <u>Will Gleason</u> | Date: <u>7-24-19</u> |
| Printed Name: <u>WILL GLEASON</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: <u>SI-2019-00250</u> | Project Number: <u>PR-2019-002661</u> |
| Staff Signature: <u>[Signature]</u> |  |
| Date: <u>7-24-19</u> | |

SITE INFORMATION

| UPC | ACREAGE | SITUS ADDRESS | LEGAL DESCRIPTION |
|--------------------|----------------|---|---|
| 101505712230720335 | 8.2603 | 201 Cedar St SE A-D Albuquerque NM 87106 | TR 1-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 8.2603 AC |
| 101505714128020312 | 1.7792 | 201 Cedar St SE A-D Albuquerque NM 87106 | TR 2-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.7792 AC |
| 101505717929020408 | 5.0348 | 1224 Central Ave Se Albuquerque NM 87106 | TR 3-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 5.0348 AC |
| 101505721528621212 | 4.323 | 1300 Central Ave SE Albuquerque NM 87106 | TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 4.3230 AC |
| 101505710325231808 | 1.4665 | 1012 Silver Ave SE Albuquerque NM 87106 | TRACT 5 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.4665 AC OR 63,882 SF |
| 101505708924331813 | 0.4515 | 1001 Lead SE Albuquerque NM 87106 | TRACT 6 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 0.4515 AC OR 19,666 SF |
| 101505713324431901 | 1.9199 | 301 Cedar St SE Albuquerque NM 87106 | TRACT 7 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.9199 AC OR 83,632 SF |
| 101505717223932001 | 1.9206 | 300 Cedar St SE Albuquerque NM 87106 | TR 8-A CORRECTION PLAT OF TR 8-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE (A REPLAT OF TR 8 OF PRESBYTERIANHOSPITAL-MAIN CAMPUS PHASE ONE) CONT 1.9206 AC |
| 101505720623332101 | 1.9206 | 1312 Silver Ave SE Albuquerque NM 87106 | TR 9-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.9206 AC |



Presbyterian Healthcare Services
P.O. Box 26666
Albuquerque, NM 87125-6666
(505) 841-1234
www.phs.org

July, 23 2019

Mr. Anthony Santi
Dekker/Perich/Sabatini LLC
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: 1100 Central Avenue SE, Albuquerque, NM 87106

Dear Mr. Serrano:

This Letter authorizes Dekker/Perich/Sabatini LLC to represent Presbyterian Healthcare Services with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the city of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Presbyterian Healthcare Services' agent as necessary with the permitting and associated approval processes required for the proposed medical facilities on the property referenced above.

Please contact me at 563-6641 if there are any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James R. Jeppson', written over a light blue horizontal line.

James R. Jeppson
VP Real Estate and Construction

July 26, 2019

Dan Serrano
Environmental Planning Commission Chair
Plaza Del Sol
600 2nd St NW
Albuquerque, NM 87102

DEKKER
PERICH
SABATINI

Re: Presbyterian Healthcare Services

Presbyterian Main Hospital Campus located at 1100 Central Ave SE, Albuquerque, New Mexico 87106 (PLAT OF TRACT 1-A, 2-A, 3-A, 4-A, AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS; TRACTS 5, 6, AND 7 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE; TRACT 8-A CORRECTION PLAT OF TRACT 8-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE, ZONED MX-H, LOCATED SOUTH OF CENTRAL AVENUE SE, NORTH OF LEAD AVENUE SE, EAST OF OAK STREET SE, AND WEST OF SYCAMORE STREET SE (1100 CENTRAL AVENUE SE), CONTAINING APPROXIMATELY 26.33 ACRES.)

Request for Major Amendment to the approved Site Development Plan

Dear Mr. Serrano,

Presbyterian Healthcare Services, owners of the subject property, is seeking to amend the approved site development plan for Presbyterian Hospital on Central Avenue in order to facilitate the development of a new 454,049 square foot hospital support and patient room addition in two phases, an 7,180 square foot addition to the campus' Central Plant, a new three story 1,196 space parking garage, and any ancillary site work required to accommodate these efforts. The approximately 26 acre subject site is located at 1100 Central Ave SE and is bounded by Central Avenue to the north, Lead Avenue to the south, Oak Street to the west and Sycamore Street to the east. The campus site is located within a Comprehensive Plan (Comp Plan) designated Major Transit Corridor and directly adjacent to the existing Premium Transit Station Area on Spruce as illustrated in Appendix 1.

Over the past two years, Presbyterian has seen a measurable increase in waiting times at the Emergency Department (ED) at the existing Downtown campus. Patients often wait for hours in the ED for additional beds to become available within the existing patient bed towers, exacerbating capacity issues within the ED. As the original campus for Presbyterian, some components of the downtown hospital are over 90 years old and in need of major upgrades. Approximately 184 of the existing beds are double occupancy, resulting in less than optimal conditions for healing.

In 2018, Presbyterian initiated a review of the Presbyterian Downtown Hospital Campus Master Plan (Plan), including an extensive analysis of the region's health care market and a campus specific need assessment. The analysis determined that a significant increase in overall hospital capacity and accompanying demand for hospital beds will be needed within the next 10 years to accommodate growth in complex patient services, primarily driven by a rapidly aging population. The Presbyterian Hospital Campus is currently operating at a 92% occupancy rate, a rate that is above the national average and accepted industry standards. Presbyterian would like to reach a target occupancy rate of 85% which is more acceptable within industry standards which this amendment would facilitate.

In order to alleviate pressures on existing hospital facilities, reduce waiting times for patients, and better distribute services citywide, Presbyterian is in the process of implementing a Freestanding Emergency Department (FSED) concept in Albuquerque that provides a series of four freestanding, co-located urgent and emergent care and clinical outpatient services in four quadrants (north, south, east, and west). This proposed site development plan amendment will facilitate the development of a new inpatient addition that will meet the necessary demand for patient beds and allow Presbyterian to continue to offer top quality health care services to the greater Albuquerque community. This request encompasses four major changes from the existing site development plan as outlined below.

1. **Phase I - A new inpatient addition directly south of the existing hospital facility.** The proposed addition will include 192 patient rooms within an eight story inpatient tower, resulting in a net new addition of 214,690 square feet. In addition to meeting the increased demand for inpatient care, this tower will allow the conversion of 92 existing adult semi-private rooms to private rooms to improve the patient care experience; a major goal of the master plan; resulting in a total net gain of 92 patient rooms a number that would bring the facilities occupancy rate to a level acceptable under industry standards. This tower will sit on top of a 3 story 118,752 square foot addition that accommodates associated hospital support and diagnostic & treatment (D&T) facilities along with an open air courtyard for patient, staff and visitor use. The proposed tower will be two stories higher or approximately 20' higher than the highest point on the existing hospital. It will be linked to the existing hospital through a color and material palette that is cohesive to reinforce the identity of the Downtown campus.
2. **Phase I - An 8,000 square feet addition to the existing Central Plant.** This expansion to the central plant, needed to support the hospital expansion, will include an additional chiller, generator, and cooling tower. All the new equipment will be contained within the structure and is not anticipated to have a measurable impact on ambient sound at the campus perimeter.
3. **Phase I - A new 3-level, 1,196 space parking garage** to accommodate the required onsite parking is proposed at the northeast corner of Spruce Street and Silver Avenue. The design of this facility will utilize a variety of measures to mitigate its impact on the adjacent residential development as illustrated in Exhibit 1: Parking Garage Plan and Renderings. The structure will be tucked into existing grade to minimize the impacts of its overall height; the top level of the garage will be approximately six feet above the adjacent street level at the corner of Spruce and Silver. It is placed as close as possible to Spruce Street so that eastern façade is 15 feet from the property line and 30 feet from the street curb. This eastern façade includes a four foot high wall to block headlights from vehicles shining into the neighborhood as well as a 15 feet landscape buffer to screen its appearance. Parking will be accessed only from Spruce Street and Silver Avenue, streets that don't route directly onto adjacent residential uses in order to mitigate traffic impacts on adjacent neighborhoods.
4. **Phase II - A future administrative addition,** a 3 story 120,000 square foot addition that accommodates associated hospital support and D&T facilities.

The following section outlines for the proposed amendment complies with the Review and Decision Criteria for a Site Plan - EPC per section 6-6(H) of the IDO:

1. The Site Plan is consistent with the ABC Comp Plan, as amended (6-6(H)(3)(a)). The subject site is located along Central Avenue, a designated Major Transit Corridor, directly adjacent to the existing Premium Station Area near Spruce Street and within a designated Area of Change, areas deemed by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation (Comp Plan, pg. 5-23). The proposed site plan amendment furthers various Comp Plan policies including:
 - a. *POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.*
This request allows new infill development and well-paying employment opportunities to locate within designated Centers and Corridors, locations that are deemed appropriate areas to accommodate a higher density and intensity growth over time to facilitate the City's vision for sustainable growth patterns while reduce development pressures on the urban fringe, rural areas and established neighborhoods.
 - b. *POLICY 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.*

As stated above, directing intense healthcare uses into a long established medical campus within a designated Premium Transit Corridor and an Area of Change ensures higher density / intensity of development is absorbed in areas deemed appropriate by the city, thereby protecting the stability, density and scale of established residential neighborhoods or Areas of Consistency.

- c. *POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit oriented development within walking distance of transit stations.*

Expanding more intense healthcare uses into a long established medical campus along a Premium Transit Corridor within ¼ of a miles of an existing premium transit station makes these accessibility to these critical services more equitable. Additionally, the proposed site plan layout places more dense / intense uses directly adjacent to the interstate and transitions to less intense uses mitigated through a variety of design measures to create appropriate transitions.

- d. *POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.*

Infilling more intense healthcare services into an established medical campus with existing city infrastructure that can be easily served by transit leverages public and private investments.

- e. *POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.*

The proposed inpatient wing is placed directly adjacent to the existing hospital facility on the southeast corner of Central Ave and Oak Street. Two new open air courtyards complete with a variety of pedestrian amenities are created between building clusters for patient, staff and visitor use.

- f. *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 subject site is located within a designated Area of Change, identified by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation (Com Plan, pg. 5-23). The intent of these areas is specifically to focus on "new urban-scale development that benefit job creation and expanded housing options" so that additional residents, services, and jobs can be accommodated in locations ready for new development (Com Plan, pg. 5-23). This request directs more intense healthcare services into a designated Premium Transit Corridor within an Area of Change, areas where higher density and intensity development is desired / encouraged and best served with transit and other infrastructure. Allowing healthcare services within these areas encourages development that expands well-paying employment opportunities that are easily accessed by a variety of travel modes.

- g. *POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.*

The subject site is located within an Area of Change, but portions of the eastern edge of the site is directly adjacent to an Area of Consistency. The proposed site plan several techniques to mitigate potential site impacts on adjacent neighborhoods, including locating the more dense / intense healthcare uses directly adjacent to interstate and placing the less intense parking structure on a parcel that allows the grade to mitigate its height impact on adjacent properties and landscaping is used to provide visual buffers that further ease the transition between uses.

The project team held a total of four meetings with neighborhood associations and property owners prior to the submittal of this application to discuss the project and respond to potential concerns. Additional mitigation measures to minimize the impacts of the use on the immediate

neighbors were initiated based on the feedback from that meeting (these are discussed in more detail under site plan criteria 6-6(H)(3)(e) below).

- h. *POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.*

This request would infill more intense medical services within a Premium Transit Corridor to further contributing to the existing mixed-use context of the area and locating new services and jobs near high concentrations of existing low- and high-density housing. Bringing medical services and more well-paying jobs to existing housing concentrations enables residents to easily travel between them by walking, cycling or use of public transportation, reducing the need for automobile travel on the circulation system during peak hours.

- i. *Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.*

This request would expand critical healthcare services along a designated Premium Transit Corridor and within ¼ of a miles of an existing premium transit station. The proposed use, density and building design are appropriate for an urban development context desired along a Transit Corridor (Comp Plan, Table 7-1, pg. 7-6).

- j. *Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.*

If granted, this request would encourage more dense / intense healthcare services to be infilled into and established medical campus along a designated Premium Transit Corridor- areas deemed appropriate for a higher intensity and density of uses and development patterns. Concentrating services and well-paying jobs in close proximity to high concentrations of established housing will further contribute to creation of urban environments that facilitate travel by alternative transportation by enabling people to travel between residences, services and jobs by walking, cycling or using public transportation; efficiently coordinating land use and transportation patterns that place of housing, employment, and services together and improve the viability of multi-modal transportation options in the area. Further, it would reduce the need for residents to commute across the river to receive medical services and employment, thereby reducing Vehicle Miles Traveled (VMT) and improving air quality.

- k. *POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.*

The proposed site plan emphasizes pedestrian connections between buildings, open space amenities, and parking on the Presbyterian Downtown Campus, as well as to adjacent development and transit stations.

- l. *POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.*

The proposed inpatient wing and associated parking structure feature will utilize quality materials and professional workmanship in order to achieve a high quality development character that is cohesive with the established identity of the Presbyterian Downtown Campus.

- m. *POLICY 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.*

The proposed parking structure will optimize parking efficiencies within the Presbyterian Downtown Campus and minimize overflow parking in adjacent residential areas.

2. *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 (6-6(H)(3)(b)).*

The site plan is consistent with all applicable terms and conditions of the previously approved site development plan.

3. *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 (6-6(H)(3)(c)).*

The site plan complies with the applicable provisions of the IDO, the DPM, and other adopted City regulations such as the Street Tree Ordinance. Mostly notably, the proposal is compliant with the following IDO standards:

- a. *Neighborhood Edges*

The eastern edge of the proposed parking garage is located between 60' to 68' from the existing low to medium density residential development across Sycamore Street and therefore complies with the requirements of the Neighborhood Edge provisions.

- b. *Parking Structure Design*

At full build out of the proposed parking garage meets the min and max setback standards. The structure's façade is articulated through material change, decorative detailing and decorative railing at intervals of 30 feet. Additionally, each façade facing a public street conceals internal light sources from the street and adjacent uses through the use 4 foot wall.

- c. *Edge Landscape Buffering*

The site plan incorporates a vegetative screen comprised of plant materials 6' in height along the eastern edge to buffer adjacent residential uses.

- d. *Outdoor Lighting*

Outdoor site lighting is compliant with the provisions of the New Mexico Night Sky Protection Act. All outdoor lights will be shielded.

- e. *Building Design 5-11(E)*

The street facades of the proposed in-patient wing feature periodic expanses of ground-floor windows and expanses of upper windows some of which employ louvered wall systems or are punched into the façade to provide shade and weather protection on at least 30% percent of the horizontal facades that comply with the requirements of section 5-11(E0(2)(a)2 of the IDO. Additionally, these facades feature wall plane projections and recesses at least every 100 feet that extend a min of 25 percent of the façade as well as changes in color, texture and material at min intervals 50' that extend at least 20% of the façade compliant with the requirements of section 5-11(E0(2)(a)3 of the IDO.

- f. *Outdoor Seating and Gathering Areas*

Two outdoor courtyards totaling to 14,045 square feet are provided to the east and south of the proposed tower for patient, staff and visitor use; this square footage is well above the 3,191 square feet of outdoor seating and gathering areas required by the IDO. These spaces feature intense landscaping, decorative paving treatments, lighting and site furnishing. Seating areas are shaded by building overhangs and the use of shade trees.

- g. *On-site Pedestrian Connections*

The Presbyterian campus features an extensive network of existing sidewalks and onsite pedestrian walkways. The proposed amendment provides additional onsite pedestrian walkways along the

southern façade of the proposed tower that connect to the two courtyards as well as around the proposed parking garage with connections its pedestrian entrances.

As discussed above the proposal is also compliant with the all applicable terms and conditions of the previously approved site development plan.

4. *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 (6-6(H)(3)(d)).* Presbyterian's main downtown campus is an established urban site with existing vehicular, pedestrian and utility infrastructure. Presbyterian has taken several measure to ensure these system have capacity to accommodate the proposed development within out placing additional burden on those systems, including:
- Preparing a Traffic Impact Analysis that indicated that the proposal will not have negative impacts to the acceptable level of service (LOS) of both the campus' internal and surrounding road network.
 - Updated the campus' grading and drainage plan to accommodate the proposed development.
 - Coordinated with the utility provides to ensure site capacity and worked to mitigate potential burdens of the existing utility infrastructure.
 - We applicant will submit a Fire One Plan to the Fire Marshall for approval during the DRB phase of the application.

Further, infilling critical medical services development on an urban site that is contiguous to existing City infrastructure leverages public and private investments.

5. *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable (6-6(H)(3)(e)).* Presbyterian worked to mitigate any significant adverse impacts on surrounding property's by placing the proposed tower on the tract with the existing hospital facility, located directly adjacent to Interstate 25. This location places the highest intensity development on the site next to more intense uses located along Central Ave to the north and the interstate to the west, thereby protecting the residential uses to the east and south. The proposed parking garage site on the southeast corner of Central Ave and Spruce St was chosen because it allowed the facility to be tucked into existing grade to minimize the impacts of its overall height. The top level of the garage will be approximately six feet above the adjacent street level at the corner of Spruce and Silver. If the garage had been placed on another parcel the height would have been much more impactful on adjacent residential uses.

The project team provided all adjacent Neighborhood Associations as well as property owners an opportunity to meet and discuss the proposed amendment prior to this submittal. Four separate neighborhood meetings, one informal at hawk and three formal, with adjacent communities, neighborhood associations, and other concerned stakeholders were held prior to the submittal of this application to discuss the project and respond to potential concerns. Most of the concerns voiced at the initial two meeting concerned mitigation of impacts from the proposed parking structure, as well as safety, noise and traffic impacts to the adjacent neighborhoods. A detailed report of the neighborhood concerns and responses are included in the application packet. The following mitigation measures to minimize the impacts on the immediate neighbors were initiated based on the feedback from those meetings:

- Removal of the existing site wall and the provision of a landscape buffer that meets the vegetative requirements of the IDO along Sycamore St. in response to concerns that the space between the existing wall and the garage would create a space for people to hide, particularly if it was screened with a large amount of plant material.
- Shifting the parking structure approximately 10 feet to the north and further from Silver Avenue. This will help reduce the visual impact of the parking structure from the neighborhood.
- The incorporation of an integral wall to the parking structure to shield headlights shining into the adjacent residential uses.
- In response to concerns raised for bicyclist safety along Silver Ave SE, the removal of on street parking on both sides of Silver Ave from Spruce to Sycamore to increase visibility and

improve sightlines into and out of the structure. Additional signage to remind motorists to yield to bicyclists. This signage would be added at the exit to remind drivers to be mindful of crossing bicycle traffic.

- Traffic will be mitigated at the entry points to the parking structure by establishing the main entrance at Spruce and Gold as visitors access, while staff will be directed to use the other two entry points, and
- The agreement to keep the existing median along Silver Ave as-is, rather than creating curb cuts to allow access into the parking structure; the existing configuration of the median will require motorists to make a U-turn to access the parking structure thereby acting as a traffic calming measure which will increase bicycle safety along the designated Bicycle Boulevard.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed Site Development Plan Amendment to facilitate the expansion of the Presbyterian Downtown campus. Upon completion, we feel that this project will contribute to the goals and growth policies of the Comprehensive Plan and ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. If you have any questions or need clarification of anything contained herein, please contact John Laur or me at 761-9700.

Sincerely,

Dekker/Perich/Sabatini
Agent for Presbyterian Healthcare Services



William Gleason, AICP
Principal

APPENDIX 1: DESIGNATED COMPREHENSIVE PLAN AREAS

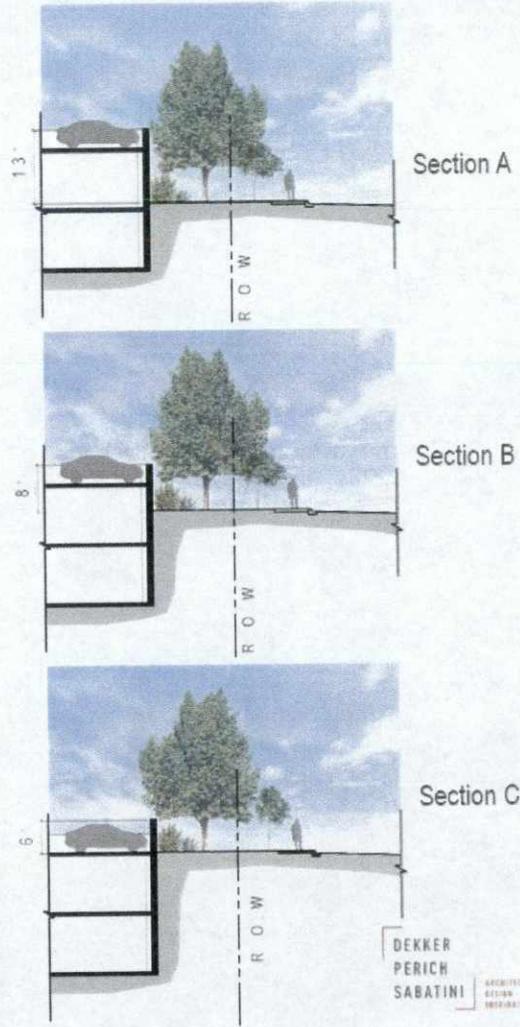


The subject site is located within a Comprehensive Plan designated Major Transit Area and directly adjacent to the existing Premium Station Area located near Spruce Street.



The subject site is located within a Comprehensive Plan designated Area of Change, areas where growth is encouraged and best served with transit and other infrastructure.

EXHIBIT 1: Parking Garage Plan and Renderings



Today – Silver & Sycamore



Future Parking Garage – Silver & Sycamore



EXHIBIT 1: Parking Garage Plan and Renderings *continued*

Today - Silver & Sycamore



Future Parking Garage - Silver & Sycamore



Today - From Sycamore between Silver and Gold



Future Parking Garage - From Sycamore



Today - From Sycamore between Silver and Gold



Future Parking Garage - From Sycamore



Today - From Sycamore between Silver and Gold



Future Parking Garage - From Sycamore



EXHIBIT 1: Parking Garage Plan and Renderings *continued*

Today - From Sycamore near Gold



Future Parking Garage - From Sycamore near Gold



Today - From Sycamore at Gold



Future Parking Garage - From Sycamore at Gold



Today - From Sycamore near Central



Future Parking Garage - From Sycamore near Central



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Presbyterian Healthcare Services DATE OF REQUEST: 9 / 4 / 19 ZONE ATLAS PAGE(S): K-15-Z

CURRENT:

ZONING MX-H

PARCEL SIZE (AC/SQ. FT.) 26.33 AC/1,147,082 SF

LEGAL DESCRIPTION:

LOT OR TRACT # 1-9 BLDCK # _____

SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC. COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT [X]

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [X]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: 454,000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____

DATE 9/4/2019

(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 924-3894

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

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

Notes: A TIS has been submitted and is under review

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

9/4/19
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 _____

Revised January 20, 2011

PRESBYTERIAN HOSPITAL DOWNTOWN TOWER EXPANSION

TRAFFIC IMPACT ANALYSIS

JULY 9, 2019

Prepared For:
Presbyterian Healthcare Services

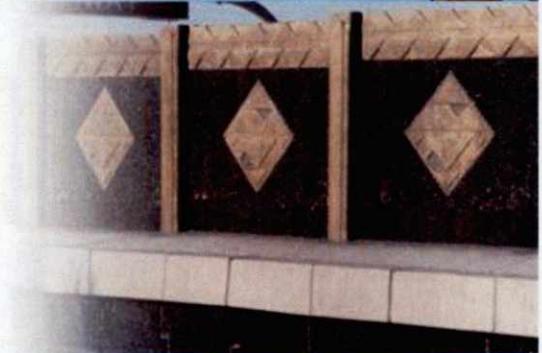
Prepared By:

Bohannon  **Huston**

Engineering

Spatial Data

Advanced Technologies



**PRESBYTERIAN HOSPITAL
DOWNTOWN TOWER EXPANSION
TRAFFIC IMPACT ANALYSIS**

JULY 9, 2019

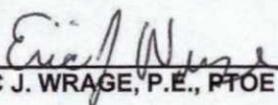
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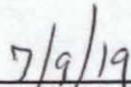
**BOHANNAN HUSTON, INC.
7500 JEFFERSON ST NE
COURTYARD TWO
ALBUQUERQUE, NM 87109**

Prepared for:

PRESBYTERIAN HEALTHCARE SERVICES

PREPARED BY:


ERIC J. WRAGE, P.E., PTOE


JULY 9, 2019

**PRESBYTERIAN HOSPITAL
DOWNTOWN TOWER EXPANSION
TRAFFIC IMPACT ANALYSIS**

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- Appendix A Existing Traffic Counts
- Appendix B 2019 Existing Intersection Capacity Analysis
- Appendix C Forecast Turning Movements and Trip Distribution
- Appendix D 2022 No Build Intersection Capacity Analysis
- Appendix E 2022 Build Intersection Capacity Analysis

I. INTRODUCTION AND SUMMARY

Presbyterian Healthcare Services is proposing a new hospital tower and parking garage at the Downtown campus. The proposed development will include a patient bed tower of 192 beds, however with conversion of semi-private rooms to private rooms, the net increase in beds is 98. The parking garage is estimated to have 1,250 parking spaces and be available for Staff and patients.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed development on the surrounding roadway network, evaluate the operation of a proposed site entrance, and to recommend any mitigation measures that may be necessary to support the additional traffic generated by the proposed development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site of the Presbyterian Hospital Downtown Campus is located east of Interstate 25 between Central and Lead Avenues, in Albuquerque, New Mexico. A vicinity map is shown in Figure 1, and the proposed site plan of the future development is shown in Figure 2.

The study area was requested to consist of the following 12 intersections:

1. Central Avenue and Locust Street
2. Central Avenue and Oak Street
3. Central Avenue and Spruce Street
4. Central Avenue and Sycamore Street
5. Central Avenue and University Boulevard
6. Lead Avenue and Locust Street
7. Lead Avenue and Oak Street
8. Lead Avenue and Spruce Street
9. Lead Avenue and Sycamore Street
10. Silver Avenue and Oak Street
11. Silver Avenue and Cedar Street
12. Gold Avenue and Spruce Street

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2019)
- 2022 No Build (traffic without the new hospital tower)
- 2022 Build (traffic with the new hospital tower)

2. PRINCIPAL FINDINGS

The traffic analysis shows that under existing 2019, 2022 No Build, and 2022 Build, all intersections will operate at an acceptable level of service (LOS).

The analysis also found the internal campus intersections of Sliver and Cedar, as well as the main entrance to the parking garage at Gold and Spruce, will operate at acceptable levels of service. Additionally, the 95th percentile queue from the Gold and Spruce intersection is not expected to spillover into Central Avenue.

3. RECOMMENDATIONS

The current project is part of ongoing improvements to the Downtown campus that Presbyterian has been planning for several years. The previous project to close the Central Avenue and Cedar Street entrance and improve the intersection of Central Avenue and Spruce were completed as part of that Master Plan.

Those previously completed improvements provide sufficient capacity to accommodate the expected traffic to the site.



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: July 24, 2019

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2019-002661
Agent: Bohannon Huston Inc.
Applicant: Presbyterian Healthcare Services
Legal Description: Tract 1-A, 2-A, 3-A, 4-A, 5, 6, Pres
Zoning: MX-H
Acreage: 22 acres
Zone Atlas Page(s): K-15-2

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

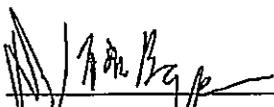
Raymond, Gerry and Adam Sullins
2013 A Cultural Resources Reconnaissance and Evaluation of Visual Effects for the Proposed Installation of a Distributed Antenna System (DAS) at Presbyterian Hospital at 1100 Central Avenue SE In Albuquerque, New Mexico. NMCRI 127653. Criterion Associates, LLC, Albuquerque.
Also Google Earth.

SITE VISIT: N/A

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:



Douglas Boggess, MA, RPA
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

7/25/2019

Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-099 Date: 04-02-2019 Time: 1:00 pm

Address: 1100 Central Ave. SE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl Amersfott

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

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 INFORMATION:

Zone: MX-H Size: 16.44 acres / 8.26 acres

Use: Institutional / Medical / Hospital Overlay Zone: n/a

Comp Plan Area Of: Change Comp Plan Corridor: Main Street Major Transit

Comp Plan Center: n/a MPOS or Sensitive Lands: Premium Transit

Parking: _____ MR Area: Sycamore

Landscaping: _____ Street Trees: Central

Use Specific Standards: Drive through or Drive Up District 4-3 F; Dwelling Unit Access

Dimensional Standards: On-Premise Sign, Neon along Central 5-12 4-3 F

*Neighborhood Organization/s: _____

*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:

Type of Action: Major Amendment to existing Site Plan - EPC

Review and Approval Body: EPC Is this PRT a requirement? Y

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.099 Date: 04.2.2019 Time: 1:00pm

Address: 1100 Central Ave. SE

NOTES: * Additional 150 br. etc.

- Major Amendments to Existing Site Plan - EPC
- DRB Approval for technical issues

- ~~Hospital 4 spaces/1000 sqft = 1,274 spaces~~
~~x .40 = 764.~~

- 10 percent reduction for Main Street
- Off-street can be reduced by 30 percent if within 1320-ft from transit station
can decrease by 40 percent
- Zone Change not required or recommended

* Submit in MA - EPC Agenda Only
Plan out in Fall - Construction Spring
- Antidomestic application

* Parking structure on East side of property

* 75-ft + structure height from S \Rightarrow

* Outside of 1320-ft property line \Rightarrow detail comment
1320 ft

* Silver structure - ^{ROW} ~~is~~ included - for setbacks, anti-height

* Consult City Forester for Street Frontage

* Narrative -

* Amended 2 years ago 2008

STAFF INFORMATION



City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

May 13, 2019

To: David Campbell, Planning Director, Planning Department

From: Jacobo Martinez, Zoning Enforcement Officer, Planning Department *JM*

Subject: Presbyterian Hospital Lot Dimensions

RE: Presbyterian Hospital Lot Dimensions

The City of Albuquerque Code Enforcement Division has found historic evidence that the Presbyterian Hospital located at 1100 Central SE., Albuquerque NM 87106 has been developed as a premise on a lot defined on a site plan as Lead Ave on the South, Central Ave on the North, Oak Street on the West, and Sycamore Street on the East. Any submittal for change pursuant to 6-4(Y) AMENDMENTS OF PRIOR APPROVALS must be determined from the described lot as a whole.

August 15, 2019

TO: Will Gleason and project team, D/P/S
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2019-002661, Presbyterian Main Campus Site Plan Amendment**

I've completed a first review of the request for site plan-EPC for a major amendment to the Presbyterian Healthcare Main Campus. I have a few questions and some suggestions regarding the application. Please provide the following:

- ⇒ A revised project letter (one copy) that includes a response to the Site Plan-EPC criteria OR a separate, written response to the Site Plan-EPC criteria.
- ⇒ a revised site plan (11 full-sized copies and one reduced copy) and
- ⇒ a color rendering of an elevation (11 reduced copies), by:

12 pm on Monday, August 26, 2019.

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

1) Overview:

- 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:
Dekker/Perich/Sabatini (DPS), agents for Presbyterian Healthcare Services, requests the above action for Tracts 1-A, 2-A, 3-A, 4-A and 9-A, Plat of Tract 1-A, 2-A, 3-A, 4-A and 9-A Presbyterian Hospital-Main Campus; Tracts 5, 6, and 7 Plat of Tracts 1 thru 9 Presbyterian Hospital- Main Campus Phase One; Tract 8-A Correction Plat of Tract 8-A Presbyterian Hospital- Main Campus Phase One, zoned MX-H, located south of Central Ave. SE, north of Lead Ave. SE, east of Oak St. SE, and west of Sycamore St. SE (1100 Central Ave. SE), containing approximately 28 acres.
Is this correct?
- C. The project letter states that the subject site is 32 acres in size. I keep getting 28 acres. The site plan lists the size as 26.33 acres. What might be the cause of the discrepancy? It's best if a consistent figure is used.
- D. The request would amend an existing site development plan. Please provide a table that indicates that existing structures and square footages, and the proposed new structures and square footages. Show the math to demonstrate the percentage change, aka, why this is a Major Amendment. The amendment is large enough that it's almost like a new site plan.

- E. It's my understanding that the Code Compliance Official has determined that this site is one cohesive campus. I'm calling it the Presbyterian Hospital Campus. Is that OK?
- F. The subject site is in a Premium Transit (PT) area.

2) 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 September is the 12th. Final staff reports will be available one week prior, on September 5th.
- C. Agency comments will be distributed on or around Wednesday, August 21st. I will email you a copy of the comments and will forward any late comments to you.
- D. I think that this project should be reviewed by the DRB, generally, because it's large and complex, but also because there are important transportation and hydrology factors.

3) Notification:

Notification requirements are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).

The certification of first class mailing letter states that 480 letters were mailed to property owners based on the buffered notification area. I checked the mailing labels and got 169 property owners, with 14 more from required neighborhood notification, for a total of 183 letters. I'm not sure how the 480 was arrived at, especially since there are a lot of repeats. Please clarify.

4) Neighborhood Issues:

- A. I reviewed the case file and am aware that meetings with neighbors were held prior to the EPC process. The project letter states that four meetings were held, but the documentation seems to refer to three meetings, on June 26, July 1, and July 17. If something is missing, please provide it.
- B. I read the meeting summary notes and the project letter, which explains the mitigation measures added as a result of public involvement. Have any additional concerns been raised since these meetings?

5) Site Plan- General:

- A. The IDO contains criteria for "Site Plan-EPC", 6-6 (H)(3) on p. 398. Please provide a written response to each criterion (a-e), either as part of a re-done project letter or as a separate document. Here are some tips regarding the responses:
 - (i) Cite Comprehensive Plan Goals and policies. Much like a zone change justification, write each one out and then discuss how and why the request furthers the cited Goal or policy.
 - (ii) Re-state the requirement in the response to help ensure that the two are well-tied together.

- B. Please include a copy of the existing, approved site development plan with the proposed site plan. I'm seeing just the top sheet.
- C. All relevant IDO requirements apply, and the site plan needs to incorporate them. Some relevant requirements include, but are not limited to, the following:
 - i. Mixed-use zone dimensional standards, Table 5-1-2, p. 194.
 - ii. Parking Structure design, 5-5(G), p. 246
 - iii. Neighborhood Edges, 5-9, p. 286
 - iv. Edge Buffer Landscaping, 5-6(E), p. 259
 - v. Wall Design, 5-7(F)(3), p. 278
 - vi. Outdoor Lighting, 5-8, p. 283
 - vii. Building Design in Mixed Use Districts (including in PT areas), 5-11(E), p. 290
 - viii. Outdoor seating and gathering areas (PT areas), 5-11(E)(3)(b), p. 294
 - ix. On site pedestrian connections, 5-3(D)(3), p. 210

Site Plan Review

6) Sheet 1.1- Overall Site Plan:

Overarching Items

- i. Please provide calculations for the amendment. This is the table I referred to in the project letter section of this memo. It shows existing sf, new sf, totals and percentage of change.
- ii. Since the subject site is in a PT area, the setbacks in the dimensional standards table (Table 5-1-2) for PT areas need to be adhered to. (ex. the proposed parking structure).
- iii. The subject site is in a PT area and Edge Buffer landscaping applies. A wall is needed on the eastern side of the parking garage pursuant to 5-6(E)(2)(b)].
- iv. Update legal description to match the legal ad.
- v. Please use a different scale. We cannot measure or verify 1:70.

Parking

- i. Please clarify parking totals that are currently approved and proposed parking totals associated with the amendment, and revised totals.
- ii. It's unclear if the proposed parking garage would cover surface parking, if it's the top of the garage, or what the footprint is. Please clarify.
- iii. Where are the bicycle spaces going to be?
- iv. Bicycle parking must be provided pursuant to table 5-5(E). Please show the math.
- v. Where are the motorcycle spaces and HC spaces going to be?
- vi. Motorcycle parking must be provided pursuant to table 5-5(D). Please show the math.

Clarification

- i. Specify which buildings are existing, which are phase I, and which are phase II.
- ii. Please do not shade both the existing and proposed buildings; this is confusing. Maybe shade just the new additions and/or use fadeback for what is not involved with the current request.
- iii. What is P.O.B? please spell out.
- iv. The premise boundary and property line symbols are very similar; please differentiate.
- v. Add square footage for all buildings- both footprint and total sf.

Sheet 1.2- Site Plan Area A:

- i. I was not able to locate keyed notes 2-9 and 12 and 13. If they're not being used, please remove and re-do the keyed notes.
- ii. Please provide a wall detail that specifies dimensions, colors, and materials.
- iii. Is there a new refuse enclosure? If so, provide a detail that specifies the color and materials.
- iv. Revise use of shading consistent with what you decided for the top sheet.

Sheet 1.3- Site Plan Area B:

- i. I cannot locate keyed note 5.
- ii. Ensure that crosswalks comply with the materials required to alert motorists [5-3-(D)(3)(c)].
- iii. Please indicate the entrances to the parking structure referred to in the project letter.
- iv. Revise use of shading consistent with what you decided for the top sheet.

Sheet 2.1- Landscaping Plan:

- i. The acreage for the site size needs to match the acreage used elsewhere.
- ii. Is the lot area covered by buildings the building footprints? I can't tell but it should be.
- iii. The subject site is in a PT area and Edge Buffer landscaping applies. Pursuant to 5-6(E)(3), p. 261, a buffer at least 20' wide is needed.
- iv. A wall is needed on the eastern side of the parking garage pursuant to 5-6(E)(2)(b).
- v. The number of bubblers per tree and shrubs should be specified on the site plan.
- vi. Add curb cuts for water harvesting [5-6(C)(5)(e)].
- vii. Show curb openings on the landscaping plan and ensure that they correspond to the curb openings shown on the grading and drainage plan.
- viii. Regarding the trees along Silver Ave., it would be a good idea to work with the City Forrester to assess the trees regarding possible retention or replacement.

Sheet 2.2- Landscaping Plan detail 1

- i. Juniper species must be limited to female only; add note.
- ii. The shredded screened bark mulch is supposed to go under the trees [5-6(C)(b)(5)].

Sheet 2.3- Landscaping Plan detail 2

- i. Juniper species must be limited to female only; add note.
- ii. The shredded screened bark mulch is supposed to go under the trees [5-6(C)(b)(5)].
- iii. London Plane Tree is not considered a good choice anymore due to heat intolerance. Please replace.

Sheets C101, 102, 103-Grading & Drainage Plan:

Please ensure that the curb openings match those shown on the landscaping plan.

Sheet C201- Utility Plan:

It might be good to check with Fire to see if any more hydrants are needed.

Sheets ES 101 and 102

- i. Please provide a standard planning light pole detail for each light pole type.
- ii. Include height from top to grade, color, finish, and any design elements.

Elevations: *Please use the standards in 5-11(E)(2) as a checklist.*

- i. Draw a dashed box around all proposed signage and dimension it.
- ii. Show the math for the signage calculation of façade area.
- iii. Make a table of all the proposed signage; this “snap shot” is easy to read and understand. Include type of sign, number, size, and percentage of façade.
- iv. Please provide a table of the existing colors and finishes and the proposed colors and finishes.
- v. Provide a diagram to demonstrate compliance with 5-9(C) of Neighborhood Edges regarding building height stepdown.
- vi. The copied table 5-12-2 doesn't help you demonstrate compliance. Instead of re-stating requirements, please show the math and % of façade calculations for the proposed signs.
- vii. Mechanical equipment must be fully screened. Add note [5-6(G)(1)].
- viii. Each time it says “to match existing”, provide information so that I can tell what existing is.

Lehner, Catalina L.

From: Somerfeldt, Cheryl
Sent: Wednesday, September 04, 2019 2:30 PM
To: Viers, Joran A.
Cc: Lehner, Catalina L.
Subject: RE: Presbyterian Site Plan

Much appreciated!



CHERYL SOMERFELDT
current planner
o 505.924.3357
e csomerfeldt@cabq.gov
cabq.gov/planning

From: Viers, Joran A.
Sent: Wednesday, September 04, 2019 2:28 PM
To: Somerfeldt, Cheryl
Cc: Lehner, Catalina L.
Subject: RE: Presbyterian Site Plan

Hey Cheryl,

I took a look at the site today, walked a few streets. Unfortunately I only have the capability to print out 8.5x11, so I didn't really have room to make notes on specific issues. That said, there are quite a few trees that are dead or declining past the point of no return. I think commissioning a survey of the trees AND THE STATE OF THE IRRIGATION TO THE TREES would be appropriate, I am not going to be able to spend the time needed to really get all of that down.

Cheers,



JORAN VIERS
city forester
o 505.768.5196
m 505.377.3073
cabq.gov/parksandrecreation



ISA# RM-7080BM

“This oak tree and me, we're made of the same stuff.” — Carl Sagan

From: Somerfeldt, Cheryl
Sent: Tuesday, September 03, 2019 4:26 PM
To: Viers, Joran A.
Cc: Lehner, Catalina L.
Subject: RE: Presbyterian Site Plan

Hello Joran,
Sorry this is so late. Since the amendment is to the entire Site Plan, we could potentially ask Presbyterian to replace dead/failing trees on other streets on the campus. If it is a Condition of Approval, EPC would decide at the hearing. If you do not have time, we could condition a survey of the trees to be scheduled after the hearing but prior to development.

Thank you for your help,



CHERYL SOMERFELDT
current planner
o 505.924.3357
e csomerfeldt@cabq.gov
cabq.gov/planning

From: Viers, Joran A.
Sent: Tuesday, September 03, 2019 12:34 PM
To: Somerfeldt, Cheryl
Subject: RE: Presbyterian Site Plan

Just a quick question – are you asking for an assessment of all trees within the bounds of the plan you attached? They (DPS) had asked about trees on the north side of the proposed new parking structure, but not generally around the campus.



JORAN VIERS
city forester
o 505.768.5196
m 505.377.3073
cabq.gov/parksandrecreation



ISA# RM-7080BM

“This oak tree and me, we're made of the same stuff.” — Carl Sagan

From: Somerfeldt, Cheryl
Sent: Thursday, August 29, 2019 12:57 PM
To: Viers, Joran A.
Subject: Presbyterian Site Plan

Hello Joran!

We are working on a project for the September 12 EPC public hearing for the Presbyterian campus located near downtown on Central just east of I-25. Please see the attachments for the requested expansion. It has been a point of discussion that because they are making improvements, we may be able to ask them to replace failing trees on their campus even if they are not within the current project limits – perhaps on Silver or Sycamore.

I am so sorry no one has talked to you about it yet (it is not my case and it looks like you are out of the office). Do you think you would have a chance to go by their campus and assess the trees Tues or Wed? If not, it is ok. We have to publish the report by next Thursday noon, but we can make it a Condition of Approval for future.

Thank you!



CHERYL SOMERFELDT
current planner
o 505.924.3357
e csomerfeldt@cabq.gov
cabq.gov/planning

NOTIFICATION

From: [Quevedo, Vicente M.](mailto:Quevedo_Vicente_M)
To: [Jessica Johnson](mailto:Jessica.Johnson)
Subject: Public Notice Inquiry_201 CEDAR ST SE_EPC
Date: Friday, May 10, 2019 11:33:01 AM
Attachments: www001.org
www002.org
www003.org
www004.org
www005.org
www006.org
www007.org
www008.org
www009.org
www010.org
www011.org
www012.org
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www014.org
www015.org
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www028.org
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www030.org
www031.org
www032.org
www033.org
www034.org
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www086.org
www087.org
www088.org
www089.org
www090.org
www091.org
www092.org
www093.org
www094.org
www095.org
www096.org
www097.org
www098.org
www099.org
www100.org

Jessica,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|--------------|--|--|-------------|-------|-------|--------------|------------|
| Silver Hill NA | James | Montalbano | ja.montalbano@conncast.net | 1409 Silver Avenue SE | Albuquerque | NM | 87106 | 5052430627 | |
| Silver Hill NA | Jill | Marley Berry | jmarleyberry@gmail.com | 1906 Silver Avenue SE 1401 Sigma Chi Road | Albuquerque | NM | 87106 | 4797194808 | |
| Spruce Park NA | Peter | Feibelman | pfeib@msp.com | NE | Albuquerque | NM | 87106 | 5055143256 | 5052421946 |
| Spruce Park NA | James | Toibert | jamestobert81@gmail.com | 424 Spruce NE | Albuquerque | NM | 87106 | | 5056201448 |
| Sycamore NA | Peter | Schilke | pschilke@gmail.com | 1217 Coal Avenue SE | Albuquerque | NM | 87106 | | 5052438368 |
| Sycamore NA | Mardon | Gardella | mog411@aig.com | 411 Maple Street NE | Albuquerque | NM | 87106 | | 5058436154 |
| University Heights NA | Julie | Kidder | julienkidder@gmail.com | 120 Vassar SE | Albuquerque | NM | 87106 | 5052693867 | |
| University Heights NA | Don | Hancock | aridond@earthlink.net | 105 Stanford SE | Albuquerque | NM | 87106 | 5052622053 | 5052621862 |
| Victory Hills NA | Patricia | Wilson | info@wilsontpublic.com | 505 Dartmouth Drive SE | Albuquerque | NM | 87106 | 5059808007 | |
| Victory Hills NA | Erin | Engelbrecht | e2brecht@gmail.com | PO Box 40298 | Albuquerque | NM | 87186 | 5053508884 | |
| EDC NA Incorporated | Rob | Dickson | rob@edcna.com | PO Box 27439 | Albuquerque | NM | 87125 | 5056155086 | |
| EDC NA Incorporated | Vince | DGregory | vince@dgregory@gmail.com | PO Box 14616 | Albuquerque | NM | 87191 | | 5052631874 |
| Huning Highland Historic District Association | Bonnie | Anderson | andersonbonnie505@gmail.com | 321 High St. SE | Albuquerque | NM | 87102 | | 5052426848 |
| Huning Highland Historic District Association | Ann | Carson | a.louisa.carson@gmail.com | 416 Waller SE | Albuquerque | NM | 87102 | | 5052421143 |

IDO - Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO - Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque - City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov [mailto:webmaster@cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, May 10, 2019 9:54 AM
To: Office of Neighborhood Coordination <jessica@dpsdesign.org>
Cc: Office of Neighborhood Coordination <connc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Environmental Planning Commission
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below.

Contact Name
 Jessica Johnson
 Telephone Number
 5057619700
 Email Address
jessica@dpsdesign.org
 Company Name
 Dekker / Perich / Sabatini
 Company Address
 7601 Jefferson NE, Suite 100
 City
 Albuquerque
 State
 NM
 ZIP
 87109

Legal description of the subject site for this project:
 TR 1-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 8.2603 AC
 TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 4.3230 AC

Physical address of subject site:
 201 CEDAR ST SE A-D ALBUQUERQUE NM 87106, / 1300 CENTRAL AVE SE ALBUQUERQUE NM 87106

Subject site cross streets:
 Central Ave / Sycamore St / Lead Ave

Other subject site identifiers:
 Main Presbyterian hospital campus

This site is located on the following zone atlas page:
 K-15

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State |
|---|------------|--------------|-----------------------------|------------------------|-------------|-------|
| Silver Hill NA | James | Montalbano | ja.montalbano@comcast.net | 1409 Silver Avenue SE | Albuquerque | NM |
| Silver Hill NA | Jill | Marley Berry | jmarleyberry@gmail.com | 1906 Silver Avenue SE | Albuquerque | NM |
| Spruce Park NA | Peter | Feibelman | pfeibe@msn.com | 1401 Sigma Chi Road NE | Albuquerque | NM |
| Spruce Park NA | James | Tolbert | jamestolbert81@gmail.com | 424 Spruce NE | Albuquerque | NM |
| Sycamore NA | Peter | Schillke | pschillke@gmail.com | 1217 Coal Avenue SE | Albuquerque | NM |
| Sycamore NA | Mardon | Gardella | mg411@q.com | 411 Maple Street NE | Albuquerque | NM |
| University Heights NA | Julie | Kidder | juliekidder@gmail.com | 120 Vassar SE | Albuquerque | NM |
| University Heights NA | Don | Hancock | sricdon@earthlink.net | 105 Stanford SE | Albuquerque | NM |
| Victory Hills NA | Patricia | Willson | info@willsonstudio.com | 505 Dartmouth Drive SE | Albuquerque | NM |
| Victory Hills NA | Erin | Engelbrecht | e2brecht@gmail.com | PO Box 40298 | Albuquerque | NM |
| EDo NA Incorporated | Rob | Dickson | rob@abqhigh.com | PO Box 27439 | Albuquerque | NM |
| EDo NA Incorporated | Vince | DiGregory | vincedigregory@gmail.com | PO Box 14616 | Albuquerque | NM |
| Huning Highland Historic District Association | Bonnie | Anderson | andersonbonnie505@gmail.com | 321 High St. SE | Albuquerque | NM |
| Huning Highland Historic District Association | Ann | Carson | a.louisa.carson@gmail.com | 416 Walter SE | Albuquerque | NM |

| Zip | Mobile Phone | Phone |
|------------|---------------------|--------------|
| 87106 | 5052430827 | |
| 87106 | 4797194808 | |
| 87106 | 5055143256 | 5052421946 |
| 87106 | | 5056201448 |
| 87106 | | 5052438368 |
| 87106 | | 5058436154 |
| 87106 | 5052693967 | |
| 87106 | 5052622053 | 5052621862 |
| 87106 | 5059808007 | |
| 87196 | 5053508984 | |
| 87125 | 5055155066 | |
| 87191 | | 5052631874 |
| 87102 | | 5052428848 |
| 87102 | | 5052421143 |

From: Anthony Santi
Sent: Wednesday, July 24, 2019 12:06 PM
To: ja.montalbano@comcast.net; jmarleyberry@gmail.com; pjfeibe@msn.com; jamestolbert81@gmail.com; pschillke@gmail.com; mg411@q.com; juliemkidder@gmail.com; sricdon@earthlink.net; info@willsonstudio.com; e2brecht@gmail.com; rob@abqhigh.com; vinnedigregory@gmail.com; andersonbonnie505@gmail.com; a.louisa.carson@gmail.com; richard@vigliano.net
Subject: Site Development Plan Amendment

**Re: *Presbyterian Hospital Downtown Campus Site Development Plan Amendment
1100 Central Ave SE, Albuquerque, New Mexico 87106***

To Whom It May Concern:

As discussed in our previous notifications and public meetings, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is seeking to amend the approved site development plan for the Presbyterian Hospital Campus in order to facilitate the development of a new patient wing, a necessary addition to the campus' Central Plant, a new three story parking garage, and any ancillary site work required to accommodate these efforts. The purpose of this email is to notify you of our plans to submit this request to the City with an anticipated public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on September 12, 2019, at 9:00am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

Based on the feedback we have received over the several neighborhood meetings that were conducted per the requirements of the City of Albuquerque's Integrated Development Ordinance (IDO), Presbyterian has committed to the following mitigation measures to address your concerns:

- The removal of the existing site wall and the provision of a landscape buffer along Sycamore St. due to concerns that it would create a space for people to hide between the existing wall and new parking garage. Plant material compatible with zoning requirements would be implemented including trees and bushes to help soften the building edge adjacent to the neighborhood.
- Shifting the parking structure approximately 10 feet to the north and further from Silver Avenue. This will help reduce the visual impact of the parking structure from the neighborhood.
- The incorporation of an integral wall to the parking structure to shield headlights shining into the adjacent residential uses.
- In response to concerns raised for bicyclist safety along Silver Ave SE, the removal of on street parking on both sides of Silver Ave from Spruce to Sycamore to increase visibility and improve sightlines into and out of the structure. Additional signage to remind motorists to yield to bicyclists. This signage would be added at the exit to remind drivers to be mindful of crossing bicycle traffic.
- Traffic will be mitigated at the entry points to the parking structure by establishing the main entrance at Spruce and Gold as visitors access, while staff will be directed to use the other two entry points, and
- The agreement to keep the existing median along Silver Ave as-is, rather than creating curb cuts to allow access into the parking structure; the existing configuration of the median will require motorists to make a U-turn to access the parking structure thereby acting as a traffic calming measure which will increase bicycle safety along the designated Bicycle Boulevard.

Presbyterian has conducted an extensive analysis of our health care market and identified a need for additional inpatient rooms. Presbyterian Hospital is currently operating at a 92% occupancy rate, a rate

that is above the national average and accepted industry standards. The addition of this proposed inpatient wing will allow Presbyterian to alleviate pressures on existing hospital facilities, reduce waiting times for patients, and reach a target occupancy rate of 85%, which is a more acceptable percentage within industry standards. Upon completion, we feel that this project will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. If you have any questions or need clarification of anything contained herein, please contact John Laur or me at 761-9700.

Sincerely,



Anthony Santi
Intern Architect
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

D/P/S wins four IIDA SW Chapter PRIDE awards including a Design Excellence in Healthcare award and Best in Show for Presbyterian Santa Fe Medical Center.

June 6, 2019

Mr. Rob Dickson
EDo N.A. Incorporated
PO Box 27439
Albuquerque NM, 87125

DEKKER
PERICH
SABATINI

**Re: Presbyterian Hospital Campus Site Development Plan Amendment
1100 Central Ave SE, Albuquerque, New Mexico 87106**

Dear Mr. Dickson:

Presbyterian Healthcare Services, owners of the subject property, is seeking an amendment to the approved site development plan for the main Presbyterian premises campus which encompasses the parcels listed within the enclosed attachments. The purpose of this letter is to notify you of our plans to submit to the City and to provide you with the opportunity to meet prior to our submittal to discuss the proposed development.

Presbyterian has conducted an extensive analysis of our health care market and identified a need for additional inpatient rooms. The proposed site plan amendment accommodates a new inpatient wing directly south of the existing hospital facility. The new inpatient wing will house the necessary patient rooms and diagnostic & treatment (D&T) facilities along with an open air courtyard for patient, staff, and visitor use. The existing central plan will also be expanded to support the new inpatient wing.

A parking facility to accommodate more parking on site is proposed north of Silver Avenue and west of Sycamore Street. The open air parking structure design tucks the structure into the existing grade to minimize its height impact and will feature a 15' foot landscaped buffer on the east side facing adjacent residential development. The construction of these facilities will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community.

Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on September 12, 2019, at 9:00am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

Enclosed is the site development plan for your information, if you have any questions regarding the project please feel free to contact me.

If you would like to request a neighborhood meeting, please contact me within the required 15 day period of this mailing date, by Friday, June 21st, 2019 at 505-761-9700 or via email at anthony@dpsdesign.org.

Sincerely,

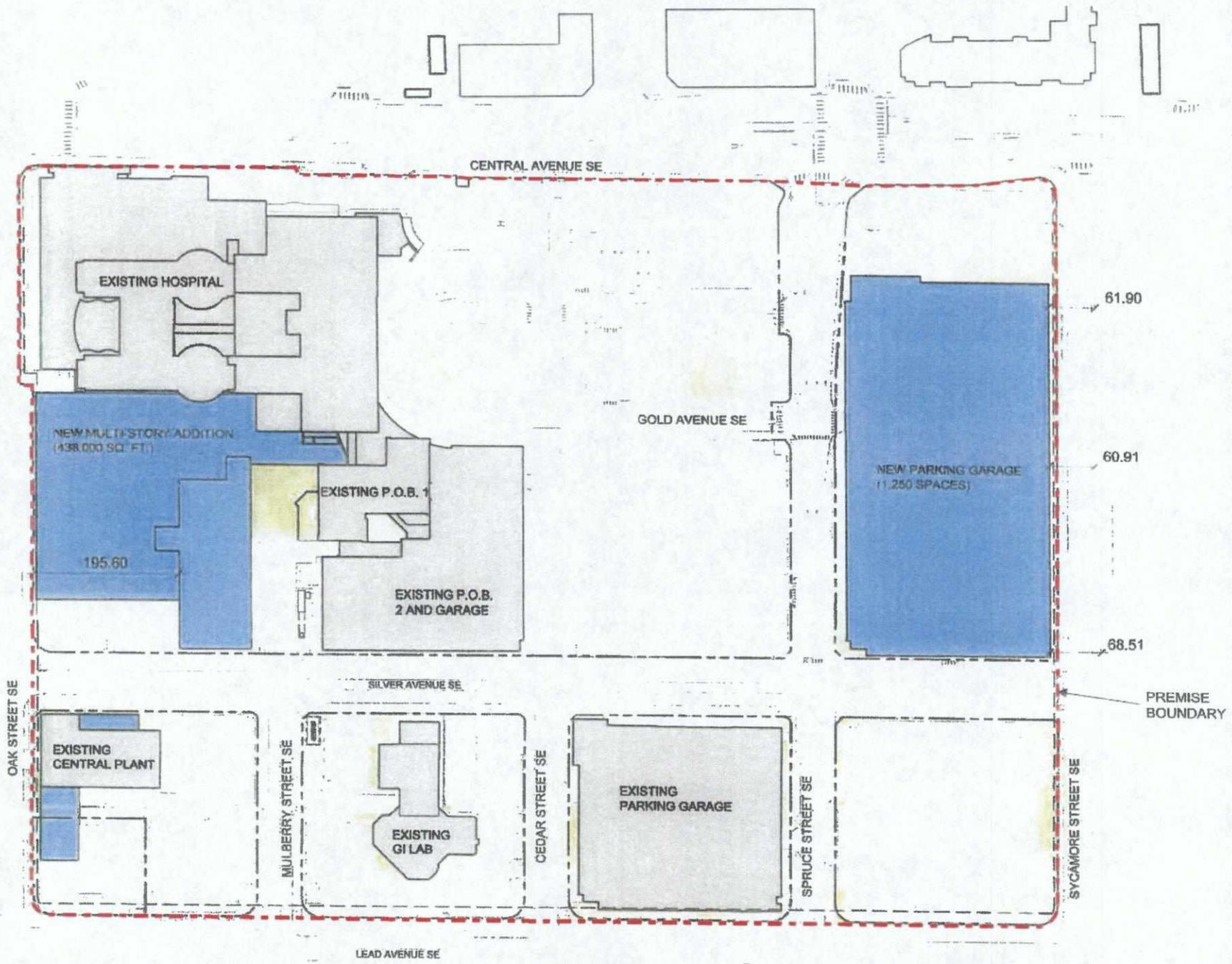
Dekker/Perich/Sabatini
Agent for Presbyterian Healthcare Services

Anthony Santi

Attachment: Site Development Plan (reduced size)
List of affected tracts

List of Presbyterian Tracts

| UPC | SITUS ADDRESS | LEGAL DESCRIPTION |
|--------------------|---|---|
| 101505712230720335 | 201 CEDAR ST SE A-D ALBUQUERQUE NM 87106 | TR 1-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 8.2603 AC |
| 101505714128020312 | 201 CEDAR ST SE A-D ALBUQUERQUE NM 87106 | TR 2-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.7792 AC |
| 101505717929020408 | 1224 CENTRAL AVE SE ALBUQUERQUE NM 87106 | TR 3-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 5.0348 AC |
| 101505721528621212 | 1300 CENTRAL AVE SE ALBUQUERQUE NM 87106 | TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 4.3230 AC |
| 101505710325231808 | 1012 SILVER AVE SE ALBUQUERQUE NM 87106 | TRACT 5 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.4665 AC OR 63,882 SF |
| 101505708924331813 | 1001 LEAD SE ALBUQUERQUE NM 87106 | TRACT 6 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 0.4515 AC OR 19,666 SF |
| 101505713324431901 | 301 CEDAR ST SE ALBUQUERQUE NM 87106 | TRACT 7 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.9199 AC OR 83,632 SF |
| 101505717223932001 | 300 CEDAR ST SE ALBUQUERQUE 87106 | TR 8-A CORRECTION PLAT OF TR 8-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE (A REPLAT OF TR 8 OF PRESBYTERIANHOSPITAL-MAIN CAMPUS PHASE ONE) CONT 1.9206 AC |
| 101505720623332101 | 1312 SILVER AVE SE ALBUQUERQUE NM 87106 | TR 9-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.9206 AC |



May 6, 2019

Mr. Dan Serrano
Environmental Planning Commission Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re. August 2019 EPC Submittal - Public Mailed Notice Certification
Amendment to Presbyterian Main Campus Site Plan

Dear Mr. Serrano,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Rhon Wolf, do hereby certify and attest that I personally stamped 480 letters first class at our metered mail station and delivered them to the U.S. Post Office at 6255 San Antonio Dr. NE, Albuquerque, NM 87109 on May 6th, 2019. The letters were addressed to all Neighborhood Association representative and property owners within 100' of the subject site, as provided by the Office of Neighborhood Coordination and the Planning Department's Senior Office Assistant Geraldine Delgado for this Presbyterian request and as shown on the attached exhibits.

Sincerely,



Rhon Wolf
Office Manager
Dekker/Perich/Sabatini
7601 Jefferson NE, Suite 100
Albuquerque NM 87109

Postage Funding Transaction History

Jun 01, 2019 to Jun 10, 2019
All Accounts Selected(1)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Postage Activity | } | <input checked="" type="checkbox"/> Meter Postage |
| <input checked="" type="checkbox"/> Payments | | <input checked="" type="checkbox"/> Permit Postage |
| <input checked="" type="checkbox"/> Other Activity | | <input checked="" type="checkbox"/> Mail Service Provider |

Rhon Wolff Rhon Wolff

| Date | Postage Account | Credit Card (Last Four) | Description | Reference | Meter/Permit | Postage on Meter | Credit Card | Total Amount | Transaction Status |
|------------|-----------------|-------------------------|-------------|-----------|--------------|------------------|-------------|--------------|--------------------|
| 06/06/2019 | 48429351 | | 8552 Refill | | 0692056 | \$148.030 | \$-500.00 | \$-500.00 | |

From: [Delgado, Geraldine C.](#)
To: [Jessica Johnson](#)
Cc: [Anthony Santi](#); [Will Gleason](#)
Subject: RE: Notification List for Property Owners within 100"
Date: Thursday, June 6, 2019 11:39:05 AM
Attachments: [Central and I-25 Presbyterian - 8.5x11 - Scale in Feet.pdf](#)
[Central and I-25 Presbyterian - Labels.xlsx](#)
[Central and I-25 Presbyterian - Labels.docx](#)

Jessica,

See attachments for the buffer map and property owner labels you requested.

Thank you,



GERALDINE DELGADO

senior office assistant

o 505.924.3860

e gdelgado@cabq.gov

cabq.gov/planning

From: Jessica Johnson [mailto:jessicaj@dpsdesign.org]
Sent: Thursday, June 06, 2019 9:19 AM
To: Delgado, Geraldine C. <gdelgado@cabq.gov>
Cc: Anthony Santi <AnthonyS@dpsdesign.org>; Will Gleason <WillG@dpsdesign.org>
Subject: Notification List for Property Owners within 100'

Good Morning Geraldine,

We just spoke on the phone about requesting a notification list for property owners within 100' of a property that is submitting a major amendment to a site plan for approval by the EPC. As requested, I have attached a copy of the zone atlas map for the property.

We appreciate your assistance with this matter.

Best,
Jessica

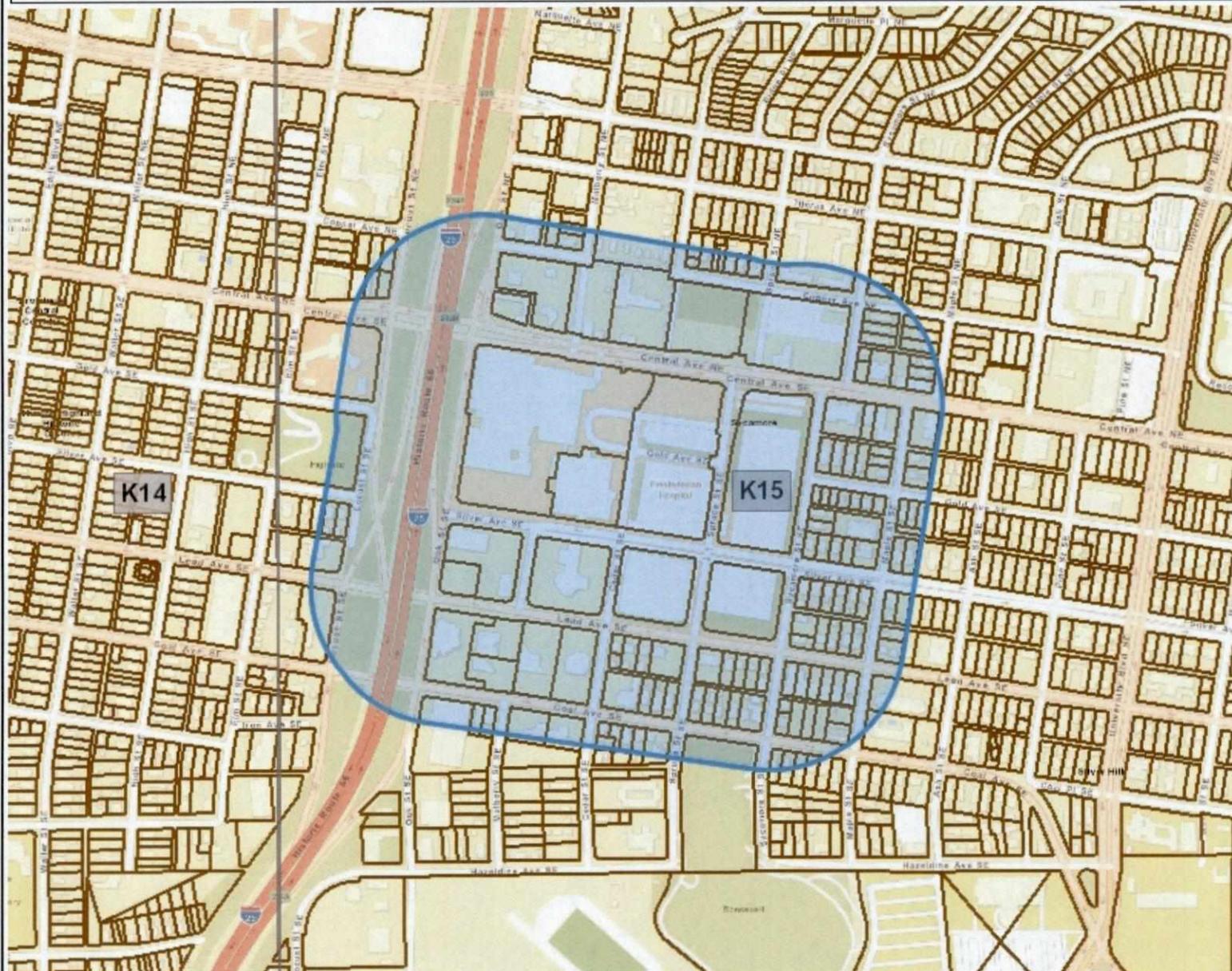
 **DEKKER
PERICH
SABATINI**
Jessica Johnson
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

D/P/S [wins four IIDA SW Chapter PRIDE awards](#) including a Design Excellence in Healthcare award and Best in Show for Presbyterian Santa Fe Medical Center.

=====
This message has been analyzed by Deep Discovery Email Inspector.



Central and I-25 Presbyterian



Legend

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

Notes

Buffer: 526ft.
ROW: I-25

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/6/2019 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

| UPC | Owner | Owner Address | Owner Address 2 | SITUS Address | SITUS Address 2 | Tax District | Legal Description | Property Class | Acres |
|--------------------|---|---------------------|--------------------------|---------------------|------------------------------|--------------|--|----------------|--------|
| 101505724716731006 | SEELEY DAVID O & JACKMAN-SEELEY DENISE S | 1451 BELLA VIE CT | SALT LAKE CITY UT 84121 | 1416 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 002 045TERRACE ADDN | R | 0.155 |
| 101505724418831704 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106 | COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 010 044TERRACE ADDN | V | 8.1492 |
| 181505725120131708 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106 | 1404 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 002 044TERRACE ADDN | C | 0.1492 |
| 10150572542332204 | RDIMERO PAUL-DANIEL | P O BOX 1128 | CORRALES NM 87048 | 1413 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 011 043TERRACE ADDN | R | 0.1515 |
| 101505721939512404 | PIND CHRIS | 830D CARMEL AVE NE | ALBUQUERQUE NM 87121-314 | 1211 COPPER AVE NE | ALBUQUERQUE NM 87106 | A1A | LT 10-A BLK 20 PLAT OF LOTS 10-A & 11A-1 BLOCK 20BROWNWELL & LAIL'S HIGHLAND ADDITION CONT .2319 AC | R | 0.2319 |
| 101505708924331813 | PRESBYTERIAN HEALTHCARE SERV ATTN: REAL ESTA | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 1001 LEAD SE | ALBUQUERQUE NM 87106 | A1A | TRACT 6 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 0.4515 AC OR 19,666 SF | V | 0.4515 |
| 101505724620231709 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106 | 1404 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 003 044TERRACE ADDN | C | 0.1492 |
| 101505726725720605 | DUNCAN PRISCILLA A & JAMES D | 1423 SILVER AVE SE | ALBUQUERQUE NM 87106 | 1423 SILVER AV SE | 4843 | A1A | * 005 042TERRACE ADDN \$100 FT L5 | R | 0.241 |
| 101505709918330712 | CNM INGENUITY INC | 525 BUENA VISTA DR | ALBUQUERQUE NM 87106 | 1008 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | LOTS 3 THRU 12 BLK 19 & VAC PORTS OF ALLEY S OF & ADJ TO LOTS 9 & 10 BLK 19 TERRACE ADDN CONT 1.6838 AC M/L OR 73,346 SQFT M/L | C | 1.6838 |
| 101505725723832207 | MARQUEZ GEORGE P JR TRUSTEE TURRIETTA F T C/O | 944 DEER DR NE | ALBUQUERQUE NM 87122-133 | 1414 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 802 043TERRACE ADDN | R | 0.1515 |
| 101505718939322401 | GUTIERREZ GABRIELLA | 1218 1/2 TUERAS AVE | ALBUQUERQUE NM 87106 | 1201 COPPER AV NE | ALBUQUERQUE NM 87106 | A1A | * 007 D200 & L HIGHLAND 590 FT L7 | R | 0.1033 |
| 101505724329721301 | GIPSON ENTERPRISES INC C/O LUCAYA HOUSE APTS | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 1401 GOLD AVE SE | ALBUQUERQUE NM 87106 | A1A | * 007 041TERRACE ADDN & N 10FT VACATED GOLD AVE | R | 0.1607 |
| 101505722339122405 | SPRINGER STEVEN G & TRICIA R | 1213 COPPER AVE NE | ALBUQUERQUE NM 87106 | 1213 COPPER AV NE | ALBUQUERQUE NM 87106 | A1A | LT 11A-1 BLK 20 PLAT OF LOTS 10-A & 11A-2 BLOCK 20BROWNWELL & LAIL'S HIGHLAND ADDITION CONT .0941 AC | R | 0.0941 |
| 181505716021031507 | XOCHER FRANK N & KATHRYN M | 1348 MUNRAS AVE SE | MIDNTEREY CA 93940-6140 | 410 CEDAR ST SE | ALBUQUERQUE NM 87106 | A1A | * 806 032TERRACE ADDN 542 FT L6 | R | 0.0574 |
| 181505729130418218 | WU CHUAN TA & SUE JEAN CHEN ETAL TRUSTEES WA | 10516 ROYAL BIRKDA | ALBUQUERQUE NM 87111-656 | 151D CENTRAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 004 052TERRACE ADDN | C | 0.1607 |
| 101505713321531303 | PRESBYTERIAN HEALTHCARE SERVICES ATTN: REAL ES | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 1100 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | TRACT B-1-A BLK 25A TERRACE ADDITION REDIVISION OF TRS C & B-1 BLK 25A TERRACE ADDN CONT 42,840 SQ FT M/L | C | 0.9835 |
| 101505725727620612 | WALDRICK MARIE | 675 AHN PL | MILPITAS CA 95035 | 1416 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | W 50 FT LOT 1 BLK 42 TERRACE ADD & S 10 FT VAC GOLD AVE | R | 0.0861 |
| 101505727318441281 | GIPSON ENTERPRISES INC | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 408 MAPLE SE | ALBUQUERQUE NM 87106 | A1A | TRACT X BL 49 TERRACE ADDN REPLAT LOTS 7 THRU 10 BLK 49 AND PORTION VACAT | R | 0.6428 |
| 181505727525610101 | LARSON OEBORAH L | PO BOX 1594 | TACOS NM 87571-1594 | 1501 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 007 051TERRACE ADDN | R | 0.1492 |
| 101505728330610212 | CHALANIDAS THOMAS L & GEORGIA TRUSTEES CHAL | 4909 CONSTITUTION | ALBUQUERQUE NM 87110-571 | 1504 CENTRAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 005 052TERRACE ADDN & L6 | C | 0.3214 |
| 101505728132410906 | SEBERRY LELAND III & MONETTE H | 11112 DOUBLE EAGLE | ALBUQUERQUE NM 87111-656 | 1417 CENTRAL NE | ALBUQUERQUE NM 87106 | A1A | *Y REPLAT OF SOUTHERLY PORTION OF LOTS 11 & 12 BLK 7 BROWNWELL & LAIL'S HIGHLAND | C | 0.1194 |
| 101505711522331306 | SMITH MARIE CORBIN & JUNE ELIZABETH MACADAY | 3685 TELEGRAPH RD | VENTURA CA 93003 | 1010 LEAD AVE SE | ALBUQUERQUE NM 87106 | A1A | TRACT C-1 BLK 25A TERRACE ADDITION REDIVISION OF TRACTS C 8-1 BLK 25A TERRACE ADDITION CONT 31,144 SF M/L 0.7150 AC M/L | C | 0.715 |
| 101505724723932209 | MARTINEZ ROBERTA | 6616 SILKWOOD AVE | ALBUQUERQUE NM 87121-888 | 1406 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 043TERRACE ADDN | R | 0.1515 |
| 101505714621331304 | PRESBYTERIAN PROPERTIES INC ATTN: REAL ESTATE E | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 415 CEDAR SE | ALBUQUERQUE NM 87106 | A1A | TRA-1 BLK 25A TERRACE ADDN REDIV OF LOTS 1 THRU 12 BLK 18 & TR A & B BLK 25 CONT 0.9449 AC M/L | C | 0.9449 |
| 101505709822131301 | 1001 COAL LLC | 40 FIRST PLAZA CENT | ALBUQUERQUE NM 87102-580 | 1001 COAL AVE SE | ALBUQUERQUE NM 87106 S205 | A1A | TR 0 BLK 25A TERRACE ADDN REDIV OF LOTS 1 THRU 12 BLK 18 TOGETHER WITH TRA & B BLK 25 CONT 1.1229 AC M/L | C | 1.1229 |
| 301505727926610116 | LINTHICUM LINDA | 204 MAPLE ST SE | ALBUQUERQUE NM 87106-480 | 204 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 051TERRACE ADDN S 32FT LT 5 & 6 & S32FT OF THE WEST 22.5FT OF LT 4 | R | 0.0808 |
| 101505722918831701 | HUGHES ALIX M & JONATHAN C | 818 24TH AVE | SEATTLE WA 98122 | 1401 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | 044TERRACE ADDN 563 FT L7 | R | 0.0933 |
| 101505724216831027 | BARLA THEODORE R & WRL JOSEPH R | 1412 COAL AVE SE | ALBUQUERQUE NM 87106-483 | 1412 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 003 045TERRACE ADDN | R | 0.155 |
| 101505724037822501 | HICAP JIFFY SPRING LLC | 3777 INDEPENDENCE | OROHX NY 10463-1409 | TUERAS AV NE | ALBUQUERQUE NM 87106 | A1A | D198BROWNWELL X LAIL'S HIGHLAND LOTS 2-12 | R | 2.0661 |
| 101505705336221504 | AMBICA INC | 817 CENTRAL AVE NE | ALBUQUERQUE NM 87102-360 | 817 CENTRAL AV NE | ALBUQUERQUE NM 87102 3605 | A1A | LT 10 EXC THE SLY PORT OUT TO R/W BLK 1 BRDWNWELL AND LAIL'S HIGHLAND ADDN AND PORT OF VAC ALLEY ADJ CONT 0.1515 AC M/L OR 6,599 SQ FT M/L | C | 0.1515 |
| 101505726729721307 | MARTINEZ JESSIE G | 115 MAPLE ST SE | ALBUQUERQUE NM 87106-480 | 115 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 041TERRACE N 44FT OF LOTS 11X11 | R | 0.101 |
| 101505726629321305 | PERDOMO SALVATOR | 119 MAPLE ST SE | ALBUQUERQUE NM 87106-480 | 119 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 041TERRACE ADDN CENTRAL 1/3 OF L11X12 | R | 0.101 |
| 101505713324431901 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEP | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 301 CEDAR ST SE | ALBUQUERQUE NM 87306 | A1A | TRACT 7 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.9199 AC OR 83,632 SF | C | 1.9199 |
| 101505726026720609 | GIPSON ENTERPRISES INC | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 205 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | * 005 042N 100 FT E SOFT LT 4 N100FT TERRACE ADD | R | 0.3271 |

| | | | | | | | | | |
|---------------------|---|---------------------|----------------------------|--------------------|----------------------|-----|---|---|--------|
| 101505728727010112 | KOWAL CHARLES | 1508 GOLD AVE SE | ALBUQUERQUE NM 87106-441 | 1508 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 051E 971/2 FT LOT 4 BLK51 TERRACE ADD & SD 10 FT VACATED GOLD AV | R | 0.1189 |
| 101505726030921310 | HARRIS DALE E & WILLIS TOM M & CHRISTINE M | 1415 CENTRAL AVE N | ALBUQUERQUE NM 87106 | 1414 CENTRAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 003 041TERRACE ADDN | C | 0.1492 |
| 101505703926820209 | LUCAS LINDSEY T & LUCAS SCOTT G & SUE P | 814 SILVER AVE SE | ALBUQUERQUE NM 87102-364 | 814 SILVER AV SE | ALBUQUERQUE NM 87102 | A1A | * 003 003TERRACE ADDN | R | 0.163 |
| 101505725833710916 | DESACHY-GODOY ELVIRA | 110 SYCAMDRE NE | ALBUQUERQUE NM 87106 | 110 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | 007B & L HIGHLANDS N30 FT OF L7 | R | 0.0344 |
| 1015057249224322203 | KINKAD E CHARLES T & LAURA M EISNER | 1407 LEAD AVE SE | ALBUQUERQUE NM 87106-483 | 1407 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 010 043TERRACE ADDN | R | 0.1515 |
| 101505724226720618 | STAFFORD DAVID M | 12845 MENAUL BLVD | ALBUQUERQUE NM 87112-254 | 214 SYCAMDRE ST SE | ALBUQUERQUE NM 87106 | A1A | * 003 042TERRACE ADDN S1/2 OF N100 FT L3 | R | 0.1148 |
| 101505718419731501 | SCHMITZ JOSEPH P | 1108 N 84TH PL | SCOTTSDALE AZ 85257-4104 | 1225 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 012 032TERRACE ADDN | R | 0.1492 |
| 101505713238522202 | AMERSHI ARIF & SNEELINA | 8924 HELMICK PL NE | ALBUQUERQUE NM 87122-421 | 1015 COPPER AV NE | ALBUQUERQUE NM 87106 | A1A | LOT 10 BLK 22 PLAT OF BROWNEWELL AND LAIL'S HIGHLAND ADDITDN CONT .1148 AC | V | 0.1148 |
| 101505728128810201 | LABORWIT MELANIE | 124 MAPLE ST SE | ALBUQUERQUE NM 87106-483 | 124 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 052TERRACE ADDN S 66 FT LOTS 7 & 8 N 10FT VACATED GOLD AVE | R | 0.1897 |
| 101505726533110913 | ALGHAR MASSDUD & KATHLEEN | 10804 FLORENCE AVE | ALBUQUERQUE NM 87122 | 114 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | * A 007HARRIS & DAY REPL | R | 0.1664 |
| 101505711521131302 | PRESBYTERIAN PROPERTIES INC REAL ESTATE DEPAR | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 1011 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | TRACT C-2 BLK 25A TERRACE ADDITDN REDIVISION OF TRACTS C&B-1 BLK 25A TERRACE | C | D.4762 |
| 101505728027910114 | ZHANG LIHUA & MA HENG | 6810 AIRLINE RD | DALLAS TX 75205-1413 | 1504 GOLD AVE SE | ALBUQUERQUE NM 87106 | A1A | THE W/2 OF THE N 100 FT DF LT 5 & THE E 12 1/2 FT OF N 100 FT OF LT 6 BLK 51 TERRACE ADDN TOGETHER WITH SLY 10 FT VACATED GOLD AVE CONT 4,070 SQ FT | R | 0.0934 |
| 101505723926020601 | JOHNSON MARK K & JENNIFER D | 6708 AVENIDA LA O | ALBUQUERQUE NM 87109-403 | 1401 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 003 042TERRACE ADDN W1/2 OF S1/2 FT L3 | R | 0.1148 |
| 101505706537521507 | AMBICA INC | 817 CENTRAL AVE NE | ALBUQUERQUE NM 87102-364 | 817 CENTRAL AV NE | ALBUQUERQUE NM 87102 | A1A | * 001 001BROWNEWELL & LAIL HIGHLAND ADDN & POR VAC ALLEY ADJ | C | 0.1722 |
| 1015057199374212403 | SPEER CLARA E TRUSTEE SPEER RVT | 1207 COPPER AVE NE | ALBUQUERQUE NM 87106-490 | 1207 COPPER AVE NE | ALBUQUERQUE NM 87106 | A1A | LT 9A-1 BLK 20 REPLAT OF LOTS 9A-1, 9B-1 BLOCK 20, BROWNEWELL & LAIL'S HIGHLAND ADDITION CONT 0.0815 AC | R | 0.0815 |
| 101505725227720613 | STANLAND ROWAN R TRUSTEE STANLAND RVT | 1410 GOLD AVE SE | ALBUQUERQUE NM 87106-483 | 1410 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | 042TERRACE ADDN E 40FT LOT 2 & S 10FT VACATED GOLD AVE | R | 0.0689 |
| 101505726127620611 | WRIGHT DIANA L | 142D GOLD AVE SE | ALBUQUERQUE NM 87102-483 | 1420 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | * 001 042E 50 FT OF W 100 FT LOT 1 BLK 47 TERRACE ADDN & 5010 FT VACATED GOLD AV | R | 0.0861 |
| 101505720910331604 | MEYER RICK I & PAMELA K | 159 SANTA MARIA | CORRALES NM 87048 | 1315 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 010 037TERRACE ADDN | R | 0.1492 |
| 101505706436221506 | AMBICA INC | 817 CENTRAL AVE NE | ALBUQUERQUE NM 87102-364 | 817 CENTRAL AV NE | ALBUQUERQUE NM 87102 | A1A | LT 12 EXC THE SLY PDRT OUT TO R/W BLK 1 BRDWNWELL AND LAIL'S HIGHLAND ADDN AND PORT OF VAC ALLEY ADJ CONT 0.1148 AC M/LOR 5,001 SQ FT M/L | C | 0.1148 |
| 101505724926420603 | MONTALBAND JAMES A | 1404 SILVER AVE SE | ALBUQUERQUE NM 87106-483 | 1409 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 042TERRACE ADDN W50 FT L4 | R | 0.2296 |
| 101505726534310915 | ALGHAR MASSDUD & KATHLEEN | 10804 FLORENCE AVE | ALBUQUERQUE NM 87122 | 118 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | HARRIS & DAYS REPLT LOT C BLK 7 | R | 0.1664 |
| 101505719519531601 | TOP HAT ENTERPRISES LLC | 1301 COAL AVE SE | ALBUQUERQUE NM 87106 | 1301 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 007 037TERRACE ADDN | R | 0.1492 |
| 101505726534710914 | ALGHAR MASSDUD & KATHLEEN | 10804 FLORENCE AVE | ALBUQUERQUE NM 87122 | 116 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | * B 007HARRIS & DAY REPL | R | 0.1664 |
| 101505722716931010 | MACADAM JUNE S TRUSTEE SMITH-MACADAM TRUS | 126 SAPPHIRE AVE | NEWPORT BEACH CA 92662-115 | 504 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | * 006 045TERRACE ADDN | R | 0.155 |
| 101505724426020602 | HILLARD MICHAEL C & MARINA | 1405 SILVER AVE SE | ALBUQUERQUE NM 87106-483 | 1405 SILVER AVE SE | ALBUQUERQUE NM 87106 | A1A | * 003 042TERRACE ADDN E50 FT S100 FT L3 | R | 0.1148 |
| 101505724929621302 | GIPSON ENTERPRISES INC C/O LUCAYA HOUSE APTS | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 1405 GOLD AVE SE | ALBUQUERQUE NM 87106 | A1A | * 008 041TERRACE ADDN & N 10FT VACATED GOLD AVE | R | 0.1607 |
| 101505723620431711 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106 | 1404 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 005 044TERRACE ADDN | C | 0.1492 |
| 101505714118130811 | SMI ABQ ASSETS LLC DBA DANIELS FAMILY SERVICES | 1100 COAL AVE SE | ALBUQUERQUE NM 87106 | 1100 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 001 023TERRACE ADDN L2 & 3 | C | 0.4545 |
| 101505725929421304 | GIRON AMANDA | 1417 GOLD AVE SE | ALBUQUERQUE NM 87106-483 | 1417 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | * 010 041TERRACE ADDN & N 10FT VACATED GOLD AVE | R | D.1607 |
| 101505728235010912 | MAPLE STREET APARTMENTS LLC | 804 SOUTH WESTERN | ALBUQUERQUE NM 87104 | 123 MAPLE ST NE | ALBUQUERQUE NM 87106 | A1A | 007TRACT 1-A REPLAT OF THE NDRTH 50 FT OF LOTS 1, 2 & 3 OF THE BROWNEWELL & LA | V | D.1664 |
| 101505704926620207 | LIJIAN FRANK J | 824 SILVER AVE SE | ALBUQUERQUE NM 87102-364 | 824 SILVER AV SE | ALBUQUERQUE NM 87102 | A1A | * 001 003TERRACE ADDN | R | 0.163 |
| 101505724422532202 | SANCHEZ MAXIMILIANO O M JR & CLAUDIA L | 1514 EAGLE RIDGE RD | ALBUQUERQUE NM 87122-115 | 1405 LEAD AVE SE | ALBUQUERQUE NM 87106 | A1A | * 009 043TERRACE ADDN | R | 0.1515 |
| 101505723019331713 | SAHQ BACKERS | 41D SYCAMDRE ST SE | ALBUQUERQUE NM 87106-521 | 41D SYCAMDRE ST SE | ALBUQUERQUE NM 87106 | A1A | * 007 044TERRACE ADDN H49 FT L7 | R | 0.0562 |
| 101505724327220617 | KUMERLING DANIEL L | 210 SYCAMDRE ST SE | ALBUQUERQUE NM 87106-483 | 21D SYCAMDRE ST SE | ALBUQUERQUE NM 87106 | A1A | NDRTH 50 FT DF LOT 3 BLK 42 TERRACE ADDN | R | 0.1217 |
| 101505726536811817 | MENDOZA JESSE G | PO BOX 40753 | ALBUQUERQUE NM 87198 | 206 SYCAMDRE ST NE | ALBUQUERQUE NM 87106 | A1A | 180 & L HIGHLAND ADDN SOUTH 1/2 DF NORTH 2/3 OF LOTS 7 AND 8 BLK 18 | R | 0.1056 |
| 101505725720031707 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106-483 | 4D1 MAPLE SE | ALBUQUERQUE NM 87106 | A1A | * 001 044TERRACE ADDN | C | 0.1492 |
| 101505727820041209 | GIPSON ENTERPRISES INC | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 400 MAPLE SE | ALBUQUERQUE NM 87106 | A1A | LOTS 2, 3, 4, 5, 6 BLK 49 TERRACE ADDN AND PORTION VACATED ALLEY | R | 0.8322 |
| 101505724127920616 | STEWART MICHAEL A | 1505 SILVER AVE SE | ALBUQUERQUE NM 87106 | 1400 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | 042TERRACE ADDN W 40FT LOT 2 & S 10FT VACATED GOLD AVE | R | 0.0689 |
| 101505723519031702 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106 | COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 008 044TERRACE ADDN | V | 0.1492 |
| 101505710925231808 | PRESBYTERIAN HEALTHCARE SERV'S REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-666 | 1012 SILVER AVE SE | ALBUQUERQUE NM 87106 | A1A | TRACT 5 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAIN CAMPUS PHASE ONE CONT 1.4665 AC DR 63,882 SF | C | 1.4665 |

| | | | | | | | | | |
|--------------------|---|---------------------|-----------------------------|--------------------|----------------------|-----|--|---|--------|
| 101505717223932003 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 300 CEDAR ST SE | ALBUQUERQUE 87106 | A1A | TR B-A CORRECTION PLAT OF TR B-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE (A REPLAT OF TR B OF PRESBYTERIANHOSPITAL-MAIN CAMPUS PHASE ONE) CONT 1.92DG AC | C | 1.9206 |
| 101505717117630910 | SANCHEZ CHARLES R | 8114 SAN JUAN RD NE | ALBUQUERQUE NM 87108-2344 | 1212 COAL SE | ALBUQUERQUE NM 87106 | A1A | * 003 033TERRACE ADDN | R | 0.1664 |
| 101505703930028006 | CITY OF ALBUQUERQUE | PO BOX 1293 | ALBUQUERQUE NM 87103-2244 | SILVER AV SE | ALBUQUERQUE NM 87102 | A1A | TERRACE ADDN HIGHLAND PARK | V | 2.0661 |
| 101505717917630909 | FELD PETER | PO BOX 4737 | ALBUQUERQUE NM 87196 | 511 SPRUCE ST SE | ALBUQUERQUE NM 87106 | A1A | 0331OTS 1 X 2 TERRACE ADDN | R | 0.3099 |
| 101505723622832212 | SILSBY JOHN J & RAFFERTY TERRY CO TRUSTEES RAFF | 1600 CHICKAMAUGA | LOOKOUT MOUNTAIN GA 3075 | 314 SYCAMORE ST SE | ALBUQUERQUE NM 87106 | A1A | * 007 043TERRACE ADDN N82 FT L7 & 8 | R | 0.1882 |
| 101505720620831610 | BLANCHARD DEBRAH J | 1314 LEAO AVE SE | ALBUQUERQUE NM 87106-5214 | 1314 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 037TERRACE ADDN | R | 0.155 |
| 101505724427920615 | DI DINATO ALLEN JR & LAURA S | 3672 BRANT ST | SAN DIEGO CA 92103-3926 | 1406 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | 042TERRACE ADDN E 35FT OF W 75FT LOT 2 & 5 | R | 0.0608 |
| 10150572316833009 | JAMESON LAURAFINE R | 3543 DAKOTA ST NE | ALBUQUERQUE NM 87110-2114 | 1406 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 005 045TERRACE ADDN | R | 0.155 |
| 10150571118530713 | WEISBERG SAMUEL | 1018 COAL AVE SE | ALBUQUERQUE NM 87106 | 1020 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 001 019TERRACE ADDN | C | 8.1756 |
| 101505723120431712 | SAHQ BACKERS | 1404 LEAO AVE SE | ALBUQUERQUE NM 87106 | 1404 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 006 044TERRACE ADDN | C | 8.1492 |
| 101505777823641811 | MCCARTNEY ANN SIMS C/O SIMS NATHANIEL T | 1502 SILVER AVE SE | ALBUQUERQUE NM 87186-4444 | 1502 SILVER AVE SE | ALBUQUERQUE NM 87106 | A1A | LT 6 BLK 5D TERRACE ADDITION CONT .1492 AC +/- | R | 0.1492 |
| 101505721120731609 | BLANCHARD-DUIR DEBRAH J | 1314 LEAO AVE SE | ALBUQUERQUE NM 87106-5214 | 1316 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 003 037TERRACE ADDN | R | 0.155 |
| 101505719038622413 | ALFAR D ANTHONY JOHN ROBFRT | 210 CEDAR ST NE | ALBUQUERQUE NM 87106-4702 | 210 CEDAR ST NE | ALBUQUERQUE NM 87106 | A1A | 02D9 & 1 HIGHLAND N52 FT L7 | R | 0.0597 |
| 101505725922237205 | VALLIANTOS JERRY | 7536 NDRTHRIDGE AVE | ALBUQUERQUE NM 87109-3005 | 1417 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 012 043TERRACE ADDN | R | 0.1515 |
| 101505711635371603 | MADDEN VICTORIA A | 1001 CENTRAL AVE N | ALBUQUERQUE NM 87106 | 1001 CENTRAL NE | ALBUQUERQUE NM 87106 | A1A | 0038 X L HIGHLANDS N PORT LT 7 8 X 9 | C | 0.3444 |
| 101505726536311301 | MFNODZA JESSE S | P O BOX 40753 | ALBUQUERQUE NM 87196 | 202 SYCAMORE ST NE | ALBUQUERQUE NM 87106 | A1A | 1018 & 1 HIGHLAND 51/3 L7 & 8 | R | 0.1056 |
| 101505724224032210 | FOWLER KEVIN W & JANICE M | PO BOX 785 | PLACITAS NM 87043 | 1404 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 005 043TERRACE ADDN | R | 0.1515 |
| 101505726830071309 | KNAJIAN PATRICIA ANN | 1827 RITA DR NE | ALBUQUERQUE NM 87186-1134 | 111 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 041TERRACE ADDN LOT 1 X LOT 2 | C | 0.2984 |
| 101505723622032201 | HIGI MARCUS & RICE LAURA M | 3301 STE R COORS BL | ALBUQUERQUE NM 87120-1200 | 318 SYCAMORE ST SE | ALBUQUERQUE NM 87106 | A1A | TR A BLK A3 (REPL OF SO SD FT OF LOTS 7 & 8 BLK 43 AMENDED MAP OF THE TERRACE ADD) CONT 4,952 SQ FT | R | 0.1137 |
| 101505727727310115 | MACADAM JUNE S TR SMITH-MACADAM TR | 126 SAPPHIRE AVE | NEWPORT BEACH CA 92662-1111 | 1502 GOLD AVE SE | ALBUQUERQUE NM 87106 | A1A | 051TERRACE ADDN W 37 1/2 FT OF THE N 100 FT LDT 6 & 5 1DFTVACATED GOLD AVE | R | 8.0934 |
| 101505728021941802 | RADCLIFFE LOUISE | PO BOX 7 | SANDIA PARK NM 87047-0007 | 1509 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 00390050TERRACE ADDN | R | 0.1492 |
| 101505717919731510 | SCHILLKE PETER & LAUREL E | 1217 COAL AVE SE | ALBUQUERQUE NM 87106-5214 | 1217 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * D11 032TERRACE ADDN | R | 0.1492 |
| 101505720419431603 | NIERI LORI | 4612 MONTE FRIO DR | ALBUQUERQUE NM 87120-1828 | 1309 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 009 037TERRACE ADDN | R | 0.1492 |
| 10150572023722414 | THEISEN HENRY L & CHRISTENSEN KRISTEN M | 1209 COPPER AVE NE | ALBUQUERQUE NM 87106 | 1209 COPPER AVE NE | ALBUQUERQUE NM 87106 | A1A | 17 9B-1 BLK 2B REPLAT OF LOTS 9A-3, 9B-1 BLOCK 20, BROWNHEWELL & LAIL'S HIGHLAND ADDITION CONT 0.0815 AC | R | 0.0815 |
| 101505723620531608 | BRILLON SCOTT O | 1338 LEAO AVE SE | ALBUQUERQUE NM 87106 | 1318 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 002 037TERRACE ADDN | R | 0.155 |
| 101505723724032211 | BITZER J BARRY & FISHER SUSAN M C/O PESCE PROPR | PO BOX 8918 | ALBUQUERQUE NM 87158-8918 | 312 SYCAMORE ST SE | ALBUQUERQUE NM 87106 | A1A | * 006 043TERRACE ADDN | R | 0.1515 |
| 101505724018931703 | SAHQ BACKERS | 1404 LEAO AVE SE | ALBUQUERQUE NM 87106 | COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 009 044TERRACE ADDN | V | 0.1492 |
| 101505727623541810 | TENORIO ANTHONY & PATRICIA C | PO BOX 570 | MC INTOSH NM 87032-0570 | | ALBUQUERQUE NM 87106 | A1A | LT 5 BLK 5D TERRACE ADDITION CONT .1492 AC +/- | V | 0.1492 |
| 101505704426720208 | PAGE LISA R | 816 SILVER AVE SE | ALBUQUERQUE NM 87102 | 816 SILVER AV SE | ALBUQUERQUE NM 87102 | A1A | * 002 003TERRACE ADDN | R | 0.1631 |
| 101505710518530714 | WEISBERG SAMUEL | 1018 COAL AVE SE | ALBUQUERQUE NM 87106 | 1018 COAL AV SE | ALBUQUERQUE NM 87186 | A1A | * 802 019TERRACE ADDN | C | 0.1756 |
| 1015057236511907 | DOSHI PARAS R & PAYAL | 6605 BEAU CHENE NH | ALBUQUERQUE NM 87111-6504 | 1409 COPPER AV NE | ALBUQUERQUE NM 87106 | A1A | * 009 018B & L HIGHLAND 52/3 L9 | R | 0.1056 |
| 201505720715730406 | ODARD DF EDUCATION | PO BOX 25704 | ALBUQUERQUE NM 87125-0704 | 500 SPRUCE ST SE | ALBUQUERQUE NM 87106 | A1A | 36 TERRACE ADDN ROOSEVELT PARK CONT 3.58 AC M/L | V | 3.58 |
| 101505778978910202 | AHGHAH MASSUD & KATHLEEN | 10804 FLORENCE AVE | ALBUQUERQUE NM 87122 | 1505 GOLD AV SE | ALBUQUERQUE NM 87186 | A1A | * 009 052TERRACE ADDN & N 10FT VACATED GOLD AVE | R | 8.2687 |
| 101505717118230986 | DASKALOS CHRIS | 1112 ROXBURY DR | LOS ANGELES CA 90035-1032 | 1208 COAL SE | ALBUQUERQUE NM 87106 | A1A | * C 33 TERRACE ADDN CONT 5150 SQ FT M/L | R | 0.1182 |
| 301505728223441809 | TENORIO ANTHONY & PATRICIA C | PO BOX 570 | MC INTOSH NM 87032-0570 | 1512 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 4 50 TERRACE ADDN | R | 0.1492 |
| 101505704325920206 | CDG PROPERTIES LLC | 5809 PADRE ROBERTO | LOS RANCHOS NM 87107-7111 | 883 LEAO AV SE | ALBUQUERQUE NM 87102 | A1A | LOT 12 A BLK 3 PLAT OF LOT 12-A TERRACE ADDN CONT 25,365 SQFT M/L | C | 0.5823 |
| 101505719971031611 | TOP HAT ENTERPRISES LLC | APARTADO DE CORRE | LAS PALMAS 35626ESP | 1300 LEAO AVE SE | ALBUQUERQUE NM 87186 | A1A | LOTS 5 & 6 BLK 37 TERRACE ADDITION CONT .303D AC +/- | R | 0.303 |
| 101505725631521311 | SYC LLC | 1400 CENTRAL AVE SE | ALBUQUERQUE NM 87106 | 1400 CENTRAL AV SE | ALBUQUERQUE NM 87106 | A1A | LOT 6-A BLK 41 A PLAT OF LOT 6A BLK 41 TERRACE ADDITION CONT 21,166 SQ FT M/L | C | 8.4859 |
| 101505724527820614 | OACA MARGARITA S | 8623 ANIMAS PL NW | ALBUQUERQUE NM 87128 | 148B GOLD AV SE | ALBUQUERQUE NM 87286 | A1A | 042TERRACE ADDN W 35FT OF E 75FT OF LOT 2 & 5 | R | 0.0603 |
| 101505778034010910 | MCCAULLEY WILLIAM R & MIRROR DIANE M | 115 MAPLE ST NE | ALBUQUERQUE NM 87106-4603 | 315 MAPLE ST NE | ALBUQUERQUE NM 87106 | A1A | 0078 X L HIGHLAND 51/3 OF LOTS 1 THRU 3 | R | 0.155 |
| 101505717419831503 | SCHILLKE PETER & LAUREL E | 1217 COAL AVE SE | ALBUQUERQUE NM 87106 | 1207 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * D10 032TERRACE ADDN | R | 0.159 |
| 101505715718230912 | PANUZZO EMMA | 1206 COAL AVE SE | ALBUQUERQUE NM 87106-5214 | 1200 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * A 033TERRACE ADDN | R | 0.0632 |
| 101505728725438104 | REISELT GORDON & MATHIS BARBAR L | 1515 SILVER AVE SE | ALBUQUERQUE NM 87186-4444 | 1515 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 009 051TERRACE ADDN & LID & WS FT 11 | R | 0.3333 |
| 10150572428333710 | SAHQ BACKERS | 1404 LEAO AVE SE | ALBUQUERQUE NM 87106 | 1404 LEAO AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 044TERRACE ADDN | C | 8.1492 |

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| 101505723816831008 | WALKER SCOTT W | 1410 COAL AVE SE | ALBUQUERQUE NM 87106-483 | 1410 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 004 043TERRACE ADDN | R | 0.135 |
| 101505728733416909 | CHAVEZ FRED A | 105 MAPLE ST NE | ALBUQUERQUE NM 87106 | 105 MAPLE ST NE | ALBUQUERQUE NM 87106 | A1A | * 011 007B & L HIGHLANDS N40 FT OF L11 X 12 | R | 0.0918 |
| 101505726528921305 | PEHA KIMBERLY | 518 CAMIHO DEL BO | ALBUQUERQUE NM 87114-230 | 123 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | 041TERRACE ADDN S 44FT LOTS 11 & 12 & N 10FT VACATED GOLD AVE | R | 0.124 |
| 101505712239122281 | NEW AGE DENTISTRY LLC | 12919 MDHTGDMER | ALBUQUERQUE NM 87111-423 | 200 OAK ST NE | ALBUQUERQUE NM 87106 | A1A | LT 9-A BLK 22 PLAT OF LOT 9-A, BLOCK 22 BROWNWELL & LAIL'S HIGHLAND ADDITION DEING A REPLAT OF LOTS 7 THRU 9 THE VACATED ALLEY & A PORTION OF LOTS 4, 5 & 6 BLOCK 22 | C | 0.7059 |
| 10150572733016901 | CENTRAL VENTURE PARTNERSHIP | 1415 CENTRAL AVE N | ALBUQUERQUE NM 87106 | SYCAMORE ST NE | ALBUQUERQUE NM 87106 | A1A | * 807 007B K L HIGHLANDS LT7 EXC N3BFT | C | 0.109 |
| 101505715817780913 | CLARK MARLON L | 506 CEDAR ST SE | ALBUQUERQUE NM 87106-520 | 506 CEDAR SE | ALBUQUERQUE NM 87106 | A1A | * F1 0033TERRACE ADDN COMPRISING ALL LTS B & F | R | 0.0683 |
| 101505727321741801 | CHANG PETER & ISABEL TR CHANG LVT | 7609 VISTA DEL ARRC | ALBUQUERQUE NM 87109-303 | 318 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | * 008 060TERRACE ADDN 574 FT L7 & 8 | R | 0.1699 |
| 101505725823932208 | MAERKI KATIA | 213 HARVARD DR SE | ALBUQUERQUE NM 87106-351 | 1408 SILVER AVE SE | ALBUQUERQUE NM 87106 | A1A | * 003 043TERRACE ADDN | R | 0.1515 |
| 18150572732910905 | CENTRAL DEVELOPMENT LLC | 1415 CENTRAL AVE N | ALBUQUERQUE NM 87106 | 1415 CENTRAL NE | ALBUQUERQUE NM 87106 | A1A | LT 10A BLK 7 BROWNWELL & LAIL'S HIGHLAND ADDN CONT 9,372 5F | C | 0.2152 |
| 101505725425920604 | DUHCAN PRISCILLA A & JAMES D | 1423 SILVER AVE SE | ALBUQUERQUE NM 87106-481 | 1423 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 004 042TERRACE ADDN 5100 FT ESO FT L4 | V | 0.1205 |
| 181505725418531786 | GIPSON ENTERPRISES INC | PO BOX 40715 | ALBUQUERQUE NM 87196-071 | 1417 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | LT 12-A REPL DF LTS 11 & 12 BLK 44 TERRACE ADDN CONT 0.172 AC | U | 0.172 |
| 101505727322441812 | CHANG PETER & ISABEL TR CHANG LVT | 7609 VISTA DEL ARRC | ALBUQUERQUE NM 87109-383 | 314 MAPLE ST SE | ALBUQUERQUE NM 87106 | A1A | * 007 050TERRACE ADDN N57.3 FT L7 & 8 | R | 0.1309 |
| 101505725410231705 | SAHQ BACKERS | 1404 LEAD AVE SE | ALBUQUERQUE NM 87106-403 | COAL AV SE | ALBUQUERQUE NM 87206 | A1A | LT 11-A REPL OF LTS 11 & 12 BLK 44 TERRACE ADDN CONT 0.172 AC | C | 0.1492 |
| 101505728229510213 | DWIGHTS MAPLE APARTMENTS LLC | 1123 TIJERAS AVE NW | ALBUQUERQUE NM 87102 | 114 MAPLE 116 ST | ALBUQUERQUE NM 87106 | A1A | * 007 052TERRACE ADDN N66 FT L7 & 8 | R | 0.1515 |
| 101505721537522406 | HARPER SUSAN | 44 PINN LN | PLACITAS NM 87043 | 205 SPRUCE ST NE | ALBUQUERQUE NM 87106 | A1A | * 012 020SHUFFLEBARGER REPL | R | 0.1928 |
| 101505705936221505 | AMOICA INC | 817 CENTRAL AVE NE | ALBUQUERQUE NM 87102-360 | 817 CENTRAL AV NE | ALBUQUERQUE NM 87102 | A1A | LT 11 EXC THE SLY PORT DUT TO R/W BLK 1 BROWNWELL AND LAIL'S HIGHLAND ADDN AND PORT OF VAC ALLEY ADJ CONT 0.1205 AC/M/LDR 5,249 SQ FT M/L | C | 0.1285 |
| 181505728327210113 | VERPIDEHII MARSHA | PO BOX 1812 | TIJERAS NM 87059-1812 | 1506 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | E 25FT DF N 200 FT LOT 5 & W 121/2 FT DF N 100 FT LOT 4 BLK51 TERRACE ADD | R | 8.0934 |
| 101505727925510102 | STEWART MICHAEL A | 1585 SILVER AVE SE | ALBUQUERQUE NM 87106 | 1505 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 008 051TERRACE ADDN | R | 0.1492 |
| 101505712618330814 | SMI ABQ ASSETS LLC DBA DANIELS FAMILY F. SERVICE | 1100 COAL AVE SE | ALBUQUERQUE NM 87106 | COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 004 023TERRACE ADDN L5 & 6 | C | 0.4545 |
| 101505706037521508 | AMBICA INC | 817 CENTRAL AVE NE | ALBUQUERQUE NM 87102-360 | 817 CENTRAL AV NE | ALBUQUERQUE NM 87102 | A1A | LT 2 AHO THE ELY 7 INCHES OF LT 3 BLK 1 BROWNWELL AND LAIL'S HIGHLAND ADDN AND PORT DF VAC ALLEY ADJ CONT 0.1722 AC/M/LDR 7,501 SQ FT M/L | C | 0.1722 |
| 101505716121731586 | KOCHER FRANK H & KATHRYN M | 1340 MUNRAS AVE SW | MONTEREY CA 93940-6148 | 1200 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | * 006 032TERRACE ADDN N90 FT L6 | R | 0.1033 |
| 101505721719191606 | MC MANUS KRISTA TRUSTEE LAND IDE TRUST | PO BOX 190 | MDNTICELLO FL 32345 | 1323 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 011 037TERRACE ADDN & L12 | R | 0.2984 |
| 101505716218130916 | EK ASHLEE K | 1204 COAL AVE SE | ALBUQUERQUE NM 87106-520 | 1204 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 81 0033TERRACE ADDN COMPRISING ALL LOTS B & F REPL DF LTS 4 THRU 6 BLK 33 TERRACE | R | 0.0884 |
| 101505722020631607 | AYALA ANNA M & MEDINA LINDA L TR MEDINA TRUS | 1204 SIERRA LARGA C | ALBUQUERQUE NM 87111-654 | 1320 LEAD AVE SE | ALBUQUERQUE NM 87106 | A1A | * 001 037TERRACE ADDN | R | 0.195 |
| 101505719537822402 | VIGUARD RICHARD R | 1205 COPPER AVE NE | ALBUQUERQUE NM 87106 | 1205 COPPER AV NE | ALBUQUERQUE NM 87106 | A1A | * 008 020SHUFFLEBARGER REPL | R | 0.163 |
| 101505713638122203 | COOPER FAMILY LIMITED COMPANY | 633 CEDAR ST NE | ALBUQUERQUE NM 87106-451 | 201 MULBERRY ST NE | ALBUQUERQUE NM 87106 | A1A | 57LY 50 FT OF LOTS 11 & 12 BLK 22 PLAT OF BROWNWELL AND LAIL'S HIGHLAND ADDITION CONT .1148 AC | R | 0.1148 |
| 101505725429521303 | STANDISH LINDA D & CHRISTIAN G | 1287 ALAMDS RD | CORRALES NM 87048 | 1415 GOLD AVE SE | ALBUQUERQUE NM 87106 | A1A | LT 9 01A2 TERRACE ADDN & N1BFT VACATED GOLD AVENUE | R | 0.1607 |
| 181505720019531602 | TOP HAT ENTERPRISES LLC | APARTADO DE CORRE | LAS PALMAS 35626ESP | 1305 COAL AVE SE | ALBUQUERQUE NM 87106 | A1A | * 089 037TERRACE ADDN | R | 0.3492 |
| 281505726023732206 | STEMBRIDGE ROBERT E | PO BOX 40031 | ALBUQUERQUE NM 87196-003 | 1424 SILVER AV SE | ALBUQUERQUE NM 87106 | A1A | * 801 043TERRACE ADDN | R | 0.1515 |
| 101505720533010903 | CENTRAL VENTURE PARTNERSHIP | 1415 CENTRAL AVE N | ALBUQUERQUE NM 87106 | 1405 CENTRAL AV NE | ALBUQUERQUE NM 87106 | A1A | * 009 007B & L HIGHLANDS LB AND L9 | C | 0.3444 |
| 101505716819831508 | D & S ONE INC | PD BOX 30802 | ALBUQUERQUE NM 87190-082 | 1203 COAL AV SE | ALBUQUERQUE NM 87106 | A1A | * 007 032TERRACE ADDN L8 & 9 | C | 0.4649 |
| 181505726627520618 | WINTERS BENJAMIN GREGORY | PD BOX 40598 | ALBUQUERQUE NM 87196-059 | 1424 GOLD AV SE | ALBUQUERQUE NM 87106 | A1A | * 001 04250FT LOT 1 BLK 42 TERRACE ADD & 51BFT VACATED GOLD AVE | R | 8.8861 |
| 101505728134410911 | BOUCHER RICHARD E | 4600 ALMERIA DR NW | ALBUQUERQUE NM 87120-181 | 119 MAPLE ST NE | ALBUQUERQUE NM 87106 | A1A | 7 THE NORTH 1/2 OF THE SOUTH 2/3 DF LOTS 1, 2 & 3 BROWNWELL & LAIL'S HIGHLAND | R | 0.1664 |
| 181505713738622204 | COOPER FAMILY LLC | 633 CEDAR ST NE | ALBUQUERQUE NM 87106-451 | 283 MULBERRY ST NE | ALBUQUERQUE NM 87106 | A1A | NLY 50 FT OF THE SLY 100 FT OF LOTS 11 & 12 BLK 22 PLAT OF BROWNWELL AND LAIL'S HIGHLAND AD BITION CONT .1148 AC | R | 0.1148 |
| 101505728232910907 | OULIN LAURA L | 13709 PRUITT DR NE | ALBUQUERQUE NM 87112-631 | 103 MAPLE NE | ALBUQUERQUE NM 87106 | A1A | * X REPLAT OF SOUTHERLY PORT OF LOTS 11 & 12 BLK 7 BROWNWELL & LAIL'S HIGHLAND | R | 0.1148 |
| 101505704733621006 | CITY OF ALBUQUERQUE | PO BOX 2248 | ALBUQUERQUE NM 87103-224 | 806 CENTRAL AV SE | ALBUQUERQUE NM 87202 | A1A | TR A PLAT OF TR A HOTEL PARQ CENTRAL CONT 2.2331 AC +/- | C | 2.2331 |

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| 101505738321131502 | KOCHER FRANK H & KATHRYN M | 1340 MUNRAS AVE | MONTEREY CA 93940-6240 | 1212 LEAD AV SE | ALBUQUERQUE NM 87106 | A1A | LTS 1A & 2A BLK 32 SUMMARY PLAT OF LTS 1 & 2 ANOTHE ELY 30 FT OF LT 3 BLK 32 TERRACE ADDN CONT .3939 AC | R | 0.3939 |
| 101505717221231504 | KOCHER FRANK H & KATHRYN M | 1340 MUNRAS AVE S | MONTEREY CA 93940-6240 | 120S LEAD AV SE A | ALBUQUERQUE NM 87106 | A1A | * 004 032TERRACE ADDN W/2D FT L3 & E48 FT L4 | R | 0.186 |
| 101505716621431505 | KOCHER FRANK H & KATHRYN M | 1340 MUNRAS AVE S | MONTEREY CA 93940-6248 | 1206 LEAD AV SE A | ALBUQUERQUE NM 87106 | A1A | * 005 032TERRACE ADDN & W/18 FT L4 | R | 0.186 |
| 181505720623332101 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 1312 SILVER AVE SE | ALBUQUERQUE NM 87106 | A1A | TR 9-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.9206 AC | V | 1.9206 |
| 181505714128020312 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 201 CEDAR ST SE A-D | ALBUQUERQUE NM 87206 | A1A | TR 2-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.7792 AC | C | 1.7792 |
| 101505717929020488 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 1224 CENTRAL AVE SE | ALBUQUERQUE NM 87106 | A1A | TR 3-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 5.0348 AC | V | 5.0348 |
| 101505712238720335 | PRESBYTERIAN HEALTHCARE SERV ATTN: REAL ESTATE | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 201 CEDAR ST SE A-D | ALBUQUERQUE NM 87106 | A1A | TR 1-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 8.2603 AC | C | 8.2603 |
| 101505721528621212 | PRESBYTERIAN HEALTHCARE SERV REAL ESTATE DEPT | PO BOX 26666 | ALBUQUERQUE NM 87125-6666 | 1300 CENTRAL AVE SE | ALBUQUERQUE NM 87106 | A1A | TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 4.3230 AC | C | 4.323 |
| 181505724736221706 | CEDAR INVESTORS LLC C/O ARGUS DEVELOPMENT CO | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87120 | | ALBUQUERQUE NM 87106 | A1A | TR 6 PLAT OF THE HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNELL & LAIL'S HIGHLAND ADDITION) CONT 2.8535 AC | V | 2.8535 |
| 101505720937021705 | CEDAR INVESTORS LLC C/O ARGUS DEVELOPMENT CO | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87120 | | ALBUQUERQUE NM 87106 | A1A | TR 5 PLAT OF THE HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNELL & LAIL'S HIGHLAND ADDITION) CONT 1.9181 AC | V | 1.9101 |
| 101505718237521704 | CEDAR INVESTORS LLC C/O ARGUS DEVELOPMENT CO | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87120 | | ALBUQUERQUE NM 87106 | A1A | TR 4 PLAT OF THE HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNELL & LAIL'S HIGHLAND ADDITION) CONT 1.7174 AC | C | 1.7174 |
| 101505718140821703 | CEDAR INVESTORS LLC C/O ARGUS DEVELOPMENT CO | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87120 | | ALBUQUERQUE NM 87106 | A1A | TR 1 PLAT OF THE HIGHLANDS (BLOCKS 3, 4, 5, 6, & 21 BROWNELL & LAIL'S HIGHLAND ADDITION) CONT 1.3939 AC | V | 2.3939 |
| 101505716437621702 | URBAN HOSPITALITY NM LLC | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87120-2666 | CENTRAL AVE NE | ALBUQUERQUE NM 87106 | A1A | TR 3-A PLAT OF THE HIGHLANDS TRACTS 2-A AND 3-A (A REPLAT OF TRACTS 2 AND 3 OF THE HIGHLANDS) CONT 1.2293 AC | V | 1.2293 |
| 101505724238521701 | CEDAR INVESTORS LLC C/O ARGUS DEVELOPMENT CO | 6300 RIVERSIDE PLAZA | ALBUQUERQUE NM 87128 | CENTRAL AVE NE | ALBUQUERQUE NM 87106 | A1A | TR 2-A PLAT OF THE HIGHLANDS TRACTS 2-A AND 3-A (A REPLAT OF TRACTS 2 AND 3 OF THE HIGHLANDS) CONT 1.4444 AC | C | 1.4444 |
| 101505704122431203 | HALL BRAD H & ANDREA P | PO BOX 50628 | IDAHO FALLS ID 83405-0628 | LOCUST ST SE | ALBUQUERQUE NM 87102 | A1A | LT 1A1 BLK 4 PLAT FOR LOT 1-A-1, BLOCK 4 (COMPRSED OF LOTS 1-A, 11, 12 AND A PORTION OF A VACATED 18 FOOT ALLEY, BLOCK 4 TERRACE ADDITION) CONT .8043 AC | C | 0.8043 |

SEELEY DAVID O & JACKMAN-SEELEY
DENISE S
1451 BELLA VIE CT
SALT LAKE CITY UT 84121

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

ROMERO PAUL-DANIEL
P O BOX 1128
CORRALES NM 87048

PINO CHRIS
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE NM 87122-3147

PRESBYTERIAN HEALTHCARE SERVS
ATTN: REAL ESTATE DEPT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

DUNCAN PRISCILLA A & JAMES D
1423 SILVER AVE SE
ALBUQUERQUE NM 87106

CNM INGENUITY INC
525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106

MARQUEZ GEORGE P JR TRUSTEE
TURRIETTA F T C/O FRAZIER RUTH &
BALDWIN MICHELE
944 DEER DR NE
ALBUQUERQUE NM 87122-1339

GUTIERREZ GABRIELLA
1218 1/2 TIJERAS AVE NE
ALBUQUERQUE NM 87106

GIPSON ENTERPRISES INC C/O LUCAYA
HOUSE APTS
PD BOX 40715
ALBUQUERQUE NM 87196-0715

SPRINGER STEVEN G & TRICIA R
1213 COPPER AVE NE
ALBUQUERQUE NM 87106

KOCHER FRANK H & KATHRYN M
1340 MUNRAS AVE SUITE 310
MONTEREY CA 93940-6140

WU CHUAN TA & SUE JEAN CHEN ETAL
TRUSTEES WU /CHENG LVT
10516 RDYAL BIRKDALE NE
ALBUQUERQUE NM 87111-6569

PRESBYTERIAN HEALTHCARE SERVICES
ATTN: REAL ESTATE DEPT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

WALDRICK MARIE
675 ANN PL
MILPITAS CA 95035

GIPSON ENTERPRISES INC
PO BOX 40715
ALBUQUERQUE NM 87196-0715

LARSON DEBORAH L
PO BOX 1594
TAOS NM 87571-1594

CHALAMIDAS THOMAS L & GEORGIA
TRUSTEES CHALAMIDAS RVT
4309 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110-5719

SEDBERRY LELAND III & MONETTE H
11112 DOUBLE EAGLE NE
ALBUQUERQUE NM 87111-6561

SMITH MARKIE CORBIN & JUNE
ELIZABETH MACADAM CO-TRUSTEES
SMITH FAMILT TR B
3685 TELEGRAPH RD
VENTURA CA 93003

MARTINEZ ROBERTA
6616 SILKWOOD AVE NW
ALBUQUERQUE NM 87121-8861

PRESBYTERIAN PROPERTIES INC ATTN:
REAL ESTATE DEPT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

1001 COAL LLC
40 FIRST PLAZA CENTER NW SUITE 610
ALBUQUERQUE NM 87102-5801

LINTHICUM LINDA
204 MAPLE ST SE
ALBUQUERQUE NM 87106-4808

HUGHES ALIX M & JONATHAN C
818 24TH AVE
SEATTLE WA 98122

BARELA THEODORE R & WILL JOSEPH R
1412 COAL AVE SE
ALBUQUERQUE NM 87106-4839

HICAP JIFFY SPRING LLC
3777 INDEPENDENCE AVE SUITE 3F
BRONX NY 10463-1409

AMBICA INC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

MARTINEZ JESSIE G
115 MAPLE ST SE
ALBUQUERQUE NM 87106-4805

PERDOMO SALVATOR
119 MAPLE ST SE
ALBUQUERQUE NM 87106-4805

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

GIPSON ENTERPRISES INC
PO BOX 40715
ALBUQUERQUE NM 87196-0715

KOWAL CHARLES
1508 GOLD AVE SE
ALBUQUERQUE NM 87106-4414

HARRIS DALE E & WILLIS TOM M &
CHRISTINE M
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

LUCAS LINDSEY T & LUCAS SCOTT G &
SUE P
814 SILVER AVE SE
ALBUQUERQUE NM 87102-3640

DESACHY-GODOY ELVIRA
110 SYCAMORE NE
ALBUQUERQUE NM 87106

KINKADE CHARLES T & LAURA M
EISNER
1407 LEAD AVE SE
ALBUQUERQUE NM 87106-4824

STAFFORD DAVID M
12805 MENAUL BLVD NE
ALBUQUERQUE NM 87112-2547

SCHMITZ JOSEPH P
1108 N 84TH PL
SCOTTSDALE AZ 85257-4104

AMERSHI ARIF & SHELLINA
8924 HELMICK PL NE
ALBUQUERQUE NM 87122-4229

LABORWIT MELANIE
124 MAPLE ST SE
ALBUQUERQUE NM 87106-4806

AHGHAR MASSOUD & KATHLEEN
10804 FLORENCE AVE NE
ALBUQUERQUE NM 87122

PRESBYTERIAN PROPERTIES INC REAL
ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

ZHANG LIHUA & MA HENG
6810 AIRLINE RD
DALLAS TX 75205-1413

JOHNSON MARK K & JENNIFER D
6708 AVENIEDA LA COSTA NE
ALBUQUERQUE NM 87109-4032

AMBICA INC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

SPEER CLARA E TRUSTEE SPEER RVT
1207 COPPER AVE NE
ALBUQUERQUE NM 87106-4909

STANLAND ROWAN R TRUSTEE
STANLAND RVT
1410 GOLD AVE SE
ALBUQUERQUE NM 87106-4804

WRIGHT DIANA L
1420 GOLD AVE SE
ALBUQUERQUE NM 87102-4804

MEYER RICK L & PAMELA K
159 SANTA MARIA
CORRALES NM 87048

AMBICA INC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

MONTALBANO JAMES A
1404 SILVER AVE SE
ALBUQUERQUE NM 87106-4833

AHGHAR MASSOUD & KATHLEEN
10804 FLORENCE AVE NE
ALBUQUERQUE NM 87122

TOP HAT ENTERPRISES LLC
1301 COAL AVE SE
ALBUQUERQUE NM 87106

AHGHAR MASSOUD & KATHLEEN
10804 FLORENCE AVE NE
ALBUQUERQUE NM 87122

MACADAM JUNE S TRUSTEE SMITH-
MACADAM TRUST
126 SAPPHIRE AVE
NEWPORT BEACH CA 92662-1151

HILLARD MICHAEL C & MARINA
1405 SILVER AVE SE
ALBUQUERQUE NM 87106-4832

GIPSON ENTERPRISES INC C/O LUCAYA
HOUSE APTS
PO BOX 40715
ALBUQUERQUE NM 87196-0715

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

SMI ABQ ASSETS LLC DBA DANIELS
FAMILY SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106

GIRON AMANDA
1417 GOLD AVE SE
ALBUQUERQUE NM 87106-4803

MAPLE STREET APARTMENTS LLC
804 SOUTH WESTERN CIR NW
ALBUQUERQUE NM 87104

LUJAN FRANK J
824 SILVER AVE SE
ALBUQUERQUE NM 87102-3640

SANCHEZ MAXIMILLIANO M JR &
CLAUDIA L
1514 EAGLE RIDGE RD NE
ALBUQUERQUE NM 87122-1155

SAHQ BACKERS
410 SYCAMORE ST SE
ALBUQUERQUE NM 87106-5230

KIMERLING DANIEL L
210 SYCAMORE ST SE
ALBUQUERQUE NM 87106-4800

MENDOZA JESSE G
P O BOX 40753
ALBUQUERQUE NM 87196

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106-4825

GIPSON ENTERPRISES INC
PO BOX 40715
ALBUQUERQUE NM 87196-0715

STEWART MICHAEL A
1505 SILVER AVE SE
ALBUQUERQUE NM 87106

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

PRESBYTERIAN HEALTHCARE SERVS
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

SANCHEZ CHARLES R
8114 SAN JUAN RD NE
ALBUQUERQUE NM 87108-2344

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

FELD PETER
PO BOX 4737
ALBUQUERQUE NM 87196

SILSBY JOHN J & RAFFERTY TERRY CO
TRUSTEES RAFFERTY LVT
1600 CHICKAMAUGA TRL
LOOKOUT MOUNTAIN GA 30750-2607

BLANCHARD DEBORAH J
1314 LEAD AVE SE
ALBUQUERQUE NM 87106-5219

DI DONATO ALLEN JR & LAURA S
3672 BRANT ST
SAN DIEGO CA 92103-3926

JAMESON LAURINE R
3543 DAKOTA ST NE
ALBUQUERQUE NM 87110-2117

WEISBERG SAMUEL
1018 COAL AVE SE
ALBUQUERQUE NM 87106

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

MCCARTNEY ANN SIMS C/O SIMS
NATHANIEL T
1502 SILVER AVE SE
ALBUQUERQUE NM 87106-4442

BLANCHARD-BUHR DEBORAH J
1314 LEAD AVE SE
ALBUQUERQUE NM 87106-5219

ALFARO ANTHONY JOHN ROBERT
210 CEDAR ST NE
ALBUQUERQUE NM 87106-4708

VALLIANOS JERRY
7536 NORTHRIDGE AVE NE
ALBUQUERQUE NM 87109-3055

MADDEN VICTORIA A
1001 CENTRAL AVE NE
ALBUQUERQUE NM 87106

MENDOZA JESSE G
P O BDX 40753
ALBUQUERQUE NM 87196

FOWLER KEVIN W & JANICE M
PO BOX 785
PLACITAS NM 87043

KNADJIAN PATRICIA ANN
1827 RITA DR NE
ALBUQUERQUE NM 87106-1131

HIGI MARCUS & RICE LAURA M
3301 STE R COORS BLVD NW NO. 292
ALBUQUERQUE NM 87120-1268

MACADAM JUNE S TR SMITH-
MACADAM TR
126 SAPPHIRE AVE
NEWPORT BEACH CA 92662-1151

RADCLIFFE LOUISE
PO BOX 7
SANDIA PARK NM 87047-0007

SCHILLKE PETER & LAUREL E
1217 COAL AVE SE
ALBUQUERQUE NM 87106-5242

BIERI LORI
4612 MONTE FRIO DR NW
ALBUQUERQUE NM 87120-1827

THEISEN HENRY L & CHRISTENSEN
KRISTEN M
1209 COPPER AVE NE
ALBUQUERQUE NM 87106

BRILLON SCOTT D
1318 LEAD AVE SE
ALBUQUERQUE NM 87106

BITZER J BARRY & FISHER SUSAN M
C/O PESCE PROPERTIES
PO BOX 8918
ALBUQUERQUE NM 87198-8918

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

TENORIO ANTHONY & PATRCIA C
P O BOX 570
MC INTOSH NM 87032-0570

PAGE LISA R
B16 SILVER AVE SE
ALBUQUERQUE NM 87102

WEISBERG SAMUEL
1018 COAL AVE SE
ALBUQUERQUE NM 87106

DOSHI PARAS R & PAYAL
6605 BEAU CHENE NE
ALBUQUERQUE NM 87111-6500

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

AHGHR MASSOUD & KATHLEEN
10804 FLORENCE AVE NE
ALBUQUERQUE NM 87122

DASKALOS CHRIS
1112 ROXBURY DR
LOS ANGELES CA 90035-1032

TENORIO ANTHONY & PATRICIA C
PO BOX 570
MC INTOSH NM 87032-0570

CDG PROPERTIES LLC
5809 PADRE ROBERTO RD NW
LOS RANCHOS NM 87107-7115

TOP HAT ENTERPRISES LLC
APARTADO DE CORREROS
LAS PALMAS 35626ESP

SYC LLC
1400 CENTRAL AVE SE
ALBUQUERQUE NM 87106

BACA MARGARITA S
8623 ANIMAS PL NW
ALBUQUERQUE NM 87120

MCCAULLEY WILLIAM R & MINOR
DIANE M
115 MAPLE ST NE
ALBUQUERQUE NM 87106-4607

SCHILLKE PETER & LAUREL E
1217 COAL AVE SE
ALBUQUERQUE NM 87106

PANUZZO EMMA
1206 COAL AVE SE
ALBUQUERQUE NM 87106-5210

REISELT GORDON & MATHIS BARBAR L
1515 SILVER AVE SE
ALBUQUERQUE NM 87106-4441

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106

WALKER SCOTT W
1410 COAL AVE SE
ALBUQUERQUE NM 87106-4839

CHAVEZ FRED A
105 MAPLE ST NE
ALBUQUERQUE NM 87106

PENA KIMBERLY
518 CAMINO DEL BOSQUE NW
ALBUQUERQUE NM 87114-2304

NEW AGE DENTISTRY LLC
12919 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87111-4239

CENTRAL VENTURE PARTNERSHIP
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

CLARK MARLON L
506 CEDAR ST SE
ALBUQUERQUE NM 87106-5204

CHANG PETER & ISABEL TR CHANG LVT
7609 VISTA DEL ARROYO NE
ALBUQUERQUE NM 87109-3023

MAERKI KATJA
213 HARVARD DR SE
ALBUQUERQUE NM 87106-3522

CENTRAL DEVELOPMENT LLC
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

DUNCAN PRISCILLA A & JAMES D
1423 SILVER AVE SE
ALBUQUERQUE NM 87106-4843

GIPSON ENTERPRISES INC
PO BOX 40715
ALBUQUERQUE NM 87196-0715

CHANG PETER & ISABEL TR CHANG LVT
7609 VISTA DEL ARROYO AVE NE
ALBUQUERQUE NM 87109-3023

SAHQ BACKERS
1404 LEAD AVE SE
ALBUQUERQUE NM 87106-4825

DWIGHTS MAPLE APARTMENTS LLC
1123 TIJERAS AVE NW
ALBUQUERQUE NM 87102

HARPER SUSAN
44 PINON LN
PLACITAS NM 87043

AMBICA INC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

VERPLOEGH MARSHA
PO BOX 1012
TIJERAS NM 87059-1012

STEWART MICHAEL A
1505 SILVER AVE SE
ALBUQUERQUE NM 87106

SMI ABQ ASSETS LLC DBA DANIELS
FAMILY F. SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106

AMBICA INC
817 CENTRAL AVE NE
ALBUQUERQUE NM 87102-3605

KOCHER FRANK H & KATHRYN M
1340 MUNRAS AVE SUITE 310
MONTEREY CA 93940-6140

MCMANUS KRISTA TRUSTEE LAND JOE
TRUST
PO BOX 190
MONTICELLO FL 32345

EK ASHLEE K
1204 COAL AVE SE
ALBUQUERQUE NM 87106-5210

AYALA ANNA M & MEDINA LINDA L TR
MEDINA TRUST C/O COSIO MADISON
N & JOSHUA R
1204 SIERRA LARGA DR NE
ALBUQUERQUE NM 87112-6509

VIGLIANO RICHARD R
1205 COPPER AVE NE
ALBUQUERQUE NM 87106

COOPER FAMILY LIMITED COMPANY
633 CEDAR ST NE
ALBUQUERQUE NM 87106-4522

STANDISH LINDA D & CHRISTIAN G
1287 ALAMOS RD
CORRALES NM 87048

TOP HAT ENTERPRISES LLC
APARTADO DE CORREOS 2
LAS PALMAS 35626ESP

STEMBRIDGE ROBERT E
PO BOX 40011
ALBUQUERQUE NM 87196-0011

CENTRAL VENTURE PARTNERSHIP
1415 CENTRAL AVE NE
ALBUQUERQUE NM 87106

D & S ONE INC
PO BOX 30801
ALBUQUERQUE NM 87190-0801

WINTERS BENJAMIN GREGORY
PO BOX 40598
ALBUQUERQUE NM 87196-0598

BOUCHER RICHARD E
4600 ALMERIA DR NW
ALBUQUERQUE NM 87120-1840

COOPER FAMILY LLC
633 CEDAR ST NE
ALBUQUERQUE NM 87106-4522

DULIN LAURA L
13709 PRUITT DR NE
ALBUQUERQUE NM 87112-6325

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

KOCHER FRANK H & KATHRYN M
1340 MUNRAS AVE
MONTEREY CA 93940-6140

KOCHER FRANK H & KATHRYN M
1340 MUNRAS AVE SUITE 310
MONTEREY CA 93940-6140

KOCHER FRANK H & KATHRYN M
1340 MUNRAS AVE SUITE 310
MONTEREY CA 93940-6140

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERV
ATTN: REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERV
REAL ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

URBAN HOSPITALITY NM LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

CEDAR INVESTORS LLC C/O ARGUS
DEVELOPMENT COMPANY
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

HALL BRAD H & ANDREA P
PO BOX 50620
IDAHO FALLS ID 83405-0620

109

June 6, 2019

Seeley David O & Jackman-Seeley Denise S
1451 Bella Vie Ct
Salt Lake City UT 84121

DEKKER
PERICH
SABATINI

**Re: Presbyterian Hospital Campus Site Development Plan Amendment
1100 Central Ave SE, Albuquerque, New Mexico 87106**

Dear Mr. and Mrs. Seeley:

Presbyterian Healthcare Services, owners of the subject property, is seeking an amendment to the approved site development plan for the main Presbyterian premises campus which encompasses the parcels listed within the enclosed attachments. The purpose of this letter is to notify you of our plans to submit to the City and to provide you with the opportunity to meet prior to our submittal to discuss the proposed development.

Presbyterian has conducted an extensive analysis of our health care market and identified a need for additional inpatient rooms. The proposed site plan amendment accommodates a new inpatient wing directly south of the existing hospital facility. The new inpatient wing will house the necessary patient rooms and diagnostic & treatment (D&T) facilities along with an open air courtyard for patient, staff, and visitor use. The existing central plan will also be expanded to support the new inpatient wing.

A parking facility to accommodate more parking on site is proposed north of Silver Avenue and west of Sycamore Street. The open air parking structure design tucks the structure into the existing grade to minimize its height impact and will feature a 15' foot landscaped buffer on the east side facing adjacent residential development. The construction of these facilities will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community.

Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on September 12, 2019, at 9:00am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

Enclosed is the site development plan for your information, if you have any questions regarding the project please feel free to contact me.

If you would like to request a neighborhood meeting, please contact me within the required 15 day period of this mailing date, by Friday, June 21st, 2019 at 505-761-9700 or via email at anthonys@dpsdesign.org.

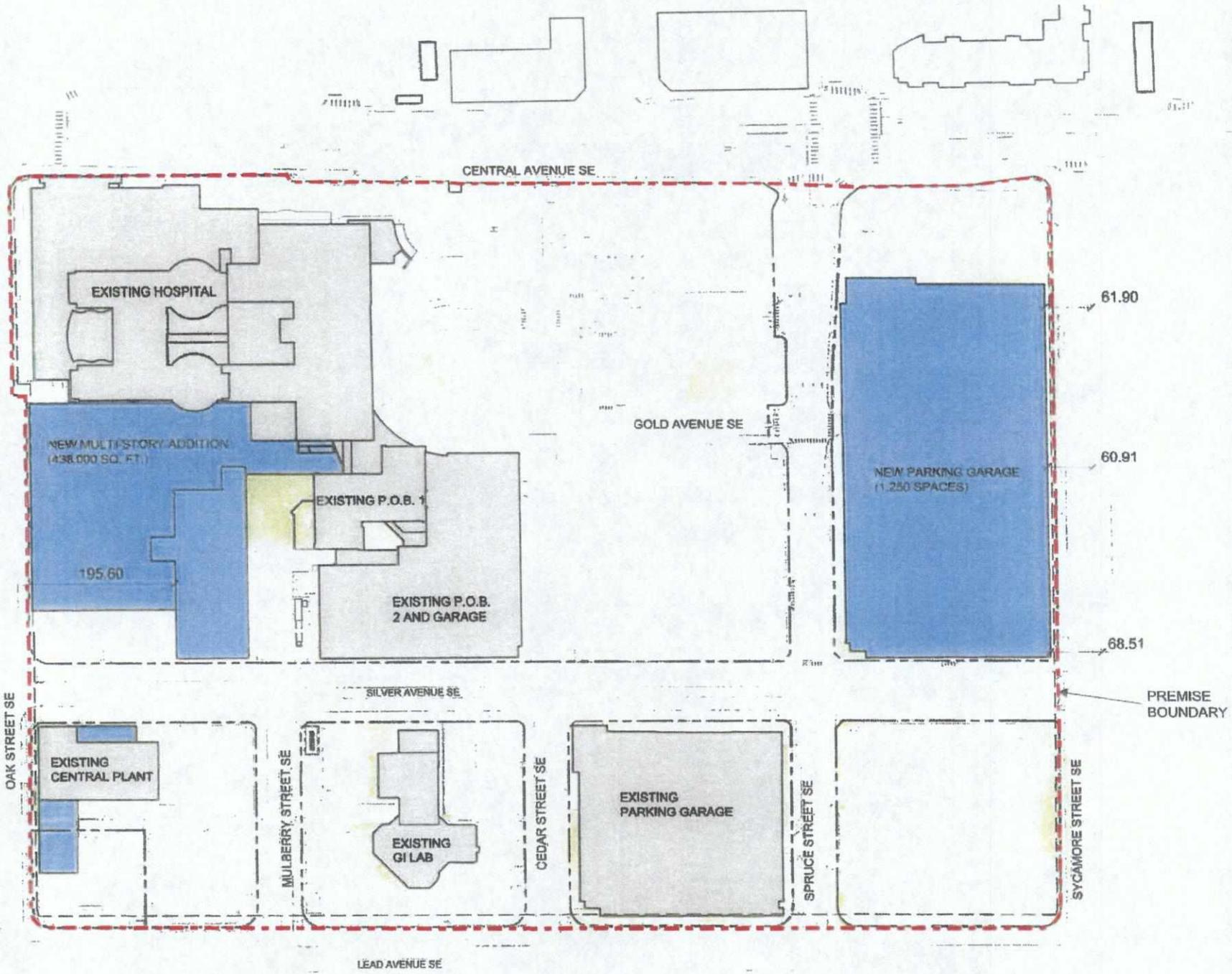
Sincerely,

Dekker/Perich/Sabatini
Agent for Presbyterian Healthcare Services

Anthony Santi

Attachment: Site Development Plan (reduced size)
List of affected tracts

| <i>List of Presbyterian Tracts</i> | | |
|------------------------------------|---|---|
| <i>UPC</i> | <i>SITUS ADDRESS</i> | <i>LEGAL DESCRIPTION</i> |
| 101505712230720335 | 201 CEDAR ST SE A-D ALBUQUERQUE NM 87106 | TR 1-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 8.2603 AC |
| 101505714128020312 | 201 CEDAR ST SE A-D ALBUQUERQUE NM 87106 | TR 2-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.7792 AC |
| 101505717929020408 | 1224 CENTRAL AVE SE ALBUQUERQUE NM 87106 | TR 3-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 5.0348 AC |
| 101505721528621212 | 1300 CENTRAL AVE SE ALBUQUERQUE NM 87106 | TR 4-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 4.3230 AC |
| 101505710325231808 | 1012 SILVER AVE SE ALBUQUERQUE NM 87106 | TRACT 5 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.4665 AC OR 63,882 SF |
| 101505708924331813 | 1001 LEAD SE ALBUQUERQUE NM 87106 | TRACT 6 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 0.4515 AC OR 19,666 SF |
| 101505713324431901 | 301 CEDAR ST SE ALBUQUERQUE NM 87106 | TRACT 7 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAINCAMPUS PHASE ONE CONT 1.9199 AC OR 83,632 SF |
| 101505717223932001 | 300 CEDAR ST SE ALBUQUERQUE 87106 | TR 8-A CORRECTION PLAT OF TR 8-A PRESBYTERIAN HOSPITAL-MAIN CAMPUS PHASE ONE (A REPLAT OF TR 8 OF PRESBYTERIANHOSPITAL-MAIN CAMPUS PHASE ONE) CONT 1.9206 AC |
| 101505720623332101 | 1312 SILVER AVE SE ALBUQUERQUE NM 87106 | TR 9-A PLAT OF TRACT 1-A, 2-A, 3-A, 4-A AND 9-A PRESBYTERIANHOSPITAL-MAIN CAMPUS (A REPLAT OF TRACTS 1 THRU 9,PRESBYTERIAN HOSPITAL-MAIN CAMPUS, PHASE ONE) CONT 1.9206 AC |



May 6, 2019

Mr. Dan Serrano
Environmental Planning Commission Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re. August 2019 EPC Submittal – Public Mailed Notice Certification
Amendment to Presbyterian Main Campus Site Plan

Dear Mr. Serrano,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Rhon Wolf, do hereby certify and attest that I personally stamped 480 letters first class at our metered mail station and delivered them to the U.S. Post Office at 6255 San Antonio Dr. NE, Albuquerque, NM 87109 on May 6th, 2019. The letters were addressed to all Neighborhood Association representative and property owners within 100' of the subject site, as provided by the Office of Neighborhood Coordination and the Planning Department's Senior Office Assistant Geraldine Delgado for this Presbyterian request and as shown on the attached exhibits.

Sincerely,



Rhon Wolf
Office Manager
Dekker/Perich/Sabatini
7601 Jefferson NE, Suite 100
Albuquerque NM 87109

Postage Funding Transaction History

Jun 01, 2019 to Jun 18, 2019
All Accounts Selected(1)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Postage Activity | <input checked="" type="checkbox"/> Meter Postage |
| <input checked="" type="checkbox"/> Payments | <input checked="" type="checkbox"/> Permit Postage |
| <input checked="" type="checkbox"/> Other Activity | <input checked="" type="checkbox"/> Mail Service Provider |

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| Date | Postage Account | Credit Card (Last Four) | Description | Reference | Meter/Permit | Postage on Meter | Credit Card | Total Amount | Transaction Status |
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| 06/06/2019 | 48429351 | 8552 | Refill | 0692056 | | \$148.030 | \$-500.00 | \$-500.00 | |

NEIGHBORHOOD MEETING AND LETTERS

July 24, 2019

Dan Serrano
Environmental Planning Commission Chair
Plaza Del Sol
600 2nd St NW
Albuquerque, NM 87102

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**Re: Neighborhood Meeting Summary
Presbyterian Healthcare Services
Main Hospital Campus located at 1100 Central Ave SE, Albuquerque, New Mexico 87106 (Tracts 1-9
Presbyterian Hospital – Main Campus Phase 1 Replat)
Request for Major Amendment to the approved Site Development Plan and associated Vacation of
Public Easements**

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, provided all adjacent Neighborhood and Associations and property owners within 100' of the subject site an opportunity to meet and discuss the proposed site development plan amendment and the associated vacation of public easement requests. Three separate neighborhood meetings with adjacent communities, neighborhood associations, and other concerned stakeholders were held on June 26, July 1st, and July 17th to discuss the project and respond to potential concerns. Detailed meeting notes documenting the conversations that occurred are included in the application packet, but most of the concerns voiced concerned mitigation of impacts from the proposed parking garage, as well as general safety, noise and traffic impacts to the adjacent neighborhoods.

The following summary outlines the major concerns that were heard throughout the various meetings as well as the mitigation measures Presbyterian has committed to in order to minimize the impacts on the immediate neighbors. Neighborhood concerns are noted in bold, while mitigation measures area indicated in italics.

- 1. Concerns that the existing site wall along Sycamore St. SE will create a space for people to hide between the wall and new parking structure. The wall is currently on the property line about 15' from the curb, and the proposed building was to be another 30' from the curb.**

Presbyterian agreed to remove the existing site wall from the subject site and provide an increased landscape buffer between the garage and Sycamore. Plant material compatible with zoning requirements would be implemented including trees and bushes to help soften the building edge adjacent to the neighborhood.

- 2. Concerns about the overall height of the parking garage, particularly at its nearest location to the neighborhood, and its potential to block views to the west.**

The site plan as originally presented had the parking garage at 12' high and 30' back from Silver Ave SE at its nearest location to the neighborhood. Presbyterian agreed to move the entire parking structure approximately 10 additional feet north and further from Silver Ave SE. Additionally, the parking garage design was tucked into the existing grade which allowed it to be lowered relative to the adjacent grade by approximately 4'. These measures will help reduce the visual impact of the parking structure from the neighborhood.

- 3. Concerns were raised for bicyclist safety along Silver Ave SE, which is a designated Bicycle Boulevard, and the increased traffic that would result from an access point to the garage along Silver.**

Presbyterian proposed removing on street parking space located on the block of Silver Ave SE adjacent to the parking garage to increase visibility and sightlines into and out of the structure. Additionally, signage indicating motorists to yield to bicyclists could be added at the exit to remind drivers to be mindful of crossing bicycle traffic.

- 4. Concerns were raised about headlights from approaching cars into the parking structure along Silver Ave SE shining directly into the neighborhood as well as those parking within the structure.**

This eastern façade includes an integrated wall that will be 6' high relative to adjacent grade to block headlights from vehicles shining into the neighborhood. Additionally, a 15' landscape buffer will run the length of the facade as an additional screening measure. Presbyterian also agreed to engage the city about modifying the existing barrier at the termination of Silver Ave SE at Sycamore to provide some screening elements, while maintaining access for bicyclists.

- 5. Concerns about the points of access into the parking garage, particularly at the Silver Ave location. Access into the structure from this location seemed most contentious due to its proximity to the neighborhood.**

Presbyterian has prioritized the primary entry into the parking garage at ground level, at Gold and Spruce, for patients and visitor parking. It is the most convenient access point relative to the hospital and the closest entry point from Central. Staff will be directed to park on the second and third levels of the garage. Two entry points, one near the corner of Spruce and Silver onto the intermediate level, and a third entry from Silver onto the top level have been designated as the entry points for staff. It is Presbyterian's position that two entry points will reduce congestion for staff and that the heaviest use will be primarily during the morning staff shift.

- 6. Concerns were raised about modifying or removing portions of the median at Silver Ave SE.**

Presbyterian was initially proposing to provide a curb cut into the median that would allow cars to travel east on Silver Ave to more easily enter that parking garage entrance. In response to neighborhood concerns, Presbyterian has agreed it to be in the best interest of all parties that the median remain as-is and not provide any curb cuts. The existing configuration of the median will require motorists to make a U-turn to access the parking structure thereby acting as a traffic calming measure that will decrease the speed of approaching vehicles, which will increase bicycle safety along the designated Bicycle Boulevard

Presbyterian is committed to being a good neighbor and has provided several design accommodations as a result of the neighborhood meetings to mitigate the concerns that were raised.

Conference Report

Project No: 19-0010.001
Project: PH Patient Tower – Working Group
Date: 06/26/2019
Place: Heights Community Center

Attending: Jim Jeppson (PHS), John Laur (D/P/S), Eric Wrage (BHI), Darren Huval (D/P/S), Rich Vigilano (Sycamore), Gabriella Gutierrez (Sycamore), Jill Berry (Silver Hill), Ingrid Mahlev (Silver Hill), James Montalbano (Silver Hill), Tom Ocken (Silver Hill), Sean Matney (Silver Hill), Edgar Avila (Height Community Center), Laurel Schillke (Silver Hill), Peter Schillke (Silver Hill), Elizabeth Dock (Silver Hill).

By: Darren Huval

Copies To: Parties Present
Issue Date: 07/12/2019

Discussion Items:

1. Introductions
 - a. Jim Jeppson introduced the project and Presbyterian's presentation team.
2. Jim Jeppson presented background developed by a consultant with expertise on projecting healthcare needs:
 - a. Over the past 2 years there has been a measureable increase in long waiting times at the Emergency Department which leads to capacity issues at existing campus. Patients often wait in the ED for additional beds to become available within the existing patient bed towers.
 - b. Within the next 10 years, based on this study, Presbyterian determined a need for additional capacity of around 15%.
 - c. The 15% figure reflects capacity needs primarily based on the effect of aging in the community and increased demand for hospital beds needed to meet the demand.
 - d. Presbyterian is also constrained by outdated semi-private patient rooms which date back to the 1950 and 1960's which patients strongly dislike over private patient rooms. These rooms are grandfathered in, but would not be allowed to be constructed today.
 - e. Presbyterian is proposing a new patient tower to support this added need. The initial phase will support up to 192 beds, but only 144 patient beds would be constructed initially. Of those 144 beds, just over half will represent the 15% growth need – or about 75 beds. The other half of the beds built will be used to redistribute patients from the semi-private rooms to private rooms – essentially removing a “headwall” from the current semi-private rooms and reclassifying them as single patient rooms.
 - f. The study was developed to anticipate local needs based on New Mexico and Albuquerque markets. While the study is informed by national trends, it reflects the local needs of our community.

- b. John Laur Presented Area B – central plant expansion:
 - i. Necessary improvements and expansion to support additional square footage proposed.
 - ii. A new expansion to the central plant will support an additional chiller, generator, and cooling tower and possible cogeneration if it makes financial sense to Presbyterian.
 - iii. Some re-work of easements are necessary to support this effort.
 - iv. The central plant will not negligibly increase sound as most of the equipment will be within the building. Existing outside equipment will remain outside.
- c. John Laur Presented Area C – parking garage:
 - i. Current surface lot is about 400 parking spaces. Additional two levels would be built to support approximately 800 new parking spaces for a total of about 1,200 spaces. Patients would primarily use the lowest level with access off Spruce.
 - ii. The structure is designed to only support two levels of elevated parking and not any additional levels.
 - iii. Staff would primarily use the upper two levels with one access route from Spruce, the other route from Silver. Most staff enters the site between 6 and 7 AM.
 - iv. There is an internal ramp for circulation in addition to the 3 access points into the garage.
 - v. Staff use of the lot would be during daytime hours – staff would not utilize the garage in the evening.
 - vi. Arrow across median – traffic would go around median and enter the building.
 - vii. Photovoltaics have not been considered for this building at this time. PV's have been used on several other clinics including Paradise clinic. If payback makes financial sense, this structure could support PV's in the future.
 - viii. The existing wall is along the property line. The building footprint would be approximately 15' further back from the site wall.
 - ix. Parking garage works with the grading of the site to depress into the site where it is closest to Silver and Sycamore. The top level would only be about 10' higher than the adjacent street level. There would be a 4' high wall to block headlights from vehicles shining into the neighborhood.
 - x. The intent is to landscape the site edge similarly to the existing garage on Lead with multiple rows of trees if possible.
 - xi. The garage is being setback from Central Avenue by about 90-100' allowing future development of the site. The setback portion along central was described as possibly having a future "retail face", and later clarified in the meeting that Presbyterian would not seek "retail" uses for this space. The intent of those comments was to describe a more "retail face" appropriate to Central Avenue storefront on any building that may eventually occupy that portion of the property.

- xii. Any building eventually developed off Central could tie into the garage on multiple levels and provide parking.
 - xiii. The garage would be designed with two major materials including a metal panel system on some portions and a concrete/stucco type finish elsewhere.
 - xiv. Presbyterian intends to maintain the existing vehicle block at the end of Silver to keep traffic off Sycamore.
- d. John Laur and Eric Wrage presented the Traffic Study:
- i. No additional traffic issues were determined at any of the intersections that were studied and intersections were rated at acceptable levels of service.
 - ii. Highland development north of central was included as background traffic.
 - iii. Lower level streets north of Central were not included in the study and not required by the city of Albuquerque.
 - iv. Only about 100 peak hour trips added as a result of this project.
 - v. The traffic study only evaluates the two peak hours: 7-9 AM, and 4-6 PM.
- e. John Laur presented Site easements/vacations:
- i. Electric service will be rerouted near central plant along with additional low voltage services.
 - ii. The sanitary sewer line that the water utility has had on the books for some time will be completed.
- f. John Laur presented the schedule for the overall project.
- i. Infrastructure, utility elements and garage would start this year, demolition would occur next year, and the hospital construction would start afterwards in 2020 with completion in 2022.
- g. Other concerns raised:
- i. Presbyterian will request helicopters follow pre-established routes over the interstates and avoid flying over the neighborhoods. No change in helicopter service is anticipated as a result of this project.
 - ii. Contractors and staff will most likely use Milne stadium for parking during construction. These initial conversations with APS have only just started.
 - iii. No plans to currently develop the parking lot on the far southeast lot adjacent to Lead and Sycamore.
5. General concerns raised during neighborhood meeting/discussion:
- a. How would headlights be blocked?
 - b. Can the wall be removed around the existing parking lot? There was a general concern it is a safety issue and provides opportunities for camping out and attract undesirable uses.
 - c. How would the skyline be affected with the new garage? How high would it sit relative to the existing grade? Can a cross section of the site be presented to further explain this relationship?

- d. How are lighting, noise, and air quality concerns being addressed?
- e. Does the chiller add additional noise? The levels would be similar to those at the existing plant. Most equipment is maintained within the building.
- f. Would the traffic into/out of the garage affect the bike boulevard?
- g. Can Central be used as an entry point into the garage?
- h. Can the entire parking garage be shifted north or cited differently to minimize impact to neighborhood?
- i. How would the existing views be impacted by the garage – along Sycamore and cross section with Silver?
- j. Helicopters continue to fly over the neighborhood. How can this be addressed?
- k. Is it possible to provide a bank of house facades along the west side of Sycamore to have a more residential feel? Could be used for security or out of state uses?
- l. Are 1,250 parking spaces a minimum number of parking required to meet current need?
- m. Can a landscape plan be provided?
- n. Can the traffic plan be provided? Can we meet with the traffic consultant?
- o. What is the plan to resolve noise impacts?
- p. There was a concern the entry at Silver would create a hazard for bicyclists – what would be the traffic impact?
- q. What is the % of parking spaces or need relative to this project?

Action Items:

1. Presbyterian and D/P/S agreed to send additional materials to the neighborhood prior to a follow-up meeting. Materials will be sent on Friday, July 12, 2019 for review.
2. Follow-up meeting was scheduled for July 17, 2019 to address these particular requests summarized during closing commentary:
 - a. Provide a landscape plan and renderings
 - b. Provide a noise mitigation plan
 - c. Address concerns with site lighting/neighborhood impact related to lighting
 - d. Address concerns with traffic impacts
 - e. Address security concerns raised at the property and around it
 - f. Provide background data supporting the project

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Meeting Sign-In

Project: Presbyterian Hospital
 Time: 7:00 PM
 Place/Room: Heights Community Center, 823 Buena Vista Dr SE, Albuquerque, NM 87106

| Print Name | Organization | Title | Phone | Email |
|------------------------|------------------------------|-------------------|--------------|----------------------------|
| 1. Jim Jeppson | Presbyterian Health Services | | | jjeppson@phs.org |
| 2. John Laur | Dekker/Perich/Sabatini | | | johnl@dpsdesign.org |
| 3. Eric Wrage | Bohannan Huston Inc. | | | ewrage@bhinc.com |
| 5. Rich Vigliano | SYCAMORE NHA | PRES. | 980-9813 | RICHARD@MGLIANO.NET |
| 6. GABRIELLA GUTIERREZ | SYCAMORE NHA | BOARD MBR | 264-7270 | ggutierrez@unm.edu |
| 7. JILL BERRY | SILVER HILL NA | BOARD MEMBER | 479 719 4808 | jmarleyberry@gmail.com |
| 8. Ingrid Mahlen | SILVER HILL | | 505-267-7413 | attacktoday6@gmail.com |
| 9. JAMES MONTALBANO | Silver Hill | Pres. | 505 243 0827 | ja.montalbano@comcast.net. |
| 10. Tom Ockien | SILVER Hill | Board Member | 505-248-1620 | TwoDESIGN2@MAC.COM |
| 11. Sean Matney | Silver Hill | Board Sec. | 505.264.6397 | SeanMatney@gmail |
| 12. Edgar Avila | Height community Center | Center Supervisor | 848-1334 | eavila@cabq.gov |
| 13. Laurel Schillke | SNA | board memb. | 243-8368 | lschillke@gmail.com |
| 14. Peter " | " | " | " | pschillke@ " " |
| 15. Elizabeth Dock | Silver Hill NA | | 242-8192 | elizabethdock@aol.com |

Meeting Sign-In

Project: Presbyterian Hospital
Time: 7:00 PM
Place/Room: Heights Community Center, 823 Buena Vista Dr SE, Albuquerque, NM 87106

| Print Name | Organization | Title | Phone | Email |
|-----------------|------------------------------|-------|----------|-----------------------|
| 1. Jim Jeppson | Presbyterian Health Services | | | jjeppson@phs.org |
| 2. John Laur | Dekker/Perich/Sabatini | | | johnl@dpsdesign.org |
| 3. Eric Wrage | Bohannon Huston Inc. | | | ewrage@bhinc.com |
| 5. DARREN HUVAL | D/P/S | | 761-9700 | darrenh@dpsdesign.org |
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- vii. The new tower will be considered a high rise per code as it is higher than 75'. The existing B & C towers are not currently built to high rise code, but will be upgraded when construction on the upper levels continues.
 - viii. Additional expansion options that are being considered but not requested or presented at this time would be to add an additional tower just west of the newly proposed tower or the B and C towers could be demolished and rebuilt as new patient towers. Presbyterian's masterplan intends to regenerate the hospital in place. The only building that is planned to go further east would be a new professional office building. This is not currently under consideration either.
 - ix. There is not much asbestos in the buildings which are scheduled for demolition as part of this project. Presbyterian hires professional abatement contractors to properly remove and protect the environment where it is needed. All abatement will occur prior to demolition.
- b. John Laur Presented Area B – central plant expansion:
- i. Necessary improvements and expansion to support additional square footage proposed.
 - ii. A new expansion to the central plant will support an additional chiller, generator, and cooling tower and possible cogeneration if it makes financial sense to Presbyterian.
 - iii. The generators are diesel powered – existing tanks will supply the fuel. Generators are tested for 1 hour once a month, and fuel is treated to remain "fresh." Trucks service these tanks on a very infrequent basis at only a few times a year and they access the site from the streets adjacent to the interstate on the west side of the campus. Presbyterian clarified there would be no perceptible increase in fuel truck traffic to the site.
 - iv. Some re-work of easements are necessary to support this effort.
 - v. The central plant will not negligibly increase sound as most of the equipment will be within the building. Existing outside equipment will remain outside.
- c. John Laur Presented Area C – parking garage:
- i. Approximately 2700 spaces on campus today, with completed project there will be approximately 3300 parking spaces.
 - ii. Current surface lot is about 400 parking spaces. Additional two levels would be built to support approximately 800 new parking spaces for a total of about 1,200 spaces. Patients would primarily use the lowest level with access off Spruce.
 - iii. The structure is designed to only support two levels of elevated parking and not any additional levels.
 - iv. Staff would primarily use the upper two levels with one access route from Spruce, the other route from Silver. Most staff enters the site between 6 and 7 AM.
 - v. The existing wall is along the property line. The building footprint would be approximately 15' further back from the site wall or 30' from the street curb.

- vi. Parking garage works with the grading of the site to depress into the site where it is closest to Silver and Sycamore. The top level would only be about 6' higher than the adjacent street level. There would be a 4' high wall to block headlights from vehicles shining into the neighborhood.
- d. John Laur and Eric Wrage presented the Traffic Study:
- i. No additional traffic issues were determined at any of the intersections that were studied and intersections were rated at acceptable levels of service.
 - ii. Highland development north of central was included as background traffic.
 - iii. Lower level streets north of Central were not included in the study and not required by the city of Albuquerque.
 - iv. Only about 100 peak hour trips added as a result of this project.
 - v. The traffic study only evaluates the two peak hours: 7-9 AM, and 4-6 PM.
 - vi. Traffic patterns: generally all employees leave the campus by traveling south and accessing the on ramp to I-25 from Lead. This minimizes traffic at adjacent neighborhoods and access streets to the campus. Most traffic enters campus from Central and Spruce.
 - vii. ART signal timing is set to reduce the risk of people turning left in front of an ART bus and is the reasoning behind the long light cycle at Spruce.
 - viii. The traffic impact study did not account for future planned ART routes.
- e. John Laur presented Site easements/vacations:
- i. Electric service will be rerouted near central plant along with additional low voltage services.
 - ii. The sanitary sewer line that the water utility has had on the books for some time will be completed.
 - iii. Vast majority of utility changes will be underground and have no perceivable effect on the neighborhood.
- f. John Laur presented the schedule for the overall project.
- i. Infrastructure, utility elements and garage would start this year, demolition would occur next year, and the hospital construction would start afterwards in 2020 with completion in 2022.
- g. Other concerns raised:
- i. The bridge connecting the hospital to the Highlands development in addition to the hotel was not presented as it is approved under a different project and does not pertain to this particular submission to the city. Jim Jeppson did provide some background information on this project and explained the Ronald McDonald house component that is associated with family support for infants receiving care at the neonatal unit at the hospital.

Presbyterian is not leading or developing this property north of the site. Eric Wrage clarified the traffic analysis did include traffic related to this development.

- ii. Cameras will be installed on the new building to help in reducing crime in the area and at the campus.
- iii. No clinical functions exist in the buildings demolished so there will be no impact on patient bed capacity during construction.
- iv. Presbyterian has worked over the years to close many of the streets that connected the northern neighborhoods to the campus and reduce traffic into the campus.

5. General concerns raised during neighborhood meeting/discussion:

- a. The traffic light to access the campus near the ART station for turning into the campus is extremely long.
- b. What kind of fuel do the generators use? What will the impacts be?
- c. Will there be asbestos present at the construction site? What methods will be used to remove any?
- d. Traffic at Martin Luther King can be impacted heavily during quitting time at UNMH. Will there be a similar issue at Presbyterian?
- e. Will a surveillance camera be installed on the new building to survey the neighborhood?
- f. Will patient beds be reduced during construction?
- g. Major concerns are traffic through the neighborhood.
- h. Access/exiting into the garage from Silver would help direct traffic towards Lead and Coal and was appreciated.

6. No follow-up meetings were requested.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Report

Meeting Sign-In

Project: Presbyterian Hospital
 Time: 5:30 PM, 7/1/2019
 Place/Room: Heritage Conference Room, Presbyterian Hospital, Albuquerque, NM

| Print Name | Organization | Title | Phone | Email |
|-----------------------------|---------------------------------|-----------|---------------------|--------------------------------|
| 1. Jim Jeppson | Presbyterian Health Services | | | jjeppson@phs.org |
| 2. John Laur | Dekker/Perich/Sabatini | | 761-9700 | johnl@dpsdesign.org |
| 3. Eric Wrage | Bohannon Huston Inc. | | | ewrage@bhinc.com |
| 4. Darren Huval | Dekker/Perich/Sabatini | | 761-9700 | darrenh@dpsdesign.org |
| 5. Scott England | Spring Park Resident | | 289.1218 | jsengland@gmail.com |
| 6. Nancy Kilpatrick | SPNA | President | 270.5439 | nmnancy7@gmail.com |
| 7. Louise Barkalow | | | 899.7863 | LouiseBARKALOW@aol.com |
| 8. Peter Feibelman | SPNA | | 242-1946 | PJFEIBE@MSN.COM |
| 9. Sterling Coke | SPNA | | 515-8702 | sterlingcoke@me.com |
| 10. Jesse Mendoza | SPNA | Neighbor | | |
| 11. | | | | |
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Meeting Sign-In

Project: Presbyterian Hospital
 Time: 5:30 PM, 7/1/2019
 Place/Room: Heritage Conference Room, Presbyterian Hospital, Albuquerque, NM

| Print Name | Organization | Title | Phone | Email |
|-------------------------------|------------------------------|---------------------|---------------------|--------------------------------|
| 1. Jim Jeppson | Presbyterian Health Services | | | jjeppson@phs.org |
| 2. John Laur | Dekker/Perich/Sabatini | | 761-9700 | johnl@dpsdesign.org |
| 3. Eric Wrage | Bohannon Huston Inc. | | | ewrage@bhinc.com |
| 4. Darren Huval | Dekker/Perich/Sabatini | | 761-9700 | darrenh@dpsdesign.org |
| 5. Ann L. Carson | Huning Highlands | Historian | 505 242-1143 | a.louisa.carson@gmail.com |
| 6. Heather Mechter | Spruce Park | resident | 918-7302 | hsmechter@gmail.com |
| 7. Suzanne Sherman | SPNA | resident | | |
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Conference Report

Project No: 19-0010.001
Project: PH Patient Tower
Date: 07/17/2019
Place: Heights Community Center

Attending: Jim Jeppson (PHS), John Laur (D/P/S), Eric Wrage (BHI), Darren Huval (D/P/S), Richard Vigliano (Sycamore NA), Gabriella Gutierrez (Sycamore PNA), Mardon Gardella (Sycamore NA), Tom Ocken (Silver NA), James Montalbano (Silver NA), Sean Matney (Silver NA), Edgar Avila (Heights Community Center), Devon Hyde (PHS).

By: Darren Huval

Copies To: Parties Present
Issue Date: 07/23/2019

Discussion Items:

1. Presentation on follow-up items including: landscape plan and renderings, noise pollution mitigation plan, light pollution mitigation plan, traffic impact analysis, security, and data supporting the project.
 - a. Landscape plan and renderings
 - i. The parking garage was shifted 10' further to the north to lower the garage relative to the surrounding terrain. The garage is 40' from the curb along Silver. The garage is 30' from the curb along Sycamore.
 - ii. The entry from Silver was shifted to the east to allow a more direct access into the garage.
 - iii. Sections were presented to show a 6' high wall at the portion of the garage closest to adjacent grade to limit headlight exposure and create a wall that would provide greater security.
 - iv. Sidewalk along Sycamore would be lined with trees to help screen portions of the building like the streetscape for the Lead garage.
 - v. Design team will work to minimize the shrubs and hold them closer to the building and use trees to enhance the landscape.
 - vi. The median on Silver has not been moved back, but it is being evaluated to see if it could be pulled back an additional 4' to prevent the need to U-turn into the garage. The tree at the end of the meeting (furthest east) is almost dead. The drawing presented did not have complete survey data at the time of the presentation so the median shown might require further adjustment.
 - vii. With the parking garage, street parking would not be needed and removed from Silver along the block adjacent to the garage creating a more open space and clearer sightlines for cars and bicyclists.
 - viii. There are 3 entry points into the garage to distribute traffic more evenly. The anticipated heaviest use access is located at the intersection of Gold and Spruce and enters the

lowest level of the structure and intended for the public. The entry point towards the corner of Spruce and Silver enters the mid-level for staff. The far SW corner entry off Silver enters the uncovered third floor which is represented in the renderings and used for staff. The garage also has an internal ramp for circulation between all three levels. The entry was located on Silver to work with the grade changes.

- ix. An alternative entrance off Sycamore in lieu of Silver was not supported.
 - x. A previous neighborhood meeting with (SPNA) supported the Silver entry location as they felt it would encourage traffic to the south onto Lead and Coal and away from Central.
 - xi. Presbyterian would be willing to look at options to screen headlights at the existing barricade at the end of Silver/Sycamore. Various options could be analyzed to either provide landscape and/or a wall subject to city approval.
 - xii. Multiple before/after renderings were presented from Sycamore starting at Silver intersection and successive views north to Sycamore and Central.
- b. Noise Pollution Mitigation Plan
- i. Foundation construction would be more restrictive than City requirements and only between 8AM and 5PM.
 - ii. Contact phone numbers would be made available to neighbors.
- c. Light Pollution Mitigation Plan
- i. Presbyterian would use cut off fixtures.
 - ii. Security lighting would be on the walls of the parking structure.
 - iii. Light poles on the top deck would be shaded properly (cutoff) to limit neighbor views into/at the lights.
- d. Traffic Impact Analysis
- i. Arrow was missing from Lead onto Spruce and will be added. The numbers in the report were accurate.
 - ii. The number of cars per hour cannot be accurately predicted that would use the Silver access to the garage at staff shifts. Presbyterian wants to limit the use of the garage on the second and third levels for staff and keep the best spaces for patients and visitors on the ground level. Presbyterian can predict that most traffic onto the third and second levels will occur during staff change and for a limited portion of the day.
 - iii. Bicycle counts from traffic study:
 - 1. Only 6 bicycles were counted on Silver and no bicyclists were counted along Oak.
 - a. Conclusion is either the counted bicyclists are employees or headed over to Lead.
 - 2. Commuters primarily use Lead based on the analysis.
- e. Security

- h. Can a ramp be used to access both 2nd and 3rd levels from Spruce to avoid the entry on Silver? Presbyterian's concern with this approach would impact public access to the garage especially in situations where the lower level was already full.
- i. Would access always be available to the third level? Presbyterian does not anticipate the third level would be used during evening hours.
- j. What is considered a "truck" in the traffic analysis? This generally refers to semi-trucks and larger 18 wheeled vehicles.
- k. Will construction traffic be confined to campus? Will construction traffic be on Sycamore? Presbyterian will have construction equipment generally approached from the south end of the campus and access from Spruce/Silver (west of Sycamore). This will be required in the project specifications.
- l. Is there a limit on how many cars can enter a bicycle boulevard? The answer was unknown from the design team.
- m. Would hospital be amenable to a right of way for bicycles along Sycamore from Silver to Lead? Presbyterian would support this effort to limit need for Silver bicycle traffic on campus.
- n. No application of solar or water recovery system. Presbyterian has studied and implemented many other forms of conservation and limiting electrical usage at the campus that exceed any savings that would be brought by just adding solar panels alone. These efforts have been ongoing for over 25 years and will continue as Presbyterian seeks to reduce energy study and use through a wide variety of measures including ice farms, underground water storage tanks, cogeneration, and numerous other energy savings options.
- o. Many trees along Sycamore are now dead or in bad shape. They may have been subject to disease, but types of trees, and less problematic species should be considered. Presbyterian has been successful with the trees along the Lead parking garage and would look to duplicate that success in this location at Sycamore.

Action Items:

1. Jim Jeppson requested additional ideas and commentary via email.
2. Neighbors would like to see additional landscape plans as they are further developed.
3. Neighborhood groups agreed to put into writing additional concerns and feedback on the design.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

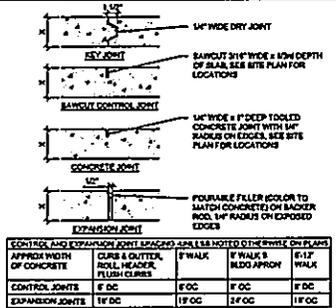
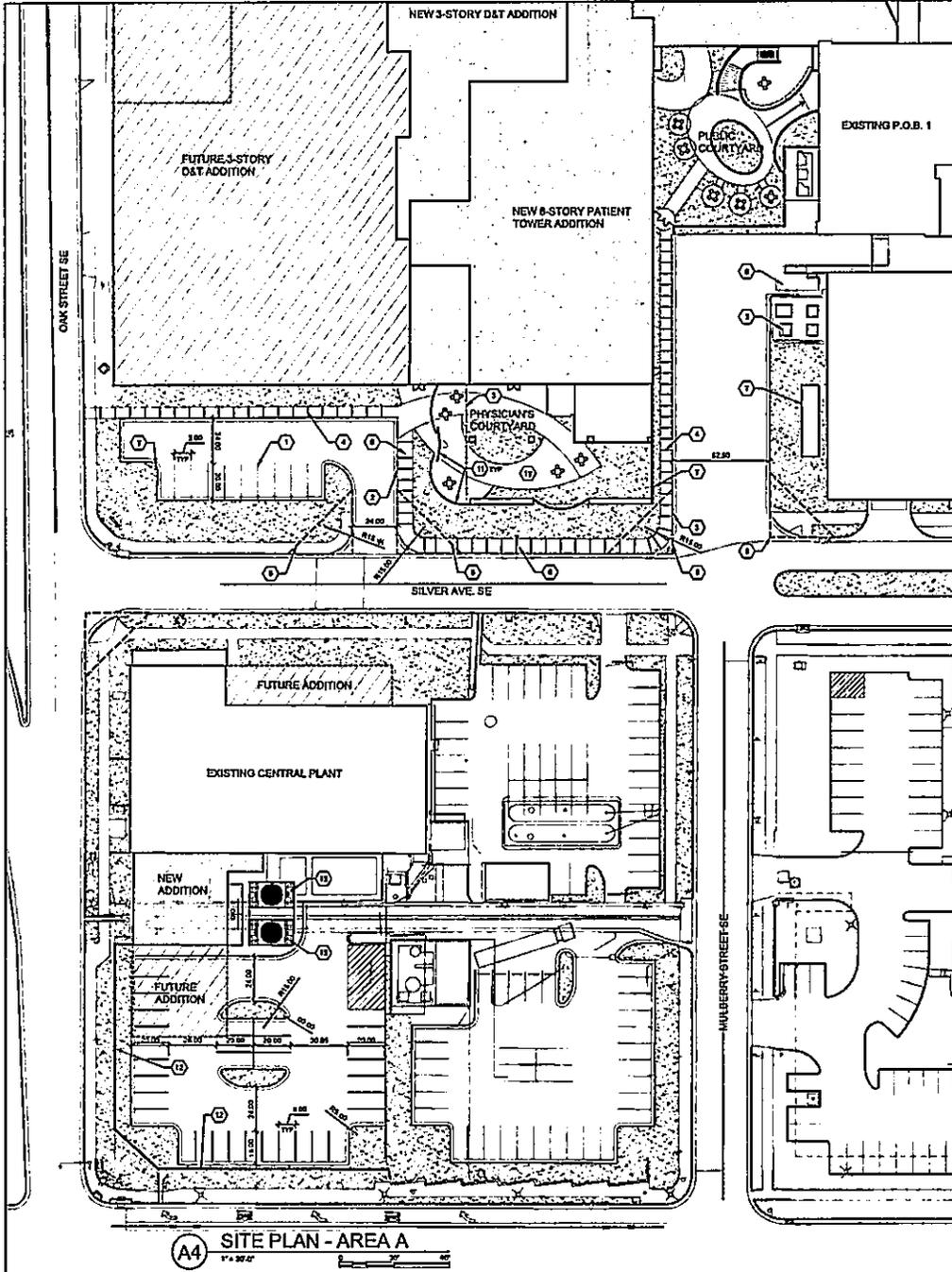
End of Report

Meeting Sign-In

Project: Presbyterian Hospital
 Time: 7 PM, 7/17/2019
 Place/Room: Heights Community Center, 823 Buena Vista Dr SE, Albuquerque, NM 87106

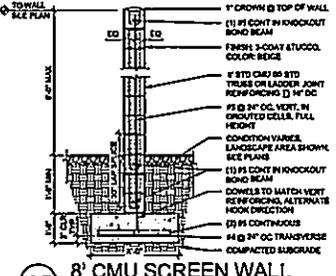
| Print Name | Organization | Title | Phone | Email |
|--------------------|------------------------------|-------|--------------|--------------------------|
| 1. Jim Jeppson | Presbyterian Health Services | | | jjeppson@phs.org |
| 2. John Laur | Dekker/Perich/Sabatini | | 761-9700 | johnl@dpsdesign.org |
| 3. Eric Wrage | Bohannon Huston Inc. | | | ewrage@bhinc.com |
| 4. Darren Huval | Dekker/Perich/Sabatini | | 761-9700 | darrenh@dpsdesign.org |
| 5. R VILLANO | SUCANDRE | | | |
| 6. G. GUTIERREZ | SUCANDRE | | | |
| 7. Mardon Gardela | Sycamore | | | mj.411@g.com |
| 8. Tom Ocken | Silver Hill | | 505-248-1620 | TWODESIGN2@MAC.COM |
| 9. James Montalban | Silver Hill | | 243 0827 | ja.montalban@comcast.net |
| 10. Sean Matney | Silver Hill | | 453-7147 | seanmatney@gmail |
| 11. Edgar Avila | Heights CC | | 848-1334 | eavila@cabq.gov |
| 12. Devon Hyde | Presbyterian | | 724-7091 | jhyde@phs.org |
| 13. | | | | |
| 14. | | | | |

SITE PLAN REDUCTIONS

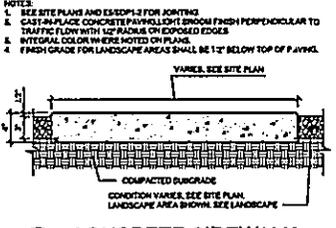


| CONTROL JOINT | EXPANSION JOINT |
|--------------------------|--------------------------|
| APPROX WIDTH OF CONCRETE | APPROX WIDTH OF CONCRETE |
| CONTROL JOINTS | EXPANSION JOINTS |

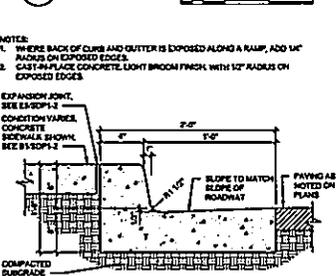
CONCRETE JOINTS & JOINT SPACING



8' CMU SCREEN WALL



CONCRETE SIDEWALK



CONCRETE CURB & GUTTER

GENERAL NOTES

- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ALL PARKING AREAS DRIVEABLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

KEYED NOTES

- PARKING LOT STRIPING, 4" WIDE TYPICAL. COLOR: WHITE.
- NEW CURBS AND GUTTER, SEE DETAIL AS SHOWN.
- LANDSCAPE AREAS.
- NEW 4" WIDE CONCRETE SIDEWALK, SEE DETAIL AS SHOWN.
- LANDSCAPING AND SIGNAGE WILL NOT BE PERFORMED WITH CLEAR BIGHT REQUIREMENTS. THEREFORE SIGN, WALL, TREES, AND SHURBBERY BETWEEN 3 AND 4 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR BIGHT TRIANGLE.
- NEW 4" WIDE CONCRETE SIDEWALK.
- NEW ELECTRICAL EQUIPMENT.
- EXISTING TRASH COMPACTOR.
- EXISTING ELECTRICAL EQUIPMENT.
- NEW ELECTRICAL EQUIPMENT.
- NEW 4" WIDE CONCRETE SIDEWALK.
- NEW 4" WIDE CONCRETE SIDEWALK WITH BRIDGE STUCCO FINISH, SEE DETAIL CS004-1-2.
- NEW 4" WIDE CONCRETE SIDEWALK WITH BRIDGE STUCCO FINISH, SEE DETAIL CS004-1-2.
- NEW MECHANICAL EQUIPMENT.

LEGEND



ARCHITECTURE / DESIGN / INTERIORS

DEKKER PERICH SABATINI

7601 JEFFERSON AVE, SUITE 1
ALBUQUERQUE, NM 87111
505.761.3700 / DPSDESIGN.91

SCALE
PROJECT

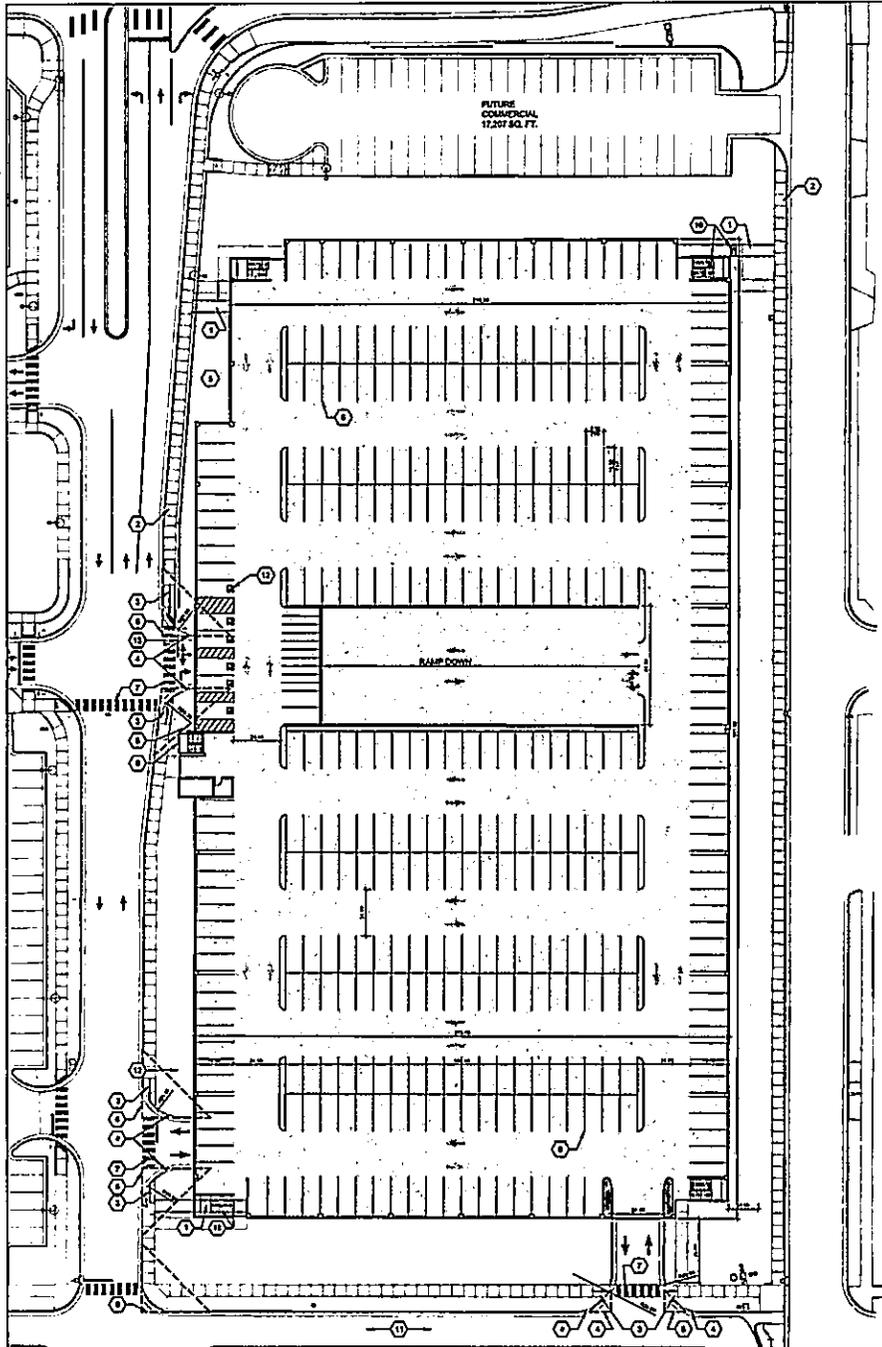
PRESBYTERIAN HOSPITAL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1100 Central Ave SE
Albuquerque, NM 87106

REVISIONS
▲
▲
▲

DRAWN BY
REVIEWED BY
DATE 07/25/2011
PROJECT NO. 19-0010.00
DRAWING NAME

SITE PLAN - AREA A

SHEET NO.
SDP1-2



GENERAL NOTES

- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ALL PARKING AREAS DRIVE AWAYS AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

SHEET KEYED NOTES

- NEW CONCRETE SIDEWALK, SEE DETAIL BS20P1-4
- EXISTING SIDEWALK TO REMAIN
- NEW ACCESSIBLE RAMP, SEE DETAIL BS20P1-4
- CONCRETE CURB AND GUTTER, SEE DETAIL AD30P1-4
- NEW ELECTRICAL EQUIPMENT
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR RIGHT OF WAY RIGHTS. THEREFORE SIGNS, WALL, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAW) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW 4" WIDE PAINTED CROSSWALK, SEE DETAIL BS20P1-4
- PARKING LOT STOPWALL, 4" WIDE TYPICAL, COLOR WHITE
- 8" FIBER OVERHEAD
- NEW CONCRETE STAIRS
- EXISTING FIRE LAMP
- ACCESSIBLE PAVING, SEE DETAIL C150P1-4
- STOP LINE PAVEMENT STOPWALL, SEE DETAIL CS20P1-4

A4 SITE PLAN - AREA B
 1" = 30' 0"

LEGEND

- PROPERTY LINE
- PRELIM BOUNDARY
- ||||| 4" WIDE CROSSWALK
- LANDSCAPE AREA
- POLE LIGHT
- ↑ SIDEWALK RAMP (ARROW POINTS DOWN)
- ▽ EXISTING FIRE HYDRANT

ARCHITECTURE / DESIGN / ENGINEERING

**DEKKER
 PERICH
 SABATINI**

7601 JEFFERSON AVE., SUITE 3
 ALBUQUERQUE, NM 87111
 505.761.7700 / OPS DESIGN.01

SCALE

PROJECT

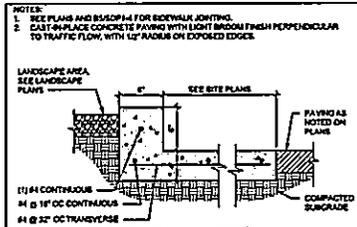
PRESBYTERIAN HOSPITAL
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 1100 Central Ave SE
 Albuquerque, NM 87106

REVISIONS
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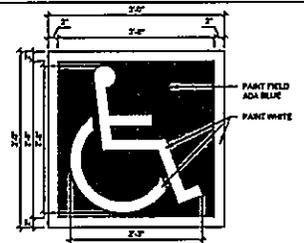
DRAWN BY
 REVIEWED BY
 DATE 07/25/2011
 PROJECT NO. 19-0010.00
 DRAWING NAME

SITE PLAN - AREA 1

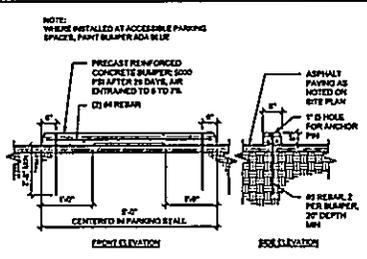
SHEET NO.
SDP1-3
 OF



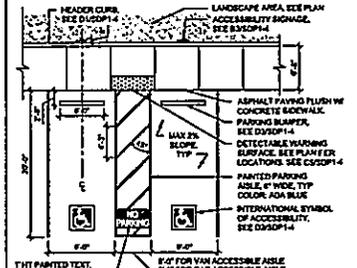
D1 SIDEWALK WITH INTEGRAL HEADER CURB
1 1/2" x 12"



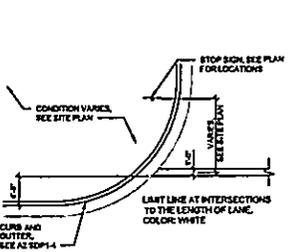
D2 ACCESSIBLE PAVEMENT MARKING
2' x 2'



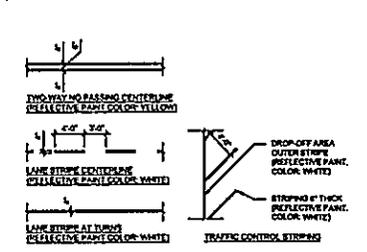
D3 PARKING BUMPER
12" x 12"



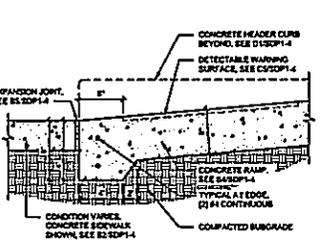
C1 ACCESSIBLE PARKING
14' x 20'



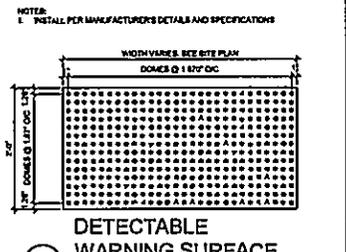
C2 STOP LINE PAVEMENT STRIPING
14' x 14'



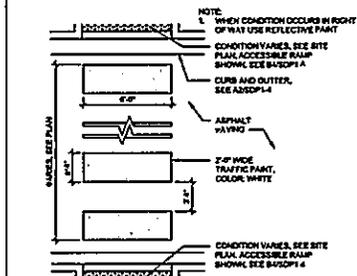
C3 ROADWAY STRIPING
14' x 14'



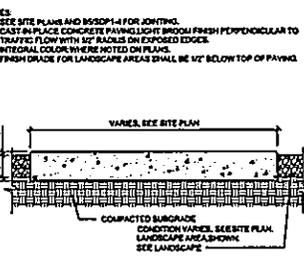
C4 RAMP TRANSITION
12' x 12'



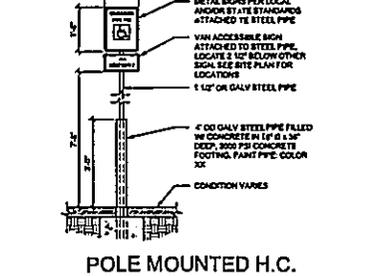
C5 DETECTABLE WARNING SURFACE
6' x 6'



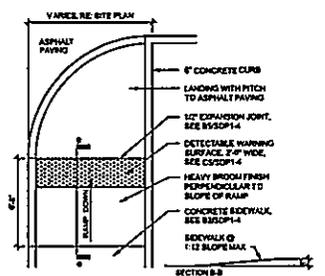
B1 PAINTED CROSSWALK
14' x 20'



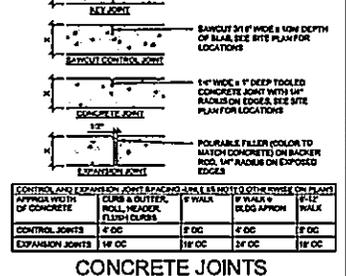
B2 CONCRETE SIDEWALK
1 1/2" x 12"



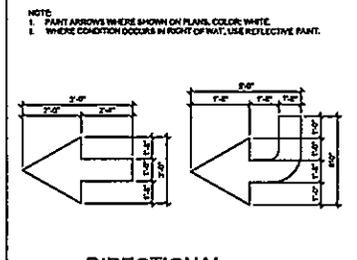
B3 POLE MOUNTED H.C. SIGN (VAN)
12' x 12"



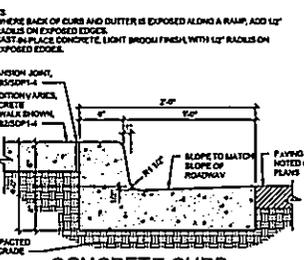
B4 ACCESSIBLE RAMP
14' x 12'



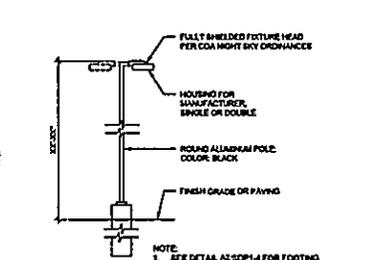
B5 CONCRETE JOINTS & JOINT SPACING
1 1/2" x 12"



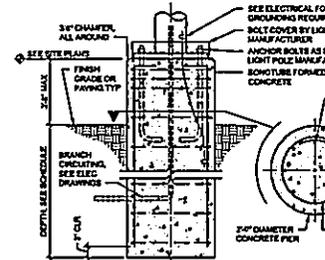
A1 DIRECTIONAL PAVEMENT ARROW
14' x 14'



A2 CONCRETE CURB & GUTTER
1 1/2" x 12"



A3 PARKING LIGHT POLE
14' x 14'



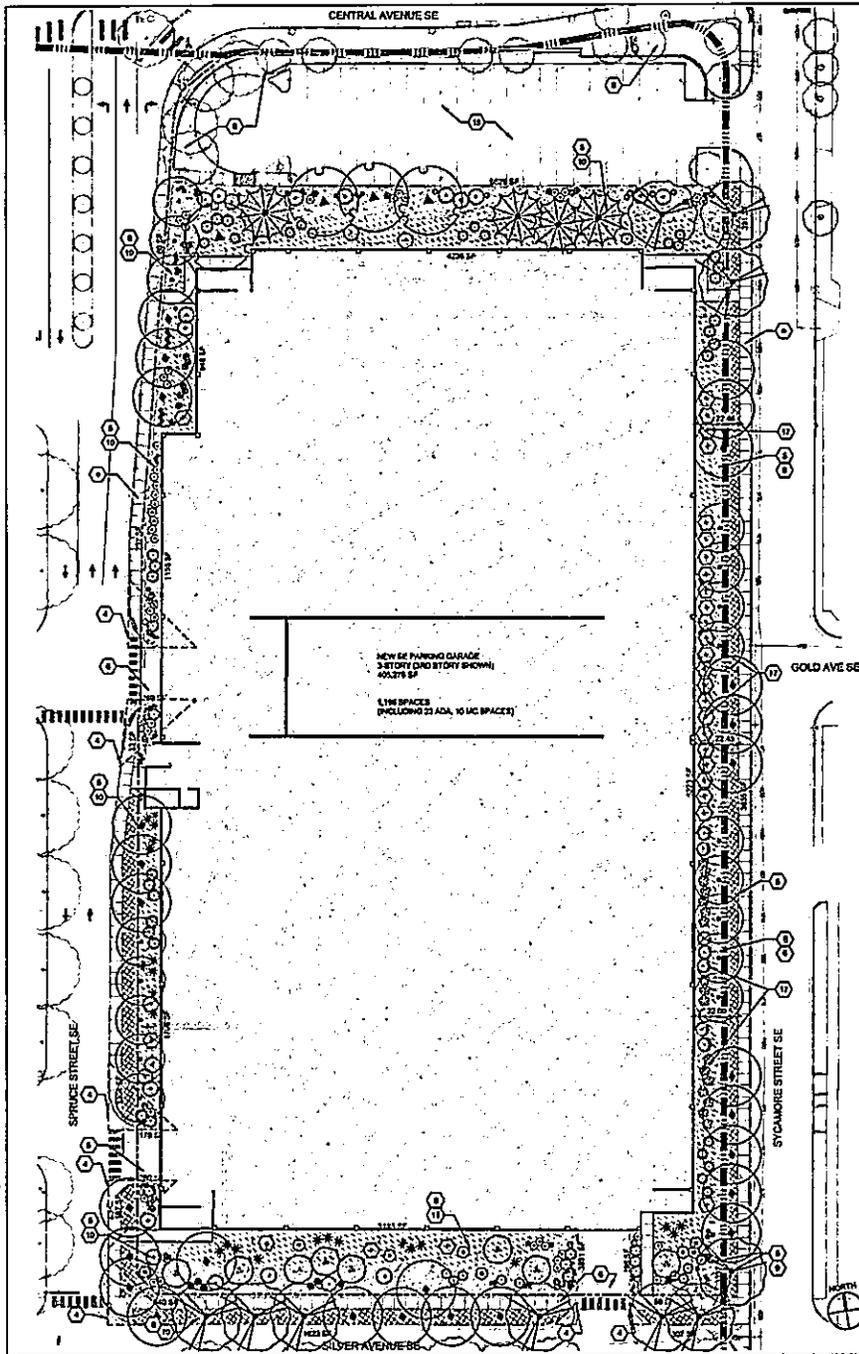
A4 FOUNDATION @ LIGHT POLE
36" x 12"

LIGHT POLE FOOTING SCHEDULE

| MAXIMUM POLE HEIGHT | MINIMUM FOOTING DEPTH |
|---------------------|-----------------------|
| 8'-0" | 7'-0" |
| 12'-0" | 8'-0" |
| 16'-0" | 9'-0" |
| 20'-0" | 10'-0" |
| 24'-0" | 11'-0" |

1. 4000 PSI CONCRETE MINIMUM

A4 FOUNDATION @ LIGHT POLE
36" x 12"



GENERAL NOTES

- A. FOR MAINTENANCE STATEMENT AND IRRIGATION SYSTEM INFORMATION, SEE SDP-21
- B. MINIMUM PLANT SIZE ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 8' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.

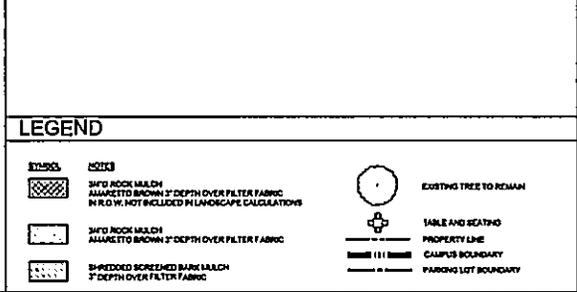
SHEET KEYNOTES

- 1. SURFACE PARKING AREA
- 2. EXISTING EASEMENT
- 3. NEW EASEMENT
- 4. CLEAR BIGHT TRIANGLE
- 5. PERVIOUS AREA
- 6. IMPERVIOUS AREA
- 7. 6' W TALL SCREEN WALL OR FENCE W/ GATE
- 8. EXISTING PLANTINGS TO REMAIN
- 9. NEW PLANTINGS FOR SCREENING / BUFFERING
- 10. NEW PLANTINGS FOR GENERAL LANDSCAPING
- 11. CLEARANCE AROUND GROUND MOUNTED UTILITY
- 12. SEAT WALL
- 13. 2' MAX LANDSCAPE RETAINING WALL
- 14. BALCONY WITH SEATING ABOVE AND BELOW
- 15. EXISTING SURFACE PARKING LOT TO REMAIN
- 16. SITE WALL FOR SCREENING
- 17. 6' TALL VERTICAL BUFFER PER 100 SQ. FT. OF 14-16-4-2000
- 18. CURB OUT, SET CURB

PLANT LEGEND

| TREE | BOTANICAL NAME | COMMON NAME |
|------------|---|-----------------------------|
| ⊙ | FORESTERA NEOMEXICANA | NEW MEXICO PRIVET |
| ⊙ | PIRUS NORA | AUSTRIAN BLACK PINE |
| ⊙ | PISTACHA CHINENSIS | CHINESE PISTACHE |
| ⊙ | QUERCUS BUCKLEYI | BUCKLEY OAK |
| ⊙ | QUERCUS LAEVEDENTATA | CHICKAWAY OAK |
| ⊙ | ULMUS X 'ACCOLADE' | ACCOLADE ELM |
| SHRUB | BOTANICAL NAME | COMMON NAME |
| ⊙ | SACCHARIS X 'STARF' | THOMPSON BROOM |
| ⊙ | SUCCULEA DAVEN 'BLACK KNIGHT' | BLACK KNIGHT BUTTERFLY BUSH |
| ⊙ | CALLIRHOE HYOLICATA | PURPLE POPPY MALLOW |
| ⊙ | CHAMAEBATARIA MELLEIFOLIA | FERNBUSH |
| ⊙ | ELAEAGNUS PLUNGOS | SILVERBERRY |
| ⊙ | ERICALMERA NAUSEOSA | CHURCHA |
| ⊙ | JUNIPERUS SABINA 'BUFFALO' | BUFFALO JUNPER |
| ⊙ | TALL JUNIPER SPECIES TO BE FEMALE ONE 1 | |
| ⊙ | POTENTILLA FRUTICOSA 'ABBOTSWOOD' | ABBOTSWOOD POTENTILLA |
| ⊙ | PAIS ANOMALICA 'CRO-LON' | CRO-LON BAAC |
| ⊙ | ROSA MEDICLAND | WHITE MEDLAND ROSE |
| ⊙ | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY |
| ⊙ | SALVIA GREGOR 'TURSIANS RED' | TURSIANS RED SALVIA |
| GRASS | BOTANICAL NAME | COMMON NAME |
| ⊙ | BOUTELOUA 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRASS |
| ⊙ | CALAMAGROSTIS X ACUTIFLORA 'KARL FOCKERTER' | KARL FOCKERTER GRASS |
| ⊙ | FESTUCA IDAHOENSIS 'BISBYOU BLUE' | BISBYOU BLUE FESCUE |
| SUCCULENTS | BOTANICAL NAME | COMMON NAME |
| ⊙ | ADAVE HAVARDIANA | HAVARD'S CENTURY PLANT |
| ⊙ | HEPHERALDE PARYPLOPA | RED YUCCA |
| ⊙ | HOLINA MICROCARPA | BEARDGRASS |
| ⊙ | OPUNTIA SANTA-RITA | SANTA-RITA PRICKLYPEAR |
| ⊙ | YUCCA SCHOTTI | MOUNTAIN YUCCA |
| ⊙ | YUCCA BACCATA | BANANA YUCCA |

LEGEND



ARCHITECTURE / DESIGN / DISPLAY

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 1 ALBUQUERQUE, NM 87111
505.761.7700 / DPDESIGN.CO
ARCHITECT

ENGINEER

PROJECT

PRESBYTERIAN HOSPITAL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

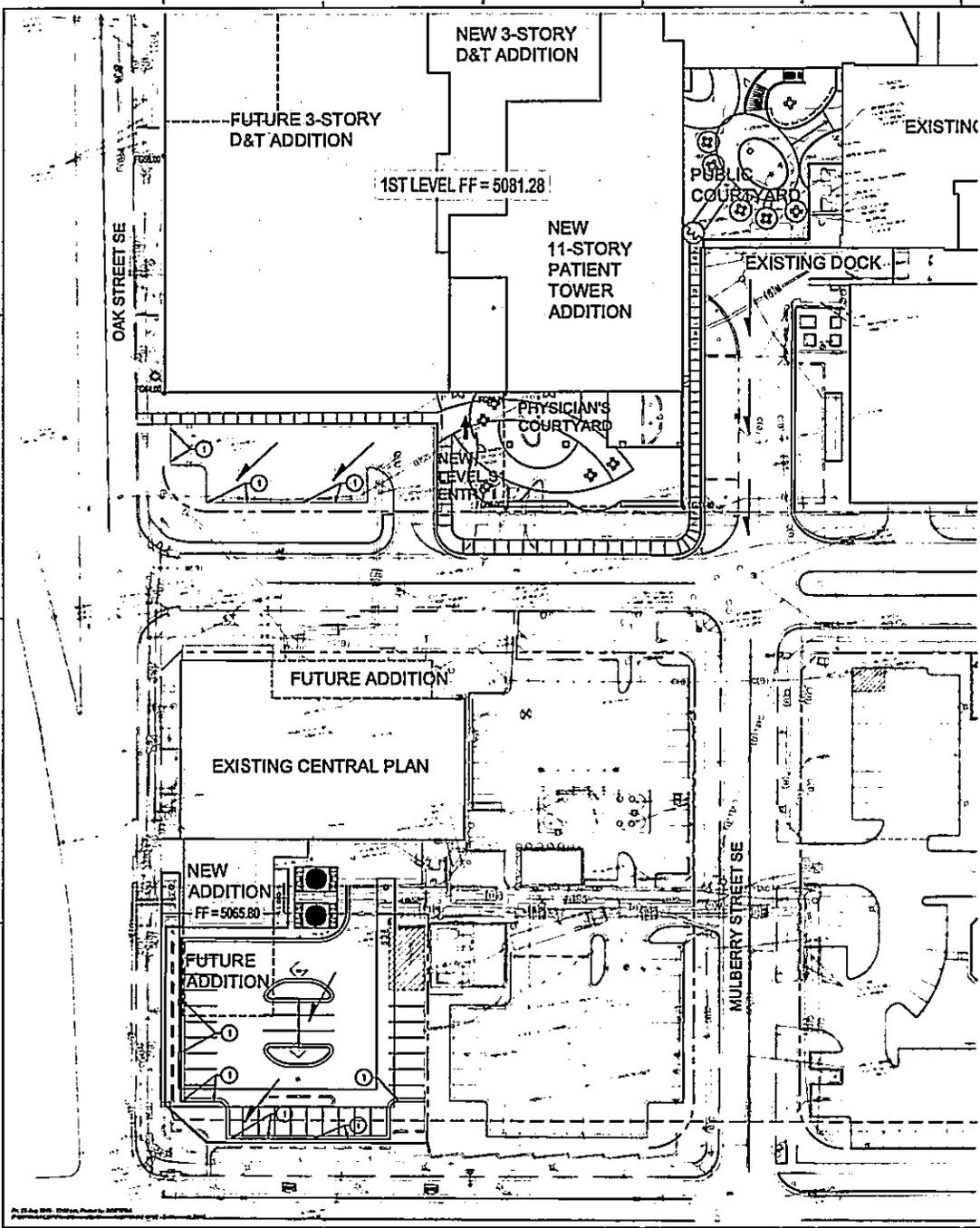
1100 Central Ave SE
Albuquerque, NM 87106

REVISIONS

△
△
△

DRAWN BY: JT
REVIEWED BY: SM
DATE: 07/25/2011
PROJECT NO: 18-0010 DD
DRAWING NAME: LANDSCAPE PLAN ENLARGEMENT

SHEET NO: **SDP2-3**



GENERAL NOTES

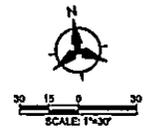
1. CURB CUTS SHOWN ON THE PLAN HAVE BEEN LOCATED TO DIRECT SITE RUNOFF TO LANDSCAPE WATER HARVESTING AREAS. THE LOCATIONS WILL BE REFINED AS THE DESIGN DEVELOPS.

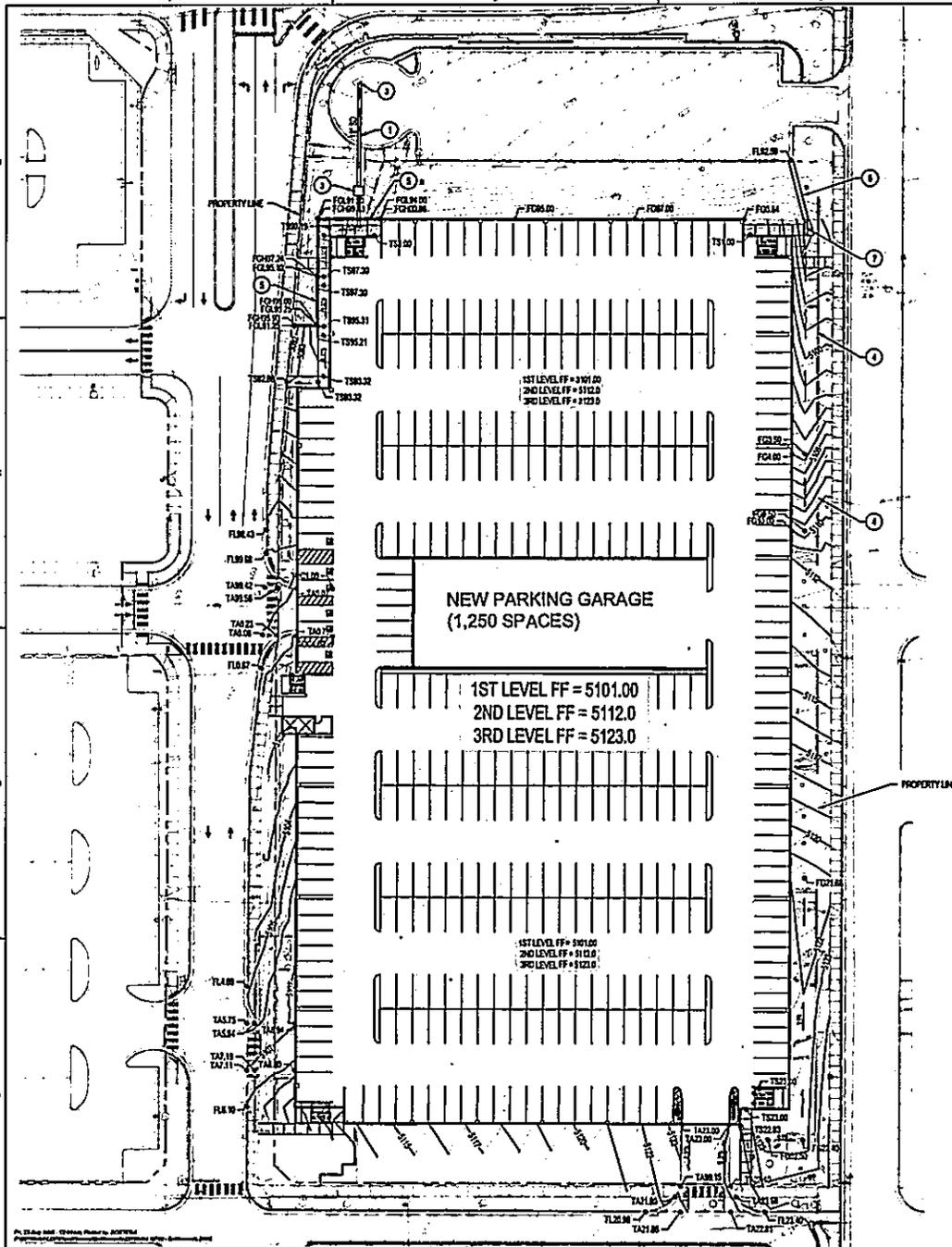
KEYED NOTES

1. CURB CUT.

GRADING LEGEND

- 2% — DIRECTION OF FLOW
- 23.00 — PROPOSED SPOT ELEVATION
- 5100 — PROPOSED INDEX CONTOUR
- 5101 — PROPOSED INTERMEDIATE CONTOUR





- KEYED NOTES**
1. NEW STORM DRAIN PIPE.
 2. CONNECT TO EXISTING PRIVATE STORM DRAIN INLET.
 3. SAND/OIL INTERCEPTOR.
 4. EXISTING RETAINING WALL TO BE REMOVED.
 5. NEW RETAINING WALL.
 6. NEW CONCRETE ROBSON CHANNEL.
 7. NEW 34" WIDE SIDEWALK OVERLAY.

GRADING LEGEND

| | |
|----------|-------------------------------|
| -2% | DIRECTION OF FLOW |
| • 21.00 | PROPOSED SPOT ELEVATION |
| — 5100 — | PROPOSED MOCK CONTOUR |
| — 5101 — | PROPOSED INTERMEDIATE CONTOUR |

ARCHITECTS / DESIGN / CONSULTANTS

DEKKER PERICH SABATINI

7601 JEFFERSON ST., SUITE 1
ALBUQUERQUE, NM 87311
605.741.9700 / RPS@DESIGNLAB.COM

PRESBYTERIAN HOSPITAL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1100 Central Ave SE
Albuquerque, NM 87106

REVISIONS

DATE: 08/26/2011
PROJECT NO.: 19-00183.00
DRAWING NAME: CONCEPTUAL GRADING AND DRAINAGE PLAN AREA B

SCALE: 1"=30'

Bohannon & Huston
www.bhinc.com 800.877.5332

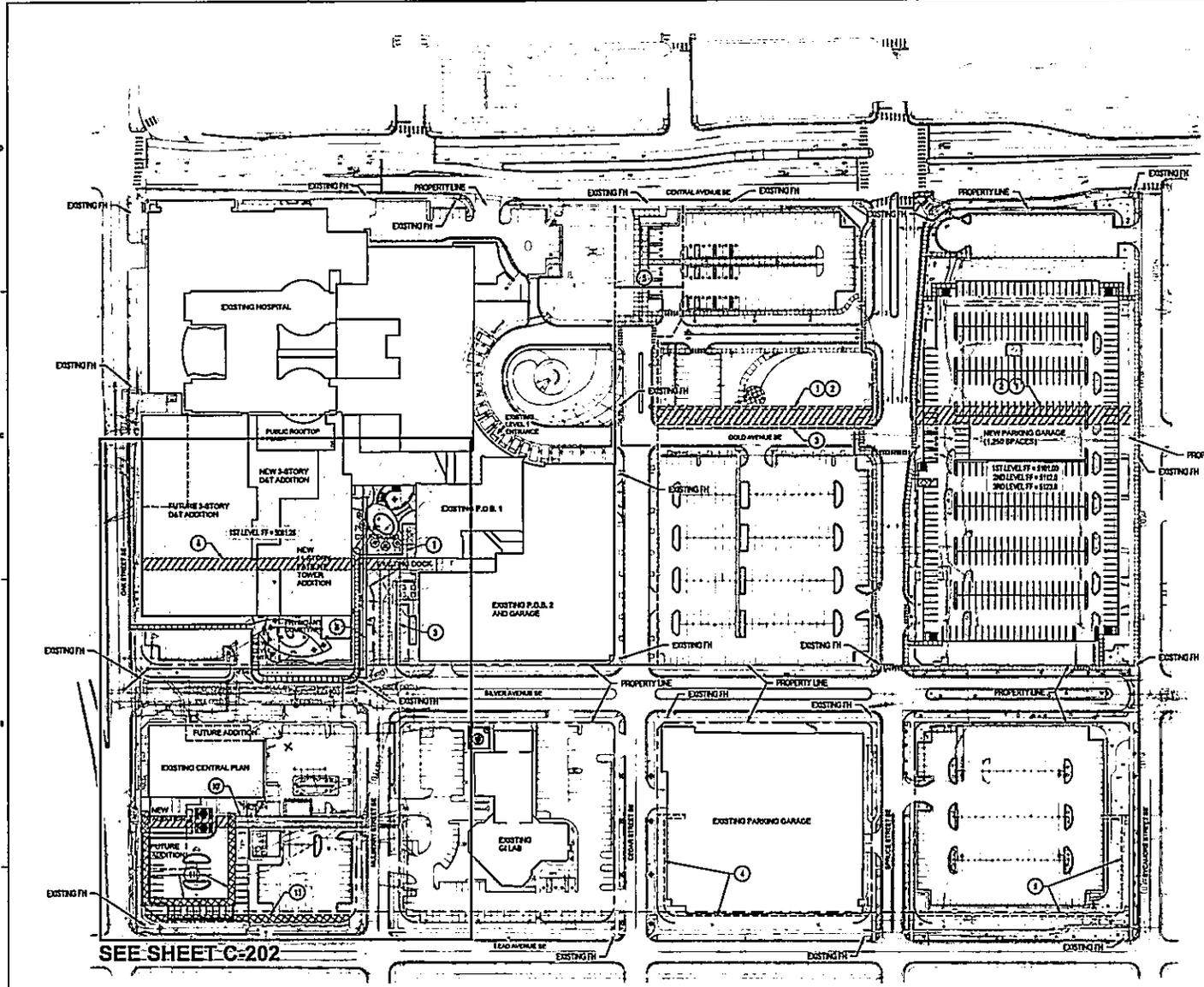
C-103

○ EASEMENT KEYED NOTES

- EXISTING 25' WIDE PUBLIC SANITARY SEWER & PUBLIC WATER LINE EASEMENT TO BE VACATED.
- VACATION OF EASEMENT WILL REQUIRE RELOCATION OF THE EXISTING SANITARY SEWER LINE.
- EXISTING 24.75' WIDE PUBLIC DRAINAGE EASEMENT TO REMAIN.
- EXISTING 10' WIDE PUBLIC UNDERGROUND EASEMENT TO REMAIN.
- EXISTING PUBLIC SANITARY SEWER, DRAINAGE & PUBLIC WATER LINE EASEMENT TO REMAIN.
- EXISTING 10' PRIVATE SANITARY SEWER EASEMENT TO BE VACATED.
- EXISTING 10' PUBLIC WATER LINE EASEMENT TO REMAIN.
- EXISTING 30' PUBLIC WATER LINE EASEMENT TO BE VACATED.
- EXISTING 15' GAS LINE EASEMENT TO REMAIN.
- EXISTING 18' WIDE PUBLIC SANITARY SEWER EASEMENT & P.U.E. TO BE VACATED. PORTION OF EASEMENT TO REMAIN PER NHQ INSTRUCTION FROM PHA.
- 10' P.U.E. TO BE GRANTED.

LEGEND

-  EXISTING EASEMENT TO BE VACATED
-  NEW EASEMENT TO BE GRANTED



SEE SHEET C-202

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON AVE., SUITE 1
ALBUQUERQUE, NM 87111
865.761.7716 / OPSDESIGN.COM

SCALE

PROJECT

PRESBYTERIAN HOSPITAL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1100 Central Ave SE
Albuquerque, NM 87106

REVISIONS
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 ▲
 ▲
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DRAWN BY: BK
 REVIEWED BY: CSD
 DATE: 06/28/2011
 PROJECT NO.: 19-0210.00
 DRAWING NAME:

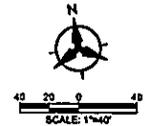
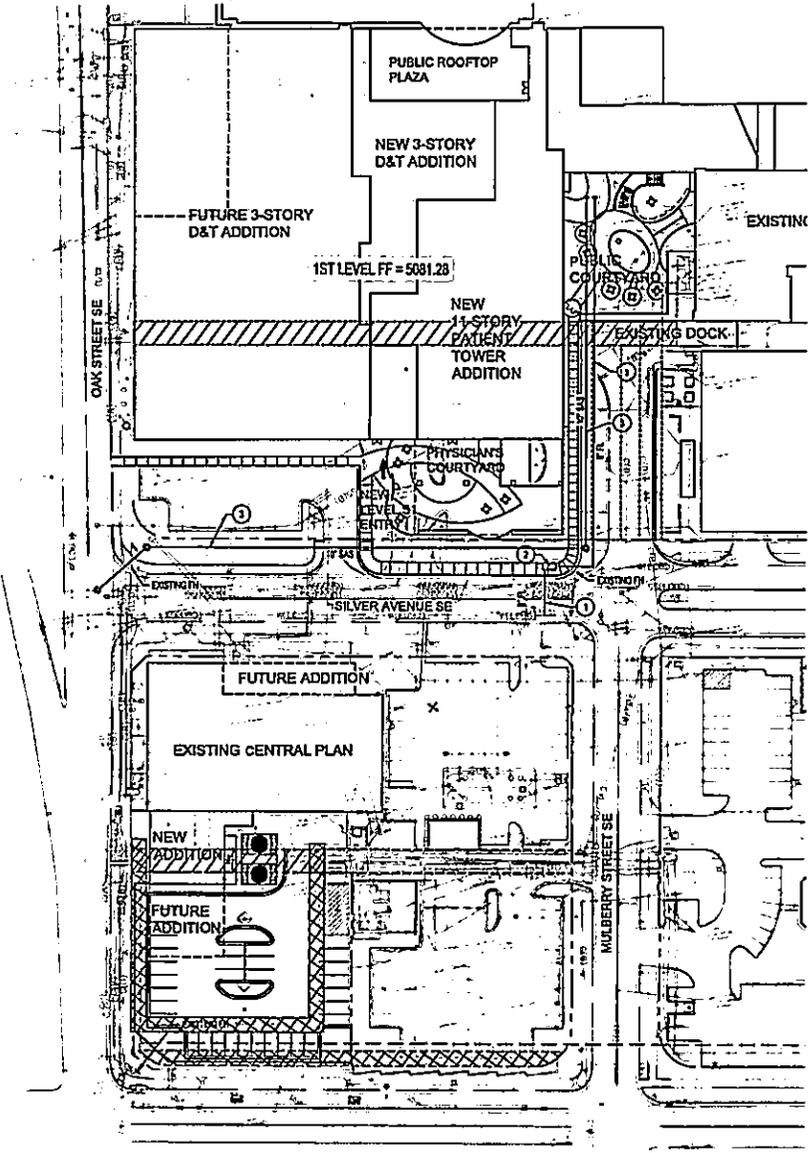
CONCEPTUAL
UTILITY PLAN

SHEET NO.

C-202

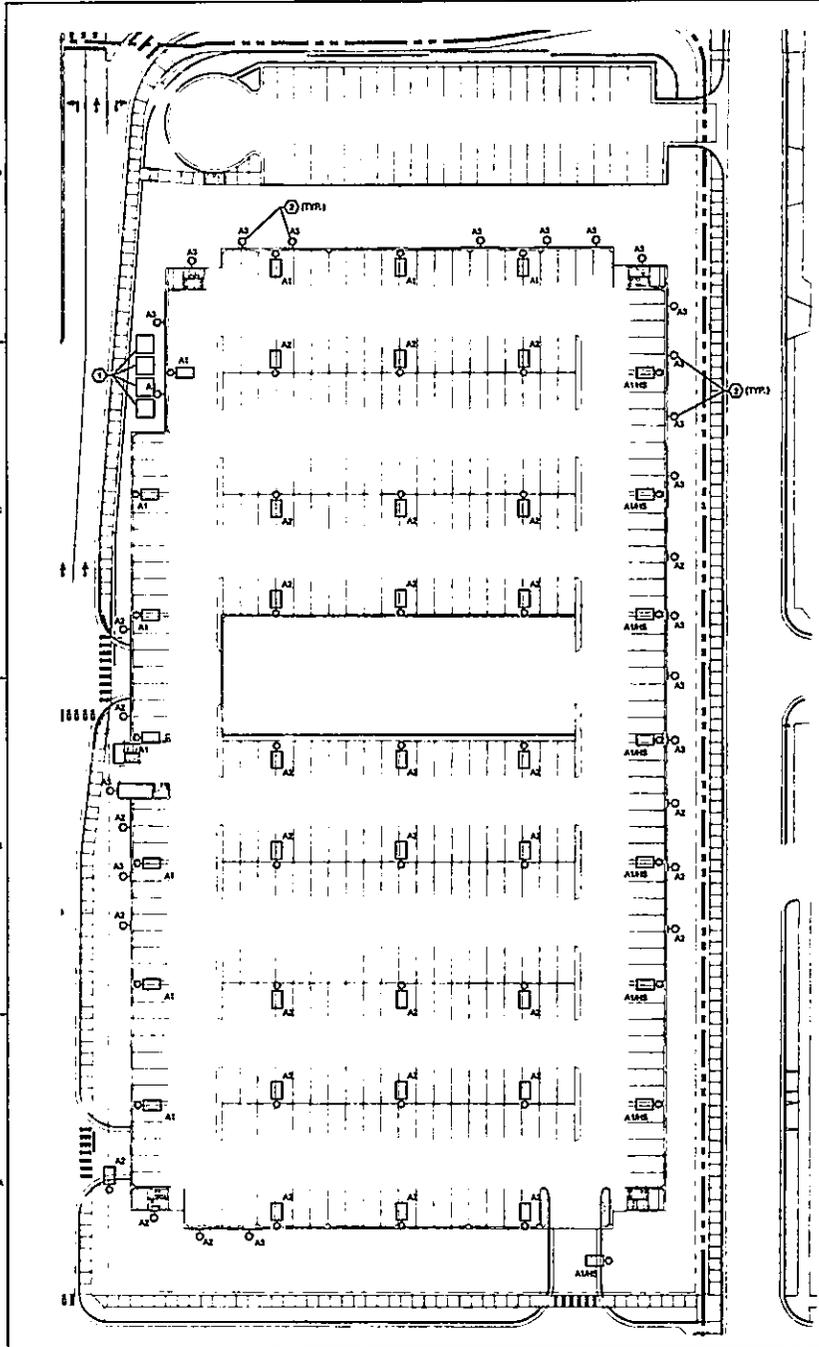
KEYED NOTES

1. NEW PRIVATE FIRE LINE.
2. NEW BACK FLOW PREVENTER IN HEATED ENCLOSURE.
3. NEW PRIVATE SEWARIARY SEWERLINE.



Bohannon & Huston
 www.bhinc.com 800.877.5332

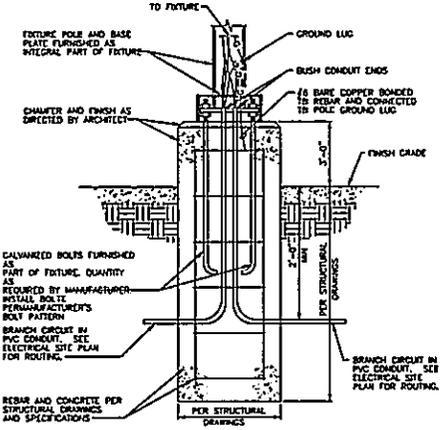
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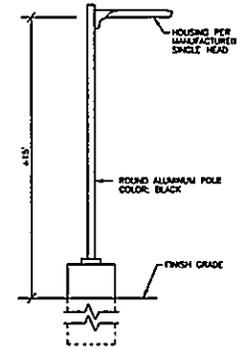
| SHEET KEYED NOTES | GENERAL NOTES |
|--|--|
| 1. APPROXIMATE LOCATION OF ELECTRICAL SERVICE (EARTH) MOUNTING PAD MOUNT TRANSFORMERS AND SW TO LOCAL. 2. MOUNTING HEIGHT FOR BUILDING MOUNTED LIGHTING Varies DEPENDENT ON GRADE. REFER TO ARCHITECTURAL ELEVATIONS. | 1. POLE MOUNTED FIXTURES ALONG RESIDENTIAL STREET SHALL BE PROVIDED WITH HOUSING SIDE OF STREET. 2. REFER TO ARCHITECTURAL FOR BUILDING MOUNTED MOUNTING LOCATIONS. 3. STRUCTURAL BASES FOR POLE MOUNTED ON TOP OF PARKING STRUCTURE SHALL BE INTEGRAL TO THE STRUCTURAL SYSTEM AND DESIGNED BY THE STRUCTURAL ENGINEER. |

| LIGHTING FIXTURE SCHEDULE | | | | | | |
|---------------------------|--|--|-----------------|----------------------------------|-------------|----------------------------------|
| TYPE | DESCRIPTION | MOUNTING | WATTAGE/VOLTAGE | MANUFACTURER/MODEL | LENS/SHIELD | NOTES |
| A1 | FULL CUT OFF LED POLE MOUNT, SINGLE HEAD, CONCRETE OFFICE, TYPE 3 (S1) | IF POLE ONLY CONCRETE STRUCTURAL BASE | 78 WATT/277V | GUARCO W23-140-1873-4402-4402-11 | S110 | TOP 1/40 CATER HOUSE SIDE SHIELD |
| A2 | FULL CUT OFF LED POLE MOUNT, SINGLE HEAD, CONCRETE OFFICE, TYPE 3 (S2) | IF POLE ONLY CONCRETE STRUCTURAL BASE | 78 WATT/277V | GUARCO W23-140-1873-4402-4402-11 | S118 | TOP 1/40 CATER HOUSE SIDE SHIELD |
| A3 | FULL CUT OFF LED WALL MOUNT | WALL MOUNT MOUNTING HEIGHTS NOT LESS THAN 8' | 20 WATT/277V | STANCO W23-140-1873-4402-4402-11 | 3000 | |

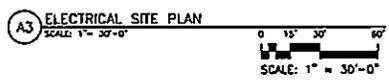
NOTE: ALL FIXTURE COLORS TO BE SELECTED BY ARCHITECT.



FREE STANDING POLE BASE DETAIL
SCALE: NONE (APPLIES TO FIXTURES NOT MOUNTED ON PARKING STRUCTURE)



FREE STANDING POLE DETAIL



A3 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

DEKKER
 PERICH
 SABATINI

7601 REFERENCE...
 503.761.9300 / 0730210101

BURRER & PATTON
 ARCHITECTS

ENGINEER

PROJECT

PRESBYTERIAN HOSPITAL
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 1100 Central Ave SE
 Albuquerque, NM 87106

REVISIONS
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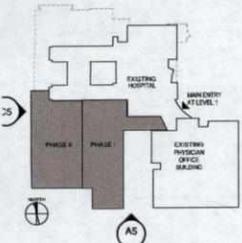
DRAWN BY
 REVIEWED BY
 DATE: 07/25/2019
 PROJECT NO: 19-00102-00
 DRAWING NAME:

EPC ELECTRICAL
 SITE PLAN

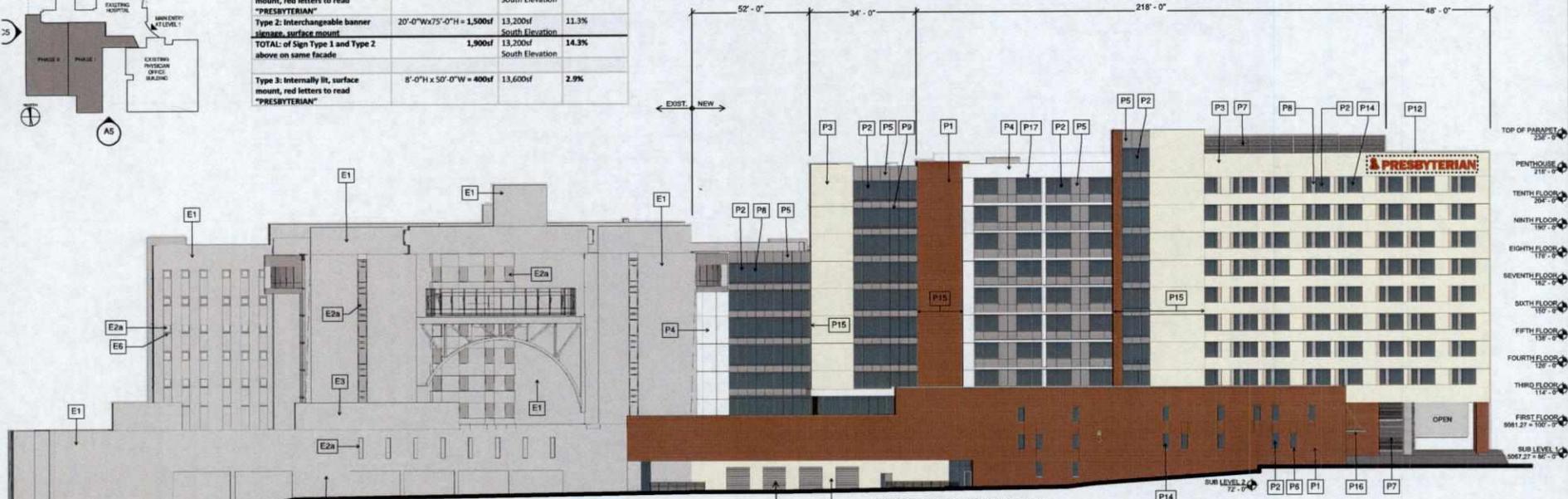
SHEET NO
 ES102

GENERAL NOTES:

- A. EXISTING BUILDING SHOWN IN GREY.
- B. DESIGN STRATEGY IS TO MAINTAIN SAME PALLETTE OF MATERIALS AND COLORS CONSISTENT WITH EXISTING CAMPUS. REFER SPECIFICALLY TO NOTES E1-E6 AS COMPARED TO NOTES P1-P6.
- C. ALL MECHANICAL EQUIPMENT SHALL EITHER BE ENCLOSED IN BUILDING PENTHOUSE THAT IS AN INTEGRAL PART OF THE BUILDING'S ARCHITECTURAL DESIGN, OR FULLY SCREENED BY ROOFTOP PARAPETS FROM ALL SIDES WHEN VIEWED FROM 5 FEET ABOVE GROUND LEVEL AT ANY PROPERTY LINE PER S-4(G)(1).



| SIGNAGE TYPES AND CALCULATIONS | | | |
|---|-----------------------------|---------------------------------|--------------|
| Sign Type | Area of Signage | Area of Facade | % of Facade |
| Type 1: Internally lit, surface mount, red letters to read "PRESBYTERIAN" | 8'-0"H x 50'-0"W = 400sf | 13,200sf South Elevation | 3% |
| Type 2: Interchangeable banner signage, surface mount | 20'-0"W x 75'-0"H = 1,500sf | 13,200sf South Elevation | 11.3% |
| TOTAL of Sign Type 1 and Type 2 above on same facade | 1,900sf | 13,200sf South Elevation | 14.3% |
| Type 3: Internally lit, surface mount, red letters to read "PRESBYTERIAN" | 8'-0"H x 50'-0"W = 400sf | 13,600sf | 2.9% |



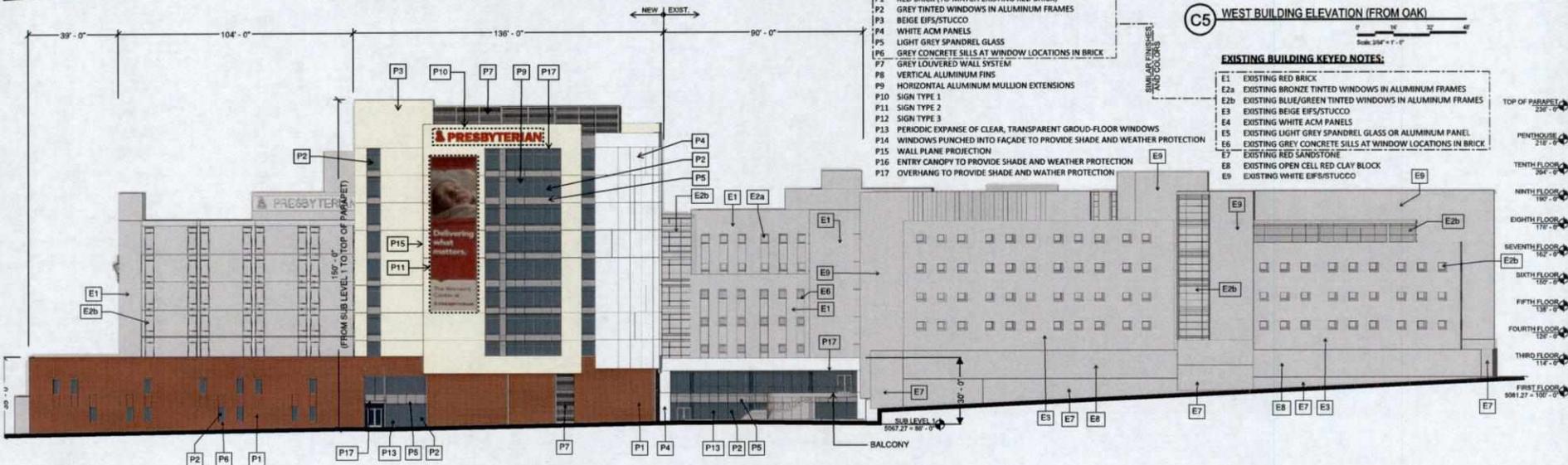
PROPOSED BUILDING KEYED NOTES:

- P1 RED BRICK (TO MATCH EXISTING RED BRICK)
- P2 GREY TINTED WINDOWS IN ALUMINUM FRAMES
- P3 BEIGE EIFS/STUCCO
- P4 WHITE ACM PANELS
- P5 LIGHT GREY SPANDREL GLASS
- P6 GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- P7 GREY LOUVERED WALL SYSTEM
- P8 VERTICAL ALUMINUM FINS
- P9 HORIZONTAL ALUMINUM MULLION EXTENSIONS
- P10 SIGN TYPE 1
- P11 SIGN TYPE 2
- P12 SIGN TYPE 3
- P13 PERIODIC EXPANSE OF CLEAR, TRANSPARENT GROUND-FLOOR WINDOWS
- P14 WINDOWS PUNCHED INTO FAÇADE TO PROVIDE SHADE AND WEATHER PROTECTION
- P15 WALL PLANE PROJECTION
- P16 ENTRY CANOPY TO PROVIDE SHADE AND WEATHER PROTECTION
- P17 OVERHANG TO PROVIDE SHADE AND WEATHER PROTECTION

C5 WEST BUILDING ELEVATION (FROM OAK)

EXISTING BUILDING KEYED NOTES:

- E1 EXISTING RED BRICK
- E2a EXISTING BRONZE TINTED WINDOWS IN ALUMINUM FRAMES
- E2b EXISTING BLUE/GREEN TINTED WINDOWS IN ALUMINUM FRAMES
- E3 EXISTING BEIGE EIFS/STUCCO
- E4 EXISTING WHITE ACM PANELS
- E5 EXISTING LIGHT GREY SPANDREL GLASS OR ALUMINUM PANEL
- E6 EXISTING GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- E7 EXISTING RED SANDSTONE
- E8 EXISTING OPEN CELL RED CLAY BLOCK
- E9 EXISTING WHITE EIFS/STUCCO



A5 SOUTH BUILDING ELEVATION (FROM SILVER)

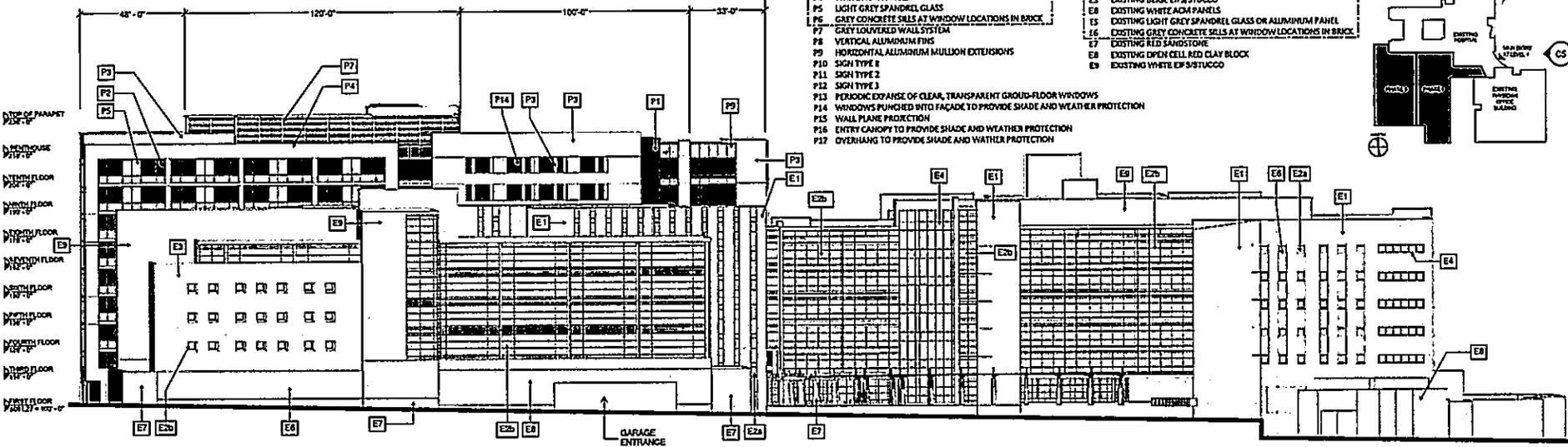


PROPOSED BUILDING KEYED NOTES:

- P1 RED BRICK (TO MATCH EXISTING RED BRICK)
- P2 GREY TINTED WINDOWS IN ALUMINUM FRAMES
- P3 BEIGE EIFS STUCCO
- P4 WHITE ACM PANELS
- P5 LIGHT GREY SPANDREL GLASS
- P6 GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- P7 GREY CONCRETE WALL SYSTEM
- P8 VERTICAL ALUMINUM FINIS
- P9 HORIZONTAL ALUMINUM MULLION EXTENSIONS
- P10 SIGN TYPE 1
- P11 SIGN TYPE 2
- P12 SIGN TYPE 3
- P13 PERIODIC EXPANSE OF CLEAR, TRANSPARENT GROUND-FLOOR WINDOWS
- P14 WINDOWS PUNCHED INTO FACADE TO PROVIDE SHADE AND WEATHER PROTECTION
- P15 WALL PLANE PROJECTION
- P16 ENTRY CANOPY TO PROVIDE SHADE AND WEATHER PROTECTION
- P17 OVERHANG TO PROVIDE SHADE AND WEATHER PROTECTION

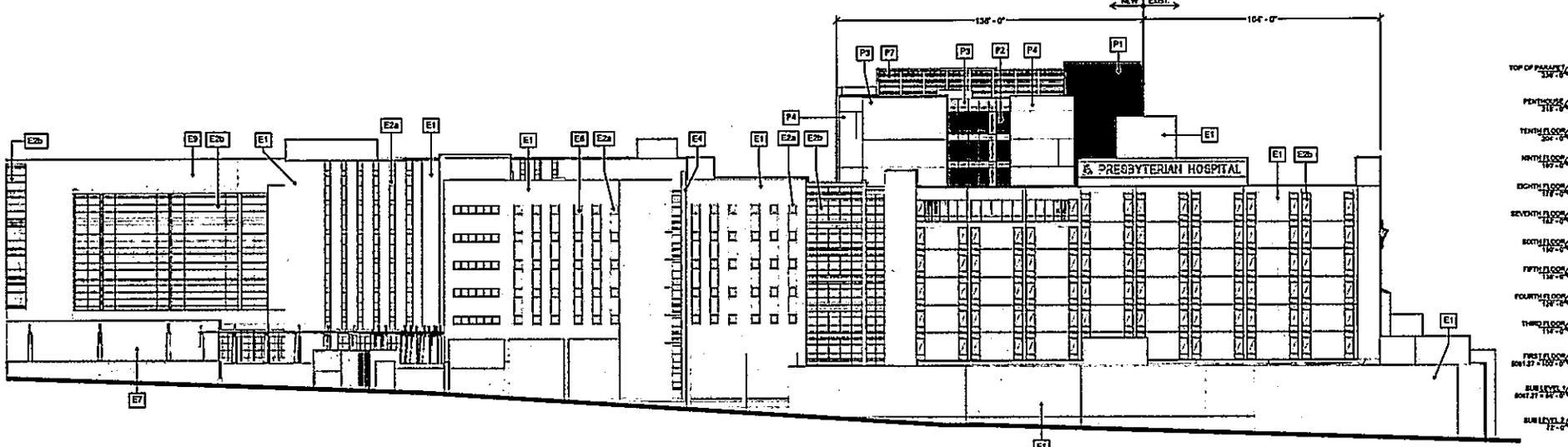
EXISTING BUILDING KEYED NOTES:

- E1 EXISTING RED BRICK
- E2a EXISTING BRONZE TINTED WINDOWS IN ALUMINUM FRAMES
- E2b EXISTING BLUE/GREEN TINTED WINDOWS IN ALUMINUM FRAMES
- E3 EXISTING BEIGE EIFS STUCCO
- E4 EXISTING WHITE ACM PANELS
- E5 EXISTING LIGHT GREY SPANDREL GLASS OR ALUMINUM PANEL
- E6 EXISTING GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- E7 EXISTING RED SANDSTONE
- E8 EXISTING OPEN CELL RED CLAY BLOCK
- E9 EXISTING WHITE EIFS STUCCO



C5 EAST BUILDING ELEVATION

Scale 3/4" = 1'-0"



A5 NORTH BUILDING ELEVATION (FROM CENTRAL)

Scale 3/4" = 1'-0"

GENERAL NOTES:

- A. EXISTING BUILDING SHOWN IN GREY.
- B. DESIGN STRATEGY IS TO MAINTAIN SAME PALETTE OF MATERIALS AND COLORS CONSISTENT WITH EXISTING CAMPUS. REFER SPECIFICALLY TO NOTES E1-E8 AS COMPARED TO NOTES P1-P16.
- C. ALL MECHANICAL EQUIPMENTS SHALL EITHER BE ENCLOSED IN BUILDING PENETROUS THAT IS AN INTEGRAL PART OF THE BUILDING'S ARCHITECTURAL DESIGN, OR FULLY ENCLOSED BY ROOFTOP PARAPETS FROM ALL SIDES WHEN VIEWED FROM 5 FEET ABOVE GROUND LEVEL AT ANY PROPERTY LINE PER 5-46(Q)(1).

PROJECT

**PRESBYTERIAN HOSPITAL SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT**

1100 Central Ave SE
Albuquerque, NM 87106

REVISIONS

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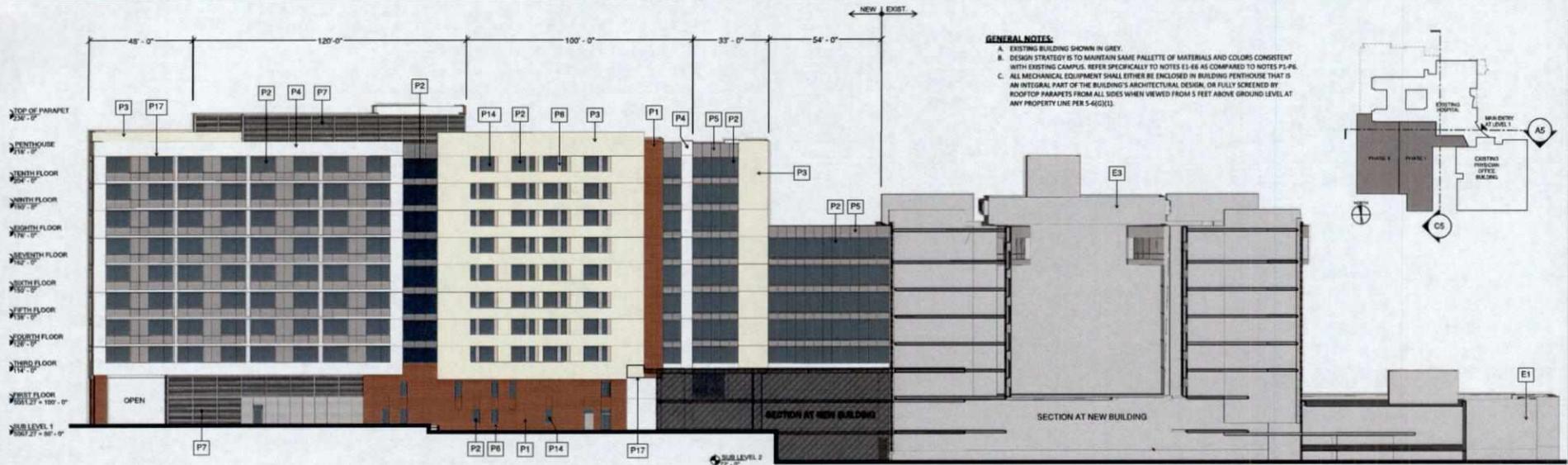
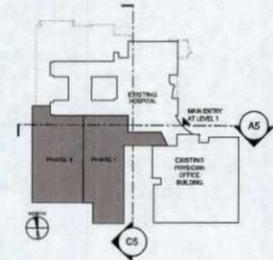
DRAWN BY: JR
REVIEWED BY: TV, LR
DATE: 07/28/2011
PROJECT NO: 19-0010.00

DRAWING NAME
**BUILDING
ELEVATIONS**

SHEET NO
SDP5 - 3

GENERAL NOTES:

- A. EXISTING BUILDING SHOWN IN GREY.
- B. DESIGN STRATEGY IS TO MAINTAIN SAME PALETTE OF MATERIALS AND COLORS CONSISTENT WITH EXISTING CAMPUS. REFER SPECIFICALLY TO NOTES E1-E6 AS COMPARED TO NOTES P1-P6.
- C. ALL MECHANICAL EQUIPMENT SHALL EITHER BE ENCLOSED IN BUILDING PENTHOUSE THAT IS AN INTEGRAL PART OF THE BUILDING'S ARCHITECTURAL DESIGN, OR FULLY SCREENED BY ROOFTOP PARAPETS FROM ALL SIDES WHEN VIEWED FROM 5 FEET ABOVE GROUND LEVEL AT ANY PROPERTY LINE PER S-4(G)(1).



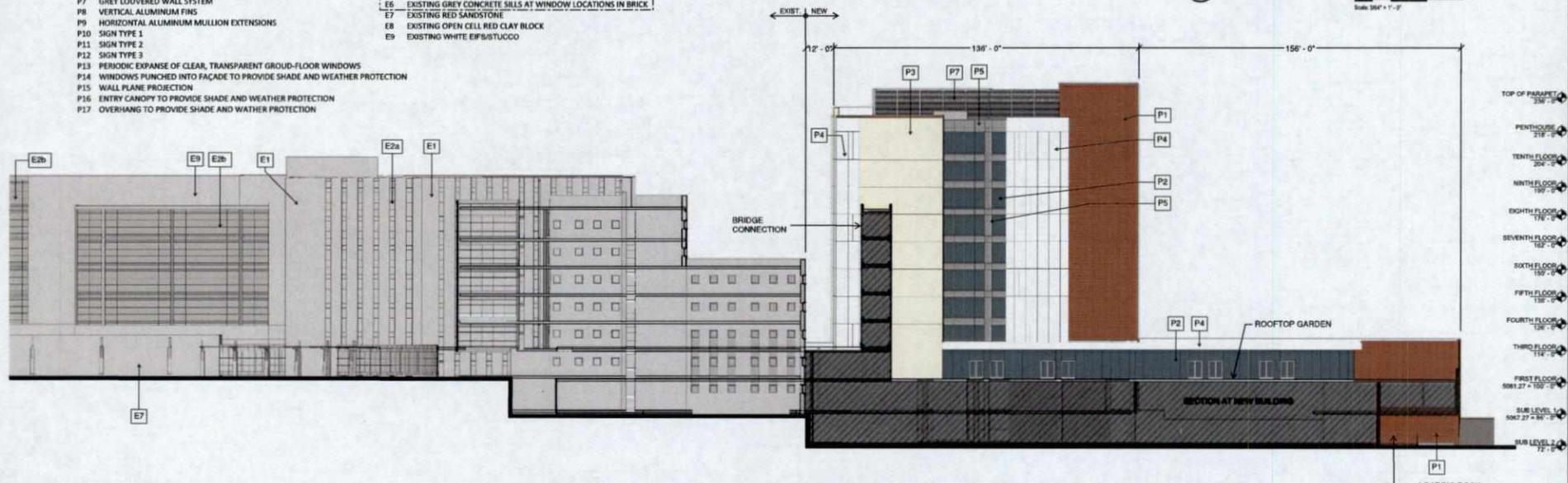
PROPOSED BUILDING KEYED NOTES:

- P1 RED BRICK (TO MATCH EXISTING RED BRICK)
- P2 GREY TINTED WINDOWS IN ALUMINUM FRAMES
- P3 BEIGE EIFS/STUCCO
- P4 WHITE ACM PANELS
- P5 LIGHT GREY SPANDREL GLASS
- P6 GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- P7 GREY LOUVERED WALL SYSTEM
- P8 VERTICAL ALUMINUM FINIS
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- P10 SIGN TYPE 1
- P11 SIGN TYPE 2
- P12 SIGN TYPE 3
- P13 PERIODIC EXPANSE OF CLEAR, TRANSPARENT GROUND-FLOOR WINDOWS
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- P15 WALL PLANE PROJECTION
- P16 ENTRY CANOPY TO PROVIDE SHADE AND WEATHER PROTECTION
- P17 OVERHANG TO PROVIDE SHADE AND WATHER PROTECTION

EXISTING BUILDING KEYED NOTES:

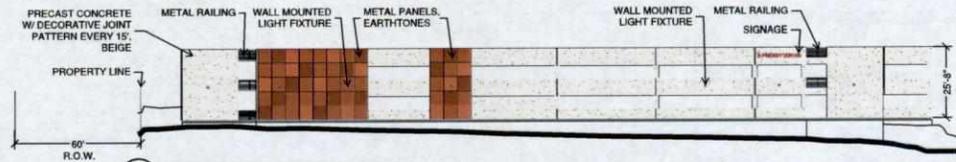
- E1 EXISTING RED BRICK
- E2a EXISTING BRONZE TINTED WINDOWS IN ALUMINUM FRAMES
- E2b EXISTING BLUE/GREEN TINTED WINDOWS IN ALUMINUM FRAMES
- E3 EXISTING BEIGE EIFS/STUCCO
- E4 EXISTING WHITE ACM PANELS
- E5 EXISTING LIGHT GREY SPANDREL GLASS OR ALUMINUM PANEL
- E6 EXISTING GREY CONCRETE SILLS AT WINDOW LOCATIONS IN BRICK
- E7 EXISTING RED SANDSTONE
- E8 EXISTING OPEN CELL RED CLAY BLOCK
- E9 EXISTING WHITE EIFS/STUCCO

C5 EAST BUILDING ELEVATION / SECTION

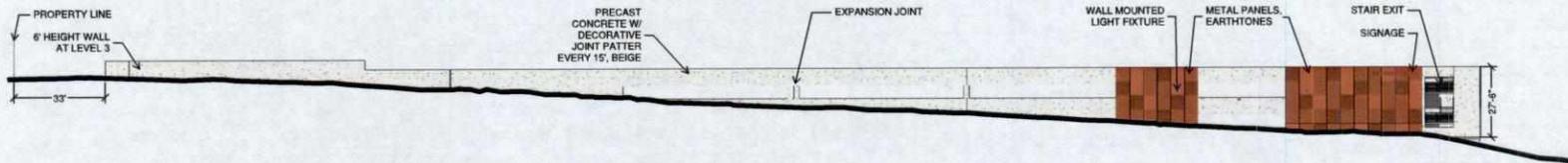


A5 NORTH BUILDING ELEVATION / SECTION

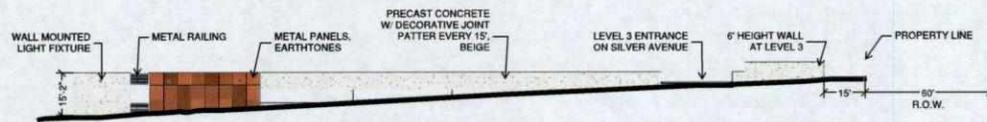




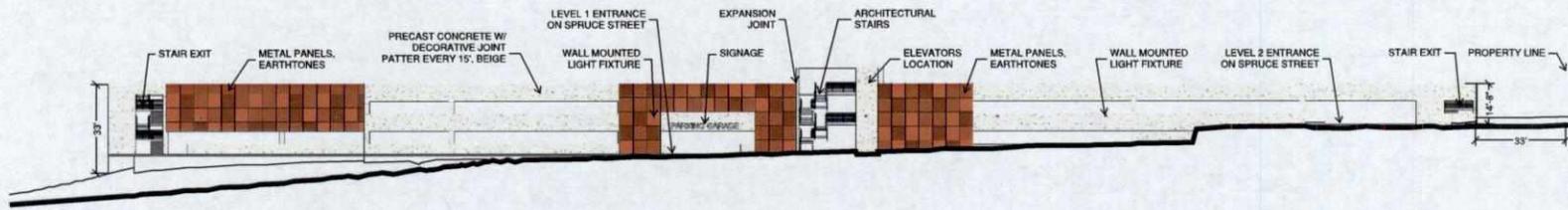
D3 NORTH BUILDING ELEVATION - CENTRAL
3/8" = 1'-0"



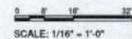
C3 EAST BUILDING ELEVATION - SYCAMORE
3/8" = 1'-0"

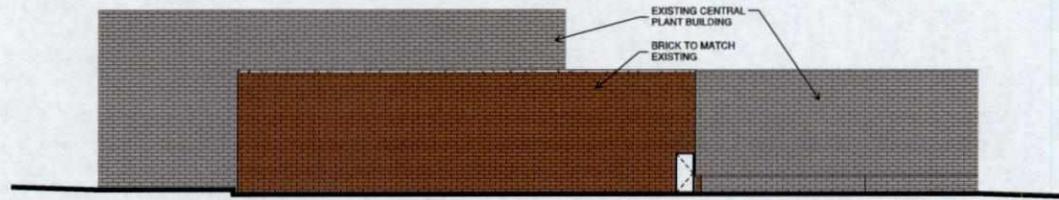


B3 SOUTH BUILDING ELEVATION - SILVER
3/8" = 1'-0"

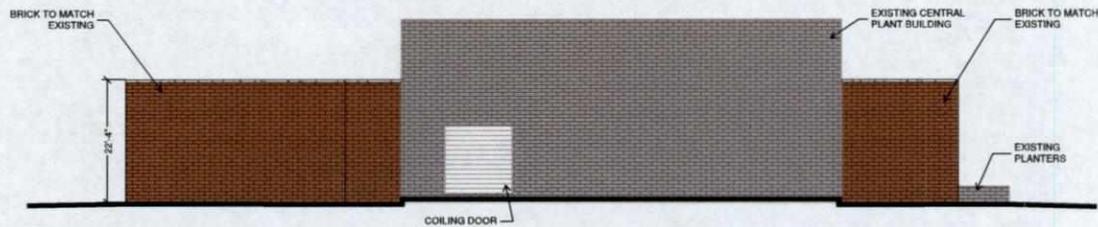


A3 WEST BUILDING ELEVATION - SPRUCE
3/8" = 1'-0"

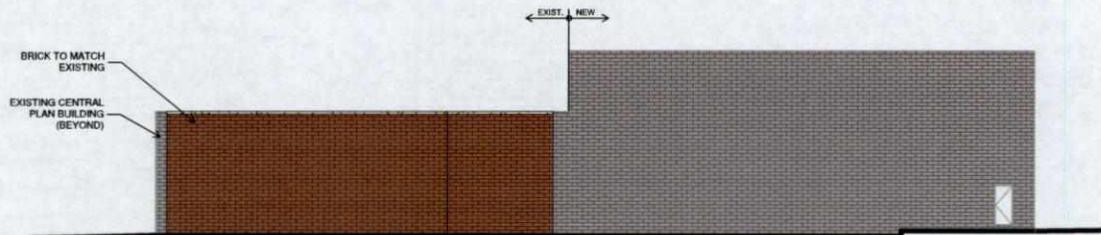




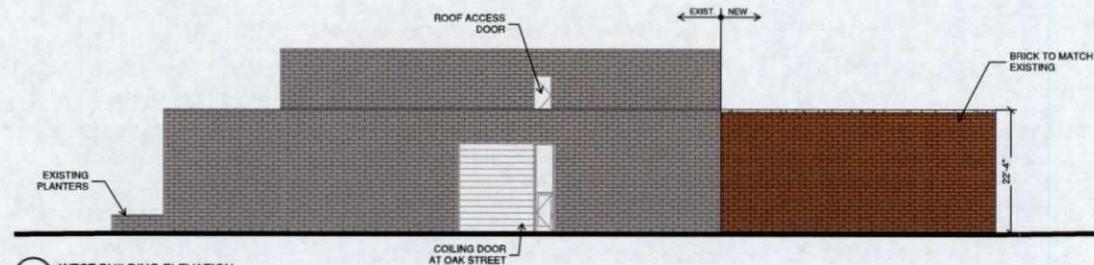
D2 NORTH BUILDING ELEVATION
3/32" = 1'-0"



C2 EAST BUILDING ELEVATION
3/32" = 1'-0"



B2 SOUTH BUILDING ELEVATION
3/32" = 1'-0"



A2 WEST BUILDING ELEVATION
3/32" = 1'-0"

PRESBYTERIAN HOSPITAL SITE DEVELOPMENT LANDSCAPING - SUMMARY

Subtotal (prior improvements)

| | | |
|-----------------------|---------|--------------|
| Engineering P&E | 175,000 | OSP |
| The Survey | 126,100 | |
| Design Center | 6,000 | |
| Plant Spec | 5,700 | |
| Service Station | 1,800 | |
| Site Council | 1,000 | |
| Tree Planting Service | 10,200 | |
| Landscaping Service | 1,000 | |
| Contingency | 5,000 | |
| Subtotal | 348,800 | |
| Subtotal | 348,800 | DN 6.00 ADMS |

Site Area: 1,547,200 SQ FT ON 36.225 ACRES
 Coverage: 200,000 SQ FT ON 4.574 ACRES
 Landscaping (Percent of Site): 12.93% ON 2.973 ACRES
 Landscaping (Percent of Site): 17.52% ON 3.928 ACRES

Note: Landscaping within the public R.O.W. is excluded from the estimate. However, landscaping within the public R.O.W. is indicated by dotted landscaping within estimate.

Landscaping by Area

| Block | Public Plaza | Hospital |
|----------|--------------|--------------|
| Block 28 | 11,100 SQ FT | 44,100 SQ FT |
| Block 27 | 2,500 | 12,500 |
| Block 26 | 10,000 | 32,000 |
| Block 25 | 10,000 | 12,000 |
| Block 24 | 10,000 | 12,000 |
| Block 23 | 10,000 | 12,000 |
| Block 22 | 10,000 | 12,000 |
| Block 21 | 10,000 | 12,000 |
| Block 20 | 10,000 | 12,000 |
| Block 19 | 10,000 | 12,000 |
| Block 18 | 10,000 | 12,000 |
| Block 17 | 10,000 | 12,000 |
| Block 16 | 10,000 | 12,000 |
| Block 15 | 10,000 | 12,000 |
| Block 14 | 10,000 | 12,000 |
| Block 13 | 10,000 | 12,000 |
| Block 12 | 10,000 | 12,000 |
| Block 11 | 10,000 | 12,000 |
| Block 10 | 10,000 | 12,000 |
| Block 9 | 10,000 | 12,000 |
| Block 8 | 10,000 | 12,000 |
| Block 7 | 10,000 | 12,000 |
| Block 6 | 10,000 | 12,000 |
| Block 5 | 10,000 | 12,000 |
| Block 4 | 10,000 | 12,000 |
| Block 3 | 10,000 | 12,000 |
| Block 2 | 10,000 | 12,000 |
| Block 1 | 10,000 | 12,000 |
| Block 0 | 10,000 | 12,000 |

LANDSCAPE AREA CALCULATION FOR PARKING GARAGE, LOT 1 BLOCK 21

| | |
|---------------|--------------|
| Area | 30,000 SQ FT |
| Planting Area | 15,000 SQ FT |
| Planting Area | 15,000 SQ FT |

TREE REPLACEMENT POLICY

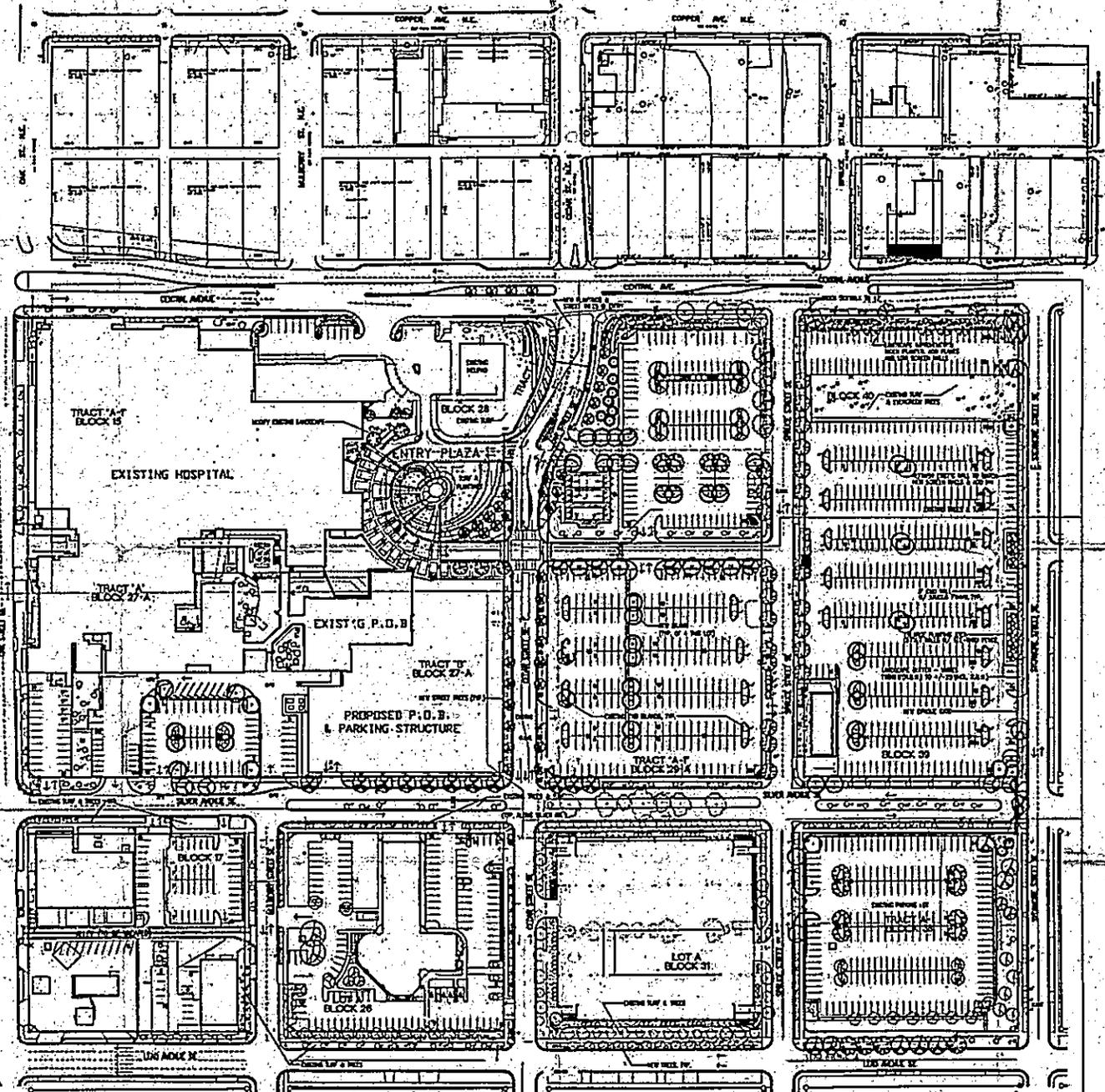
Owner shall maintain existing and replacement trees in a healthy condition according to the provisions of this policy.

Owner shall replace dead or dying trees before they become safety hazards. Replacement trees shall be similar in nature to the tree being replaced except as noted in this policy.

As a minimum, the size of the replacement tree shall be in accordance with the requirements of the City Comprehensive Zoning Code and Street Tree Ordinance.

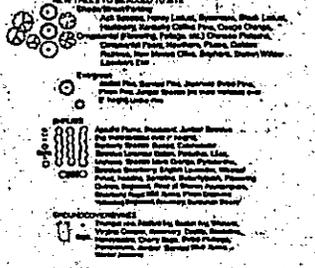
The existing Mulberry and Silver Maple trees along Silver Avenue shall be replaced as they become damaged or die. The replacement trees shall be larger than the existing trees such as Black Locust or Honeylocust or other trees of a similar nature. Mulberry and Silver Maple trees shall not be used as replacements.

These shall be maintained by watering, fertilizing and pruning in a regular basis or according to accepted arborist practices.

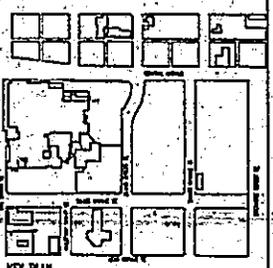


LANDSCAPING NOTES

- GENERAL NOTES**
- The landscape plan shall be designed to complement the architectural design of the Presbyterian Hospital Site Development Plan and to provide a high quality, functional, and aesthetically pleasing environment.
 - Plants are designated and quantities due to ease of growth, and not of shade or production or cost.
 - Amount of plants to be specified to all city ordinances and other existing landscape regulations.
 - The planting shall be in accordance with all city ordinances. All new planting shall be in accordance with all city ordinances, plant codes, and other applicable laws.
 - For site inventory and plant identification and Block 28, 27 and 26, the contractor shall provide a list of all plants to be used from each lot and each acreage with the Block 28 list.
- IRIGATION**
- All landscape irrigation systems shall be designed and installed in accordance with the City of Atlanta's Ordinance 20-10, and all other applicable laws.
- MAINTENANCE**
- All maintenance responsibilities shall be with the Director of Public Works.
- PLANTING - NOTES**
- PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ORDINANCE 20-10, AND ALL OTHER APPLICABLE LAWS.
 - EXISTING TREES TO BE PRESERVED



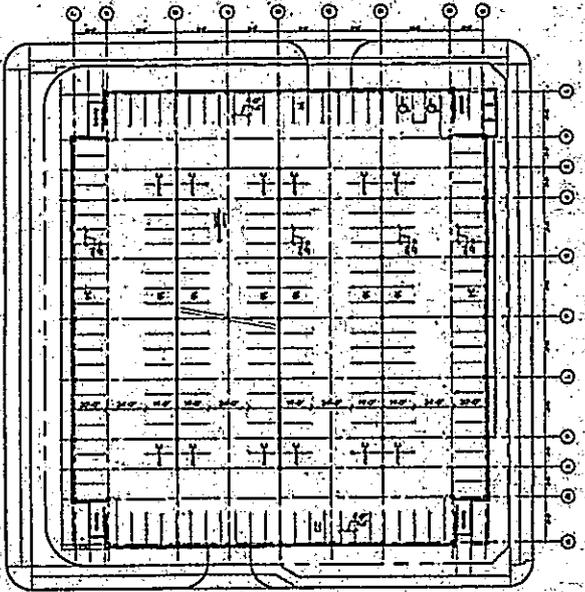
- PLANTING - NOTES**
- PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ORDINANCE 20-10, AND ALL OTHER APPLICABLE LAWS.
 - EXISTING TREES TO BE PRESERVED



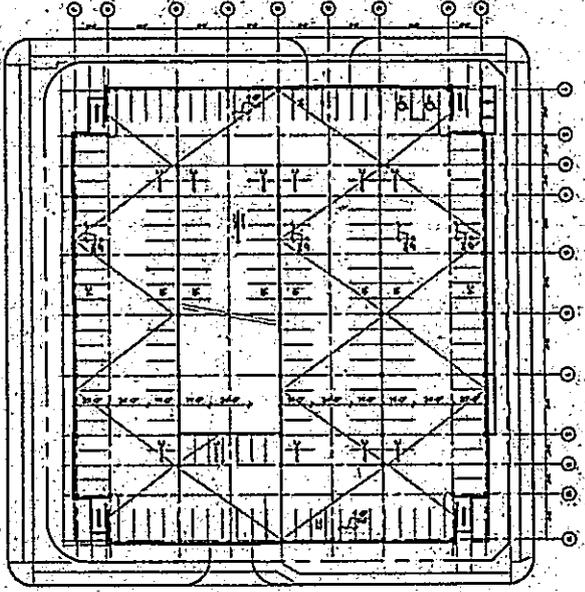
KEY PLAN

Dekker/Perich/Sabatini
 Architecture + Interiors + Planning + Engineering
 Established 1976

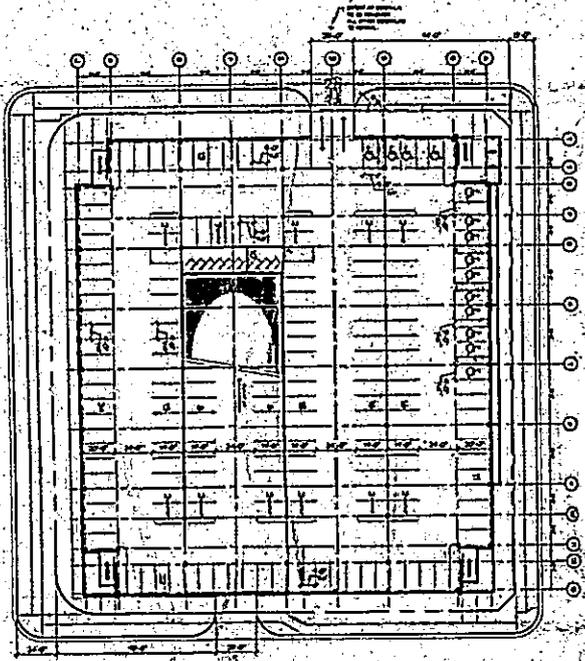
THIRD LEVEL FLOOR PLAN



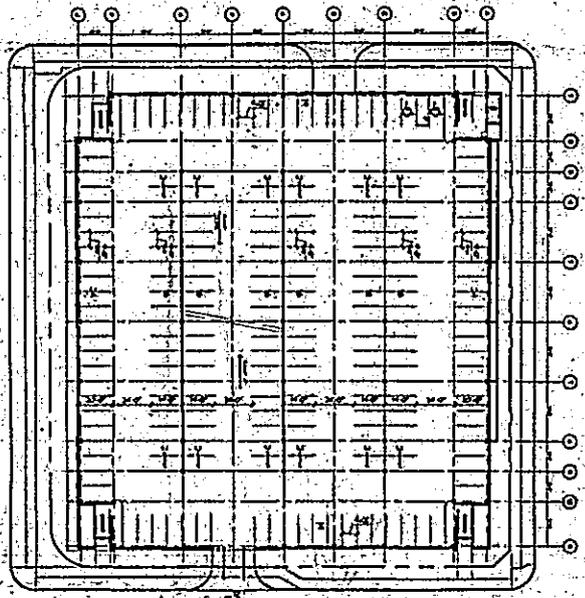
FOURTH LEVEL FLOOR PLAN



LEVEL ONE FLOOR PLAN



SECOND LEVEL FLOOR PLAN



Presbyterian Hospital
Parking Garage
Albuquerque, NM
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Dakker
Perich
Sabatini

Architects
Engineers
Interior Designers

1000 1st Avenue, N.E.
Albuquerque, N.M. 87102
Tel. 845-4444

AC003

FLOOR PLANS

DATE: 11/15/87

BY: [Signature]

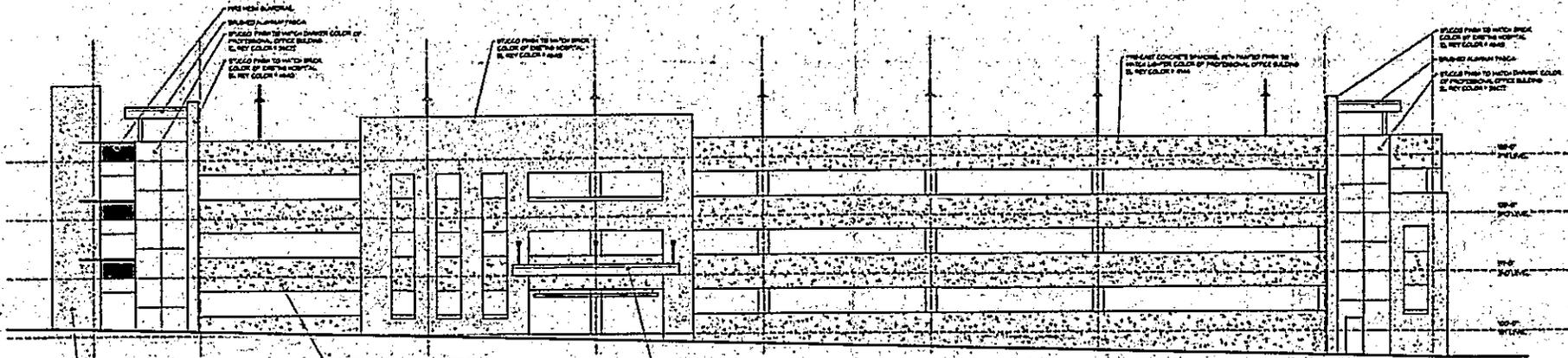
CHECKED: [Signature]

SCALE: AS SHOWN



**Dekker
Perich
Sabatini**

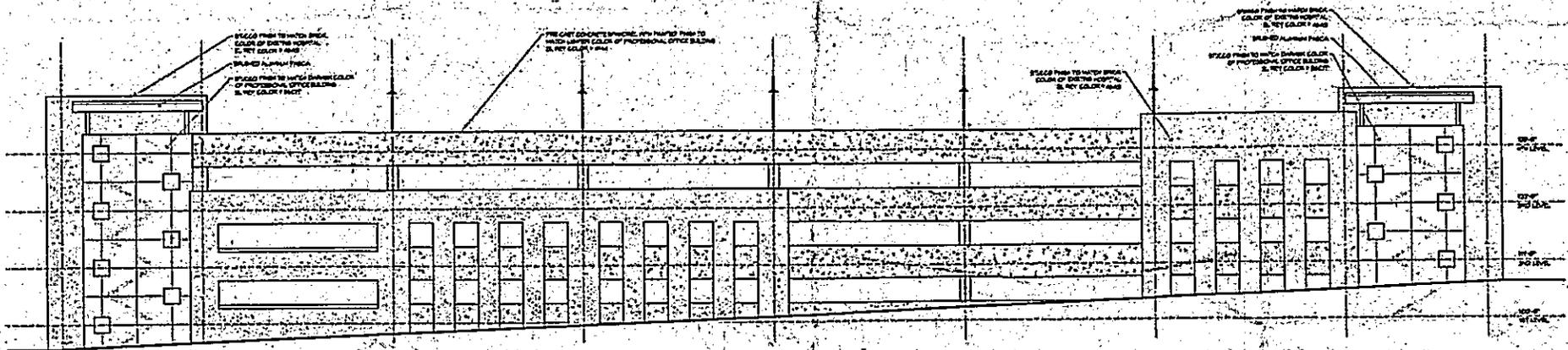
2000 - 2000
1000 - 1000
1000 - 1000
1000 - 1000
1000 - 1000



West Elevation - Cedar Street

REVISED 12/04

SCALE: 1/4" = 1'-0"



South Elevation - Lead Avenue

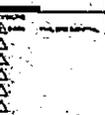
REVISED 12/04

SCALE: 1/4" = 1'-0"

GENERAL LIGHTING NOTES:

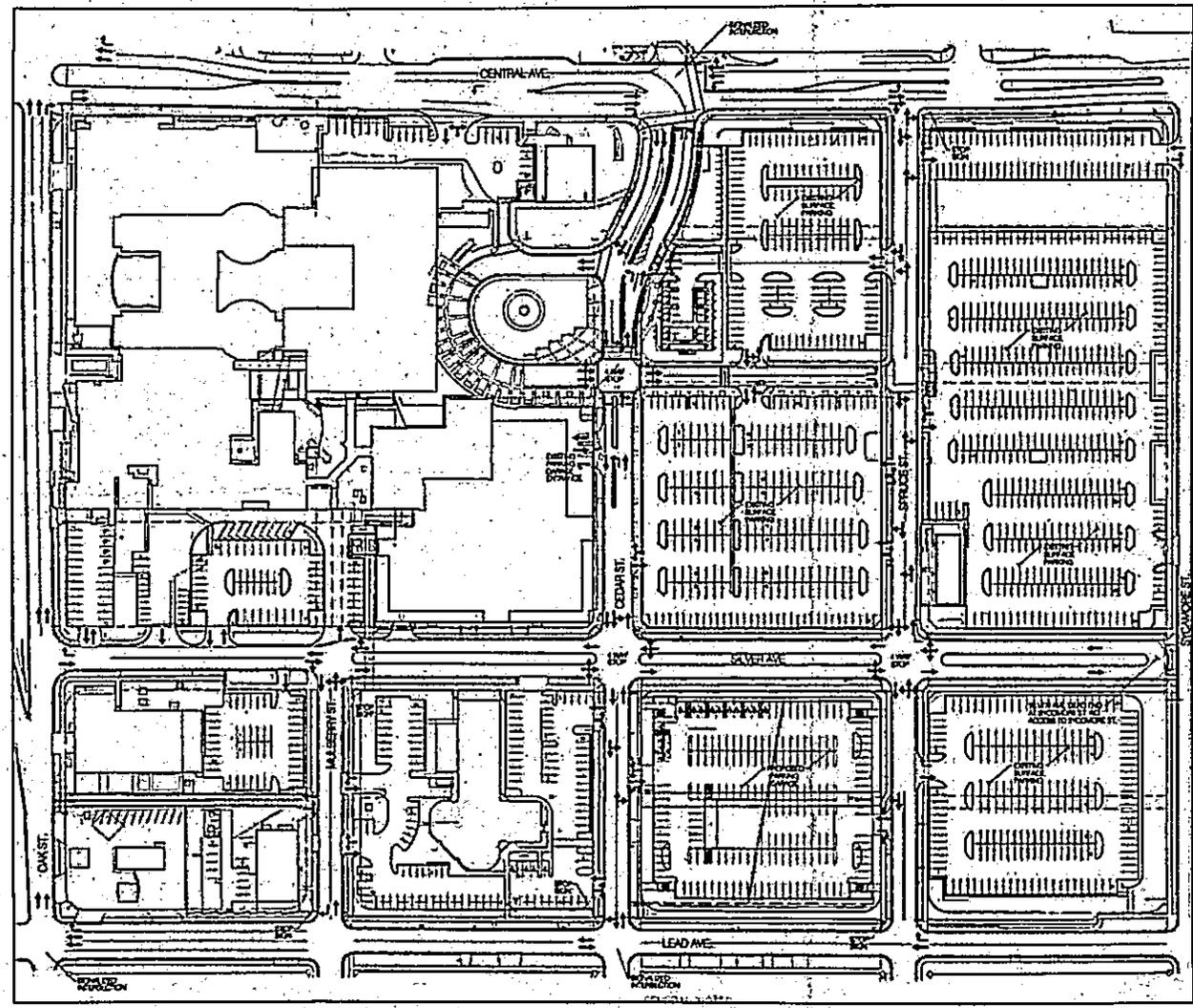
1. EXTERIOR OF 4TH LEVEL BUILDING LIGHTING SHALL BE FULL CUTOFF AND COMPLY WITH CURRENT ZONING REQUIREMENTS.
2. LIGHTING ON THE SOUTH SIDE OF THE 4TH LEVEL TO BE SCREENED FROM VIEW.
3. INTERIOR BUILDING LIGHTING SHALL BE DESIGNED SO THAT THE MAXIMUM NUMBER OF FOOT CANDLES AS REQUIRED BY CODE SHALL BE USED.

Presbyterian Hospital
 Parking Garage
 Albuquerque, NM
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



| | |
|-------------|------|
| Drawn by | DATE |
| Checked by | DATE |
| Scale | DATE |
| Project No. | DATE |
| Sheet No. | DATE |

PARKING STRUCTURE ELEVATIONS

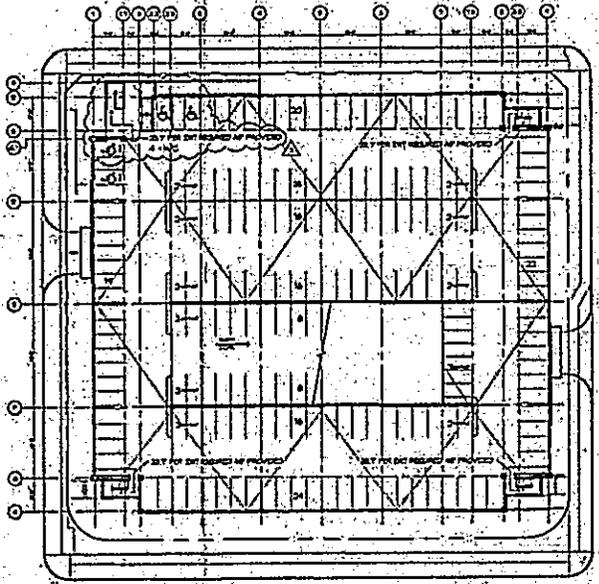


**Presbyterian Hospital
Parking Garage
Albuquerque, NM
EPC-Submittal**

Bohannon & Hoston

Company: 1200 Jefferson St., Albuquerque, NM 87102
 Telephone: 505-263-2222 • Fax: 505-263-2222

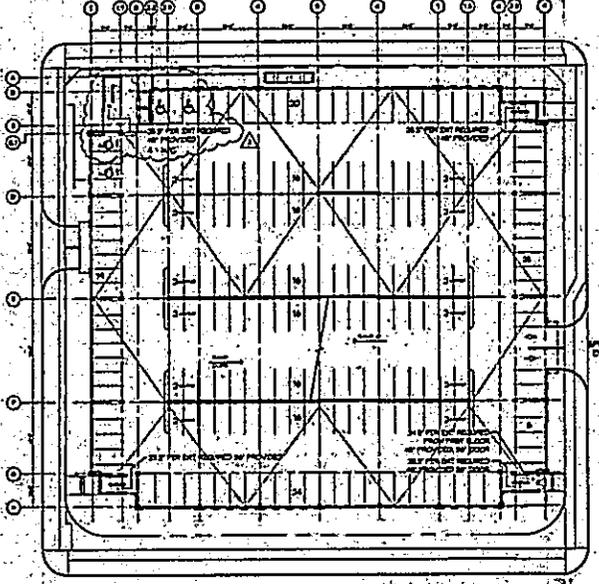
| | |
|--------------|------------|
| DATE | 01/11/2011 |
| BY | CH |
| FOR | 01/11/2011 |
| PROJECT NO. | 0704-000 |
| PROJECT NAME | |



FOURTH LEVEL FLOOR PLAN

 4 HVC + 21 COMPACT + 109 STD = 156

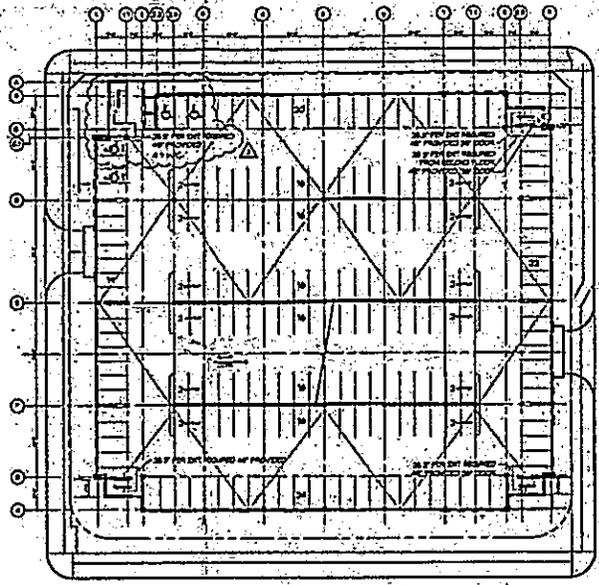
 1" = 20'-0"



SECOND LEVEL FLOOR PLAN

 4 HVC + 24 COMPACT + 170 STD = 208

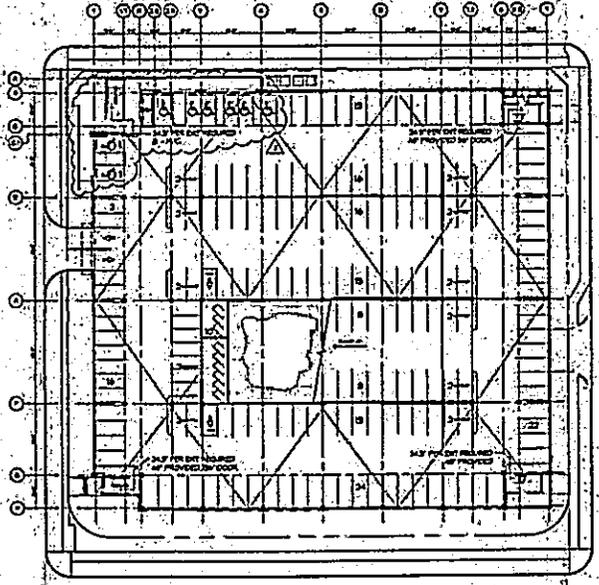
 1" = 20'-0"



THIRD LEVEL FLOOR PLAN

 4 HVC + 24 COMPACT + 151 STD = 204

 1" = 20'-0"



LEVEL ONE FLOOR PLAN

 8 HVC + 21 COMPACT + 155 STD = 190

 1" = 20'-0"

PARKING COUNT

| | HVC | ACCESSIBLE | COMPACT | STANDARD | TOTAL PER LEVEL |
|--------------|-----------|------------|------------|------------|-----------------|
| L4 | 4 | 21 | 163 | 198 | |
| L2 | 4 | 24 | 181 | 209 | |
| L3 | 4 | 24 | 178 | 206 | |
| L1 | 8 | 21 | 155 | 184 | |
| TOTAL | 20 | 102 | 677 | 801 | |

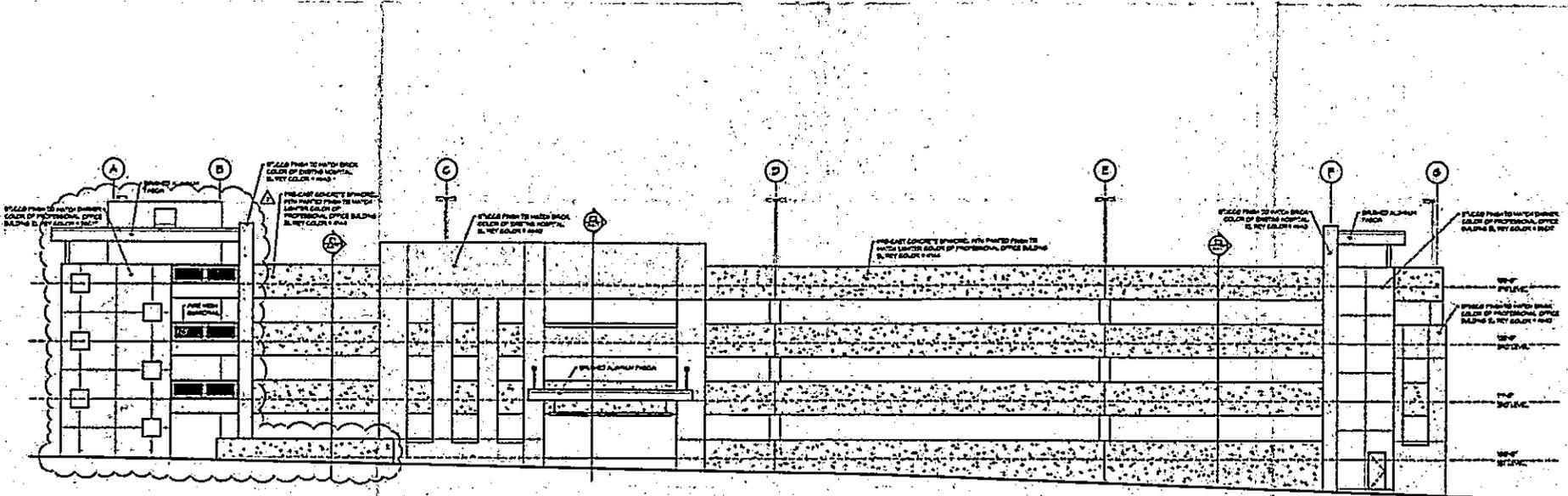
Presbyterian Hospital
 Parking Garage
 Albuquerque, NM
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRAWN BY: [Signature]
 REVIEWED BY: [Signature]
 DATE: 10/18/18
 PROJECT NO: 18048-01
 DRAWING SCALE:
 FLOOR PLANS FOR CODE ANALYSIS

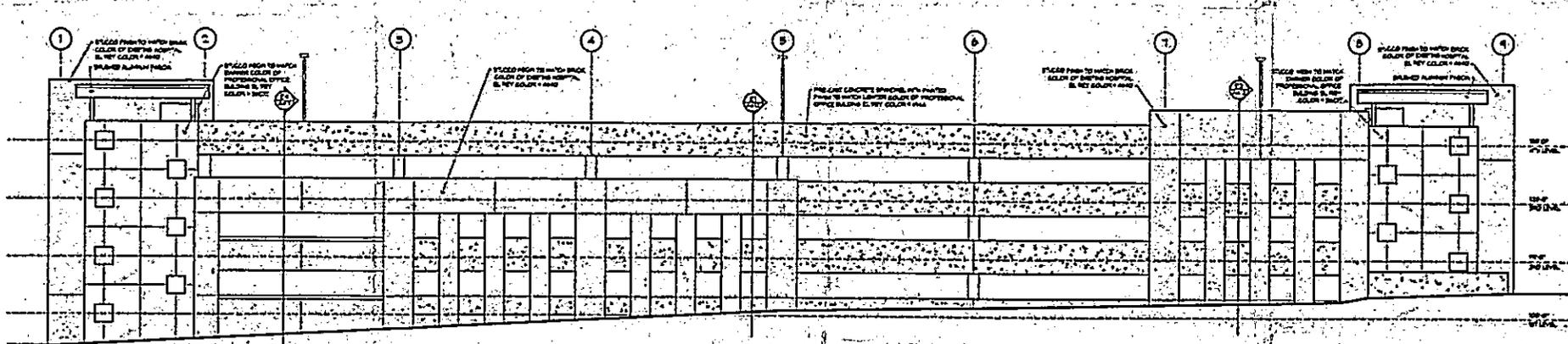


**Dekker
Perich
Sabatini**

1000 University St.
Suite 200
Albuquerque, NM 87102
505-263-8811
505-263-8812
505-263-8813



(B1) West Elevation - Cedar Street
REVISED 5/23/06



(D1) South Elevation - Lead Avenue
REVISED 5/23/06

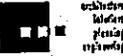
**Presbyterian Hospital
Parking Garage**
Albuquerque, NM
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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GENERAL LIGHTING NOTES:

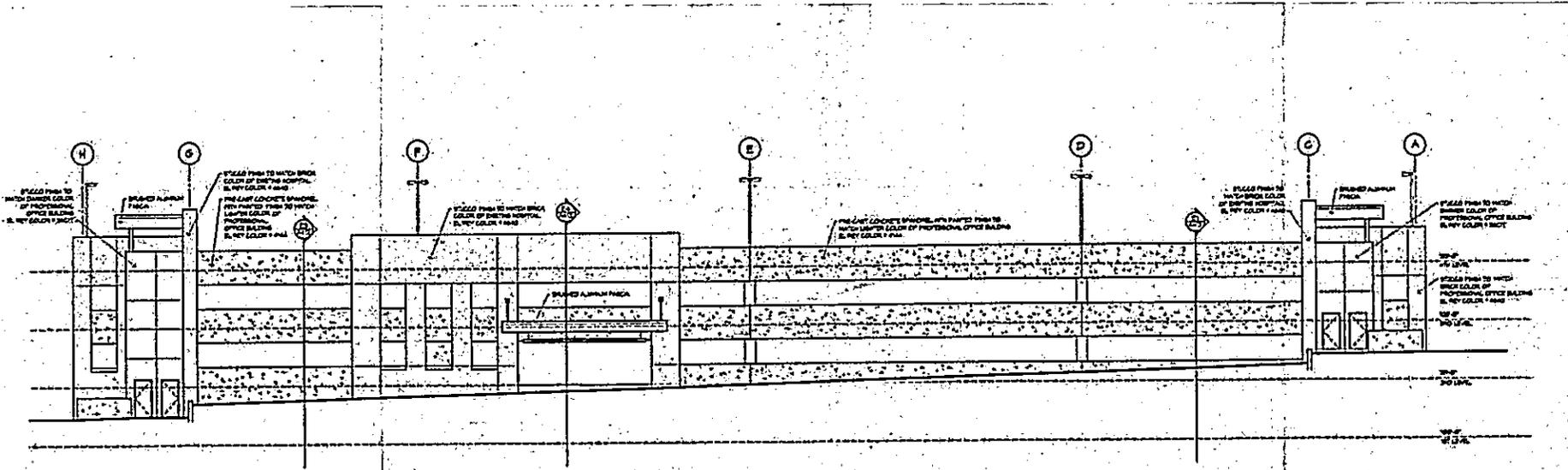
1. EXTERIOR AND LEVEL BUILDING LIGHTING SHALL BE FULL CUTOFF AND SHOWN WITH LUMINOUS SHOWN DIMENSIONS.
2. LIGHTING ON THE SOUTH SIDE OF THE 4TH LEVEL TO BE SKYGLASS FRONT WORK.
3. LIGHTING ON ALL LEVELS SHALL BE SKYGLASS SO THAT THE NUMBER OF POINT LIGHTS AS REQUIRED BY CODE SHALL BE MET.

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Reviewed by: [blank]
Date: [blank]
Project No.: [blank]
Drawing No.: [blank]

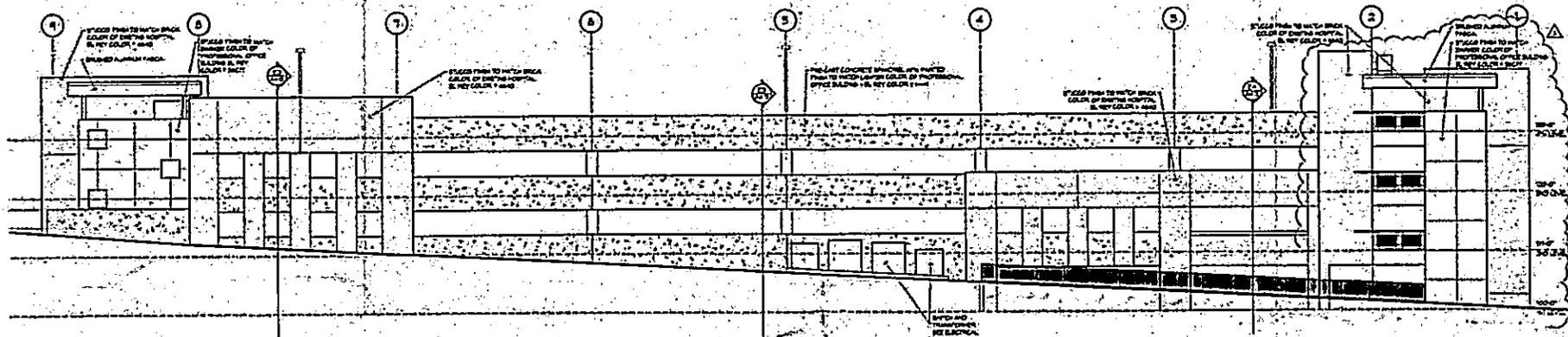


**Dekker
Perich
Sabatini**

1235 Jefferson Pl.
Suite 200
Albuquerque, NM 87102
505-241-2210
Fax 505-241-2210



(E) East Elevation - Spruce Street
REVISED 3/23/06



(N) North Elevation - Silver Avenue
REVISED 3/23/06

**Presbyterian Hospital
Parking Garage**
 Albuquerque, NM
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

GENERAL LIGHTING NOTES:

1. EXTERIOR AND 4TH LEVEL BUILDING LIGHTING SHALL BE FULL CUTOFF AND COMPLY WITH CURRENT BOARD REGULATIONS.
2. LIGHTING ON THE SOUTH SIDE OF THE 4TH LEVEL TO BE SCREENED FROM VIEW.
3. EXTERIOR BUILDING LIGHTING SHALL BE SCREENED SO THAT THE ILLUMINATION FROM FOOT COUNCILS IS MINIMIZED BY LIGHT SHIELDS OR BARRIERS.

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| DESIGNED BY | DATE |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

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| PROJECT NO. | DATE |
| CLIENT | DATE |
| LOCATION | DATE |