



Environmental Planning Commission

Agenda Number: 03
Plan #: SP-2026-00030
Hearing Date: April 16, 2026

Staff Report

Agent	Consensus Planning, Inc.
Applicant	CABQ Arts & Culture Department
Request	Site Plan – EPC
Legal Description	Westerly portion of Tract A of the Menaul Addition number 1 and the Easterly portion of Tract A of the Menaul Addition No. 1 (Excluding the northerly 17 ft.)
Location	604 Menaul Blvd. NW
Size	2.0 Acres
Existing Zoning	NR-C

Staff Recommendation

APPROVAL of Plan # SP-2026-00030 based on the Findings (1-29) and subject to the Conditions of Approval (1-4) within this report.

Staff Planner
Dustin Kiska

Summary of Analysis

This request is a Site Plan – EPC to add a new 9,520 square foot warehouse on the existing site of the City’s Arts & Culture records warehouse. The EPC is hearing this because the subject site is within the Railroad and Spur Small Area and requires a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(2). The subject site is in an Area of Change and within the Menaul Blvd. Major Transit Corridor as designated by the Comprehensive Plan. This is a quasi-judicial request.

Neighborhood Associations within 660 feet of the subject site (the Near North Valley Neighborhood Association and the North Valley Coalition) and property owners within 100 feet were notified as required.

The applicant has demonstrated that cumulative impacts on the surrounding residential uses are minimized and has adequately justified the request for a Site Plan – EPC pursuant to IDO 14-16-6-6(I)(3).

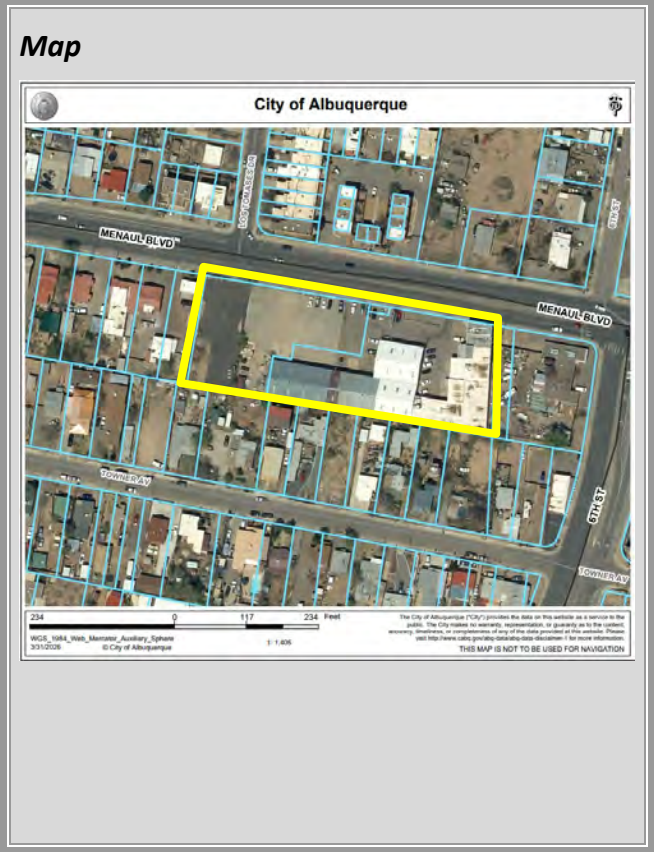


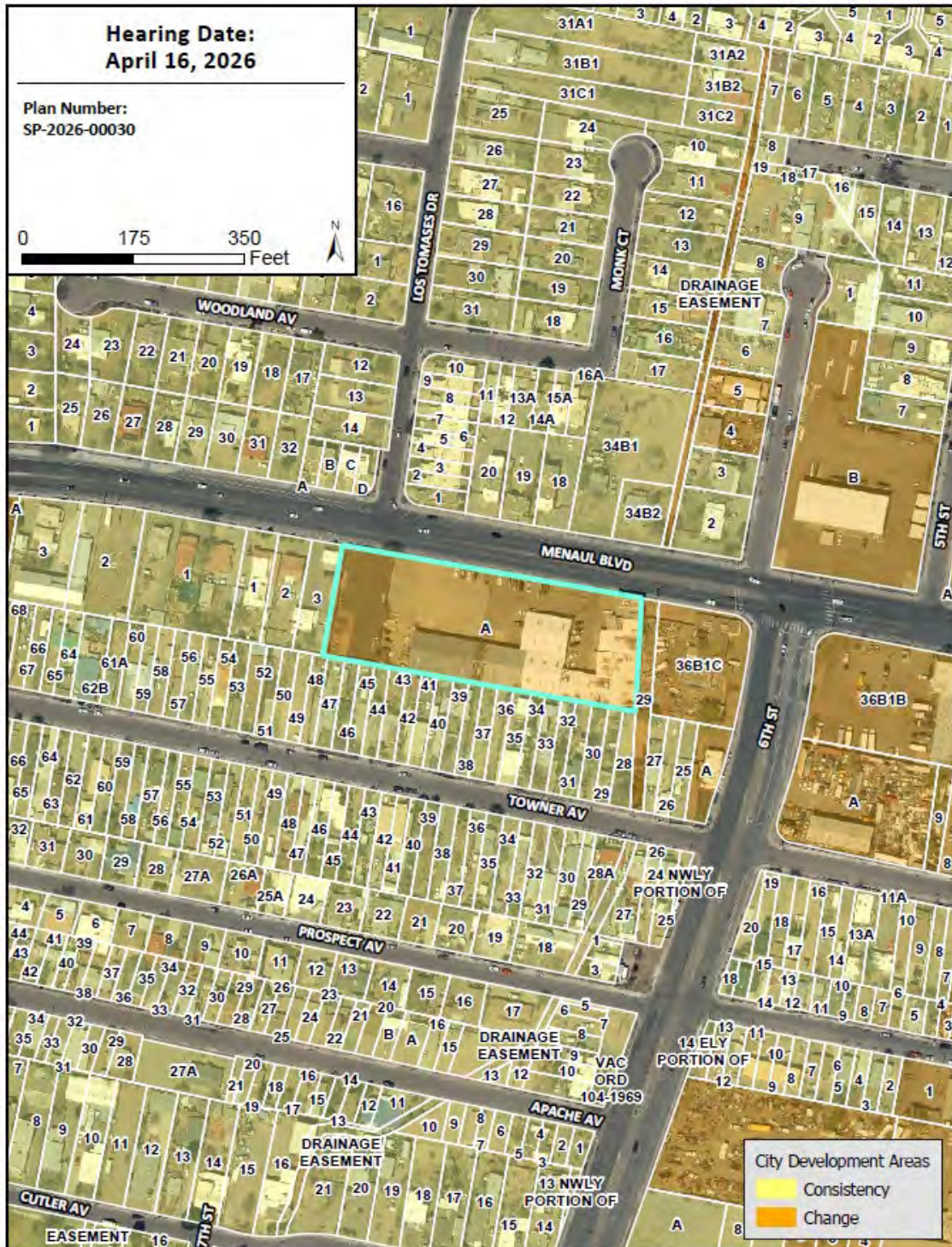
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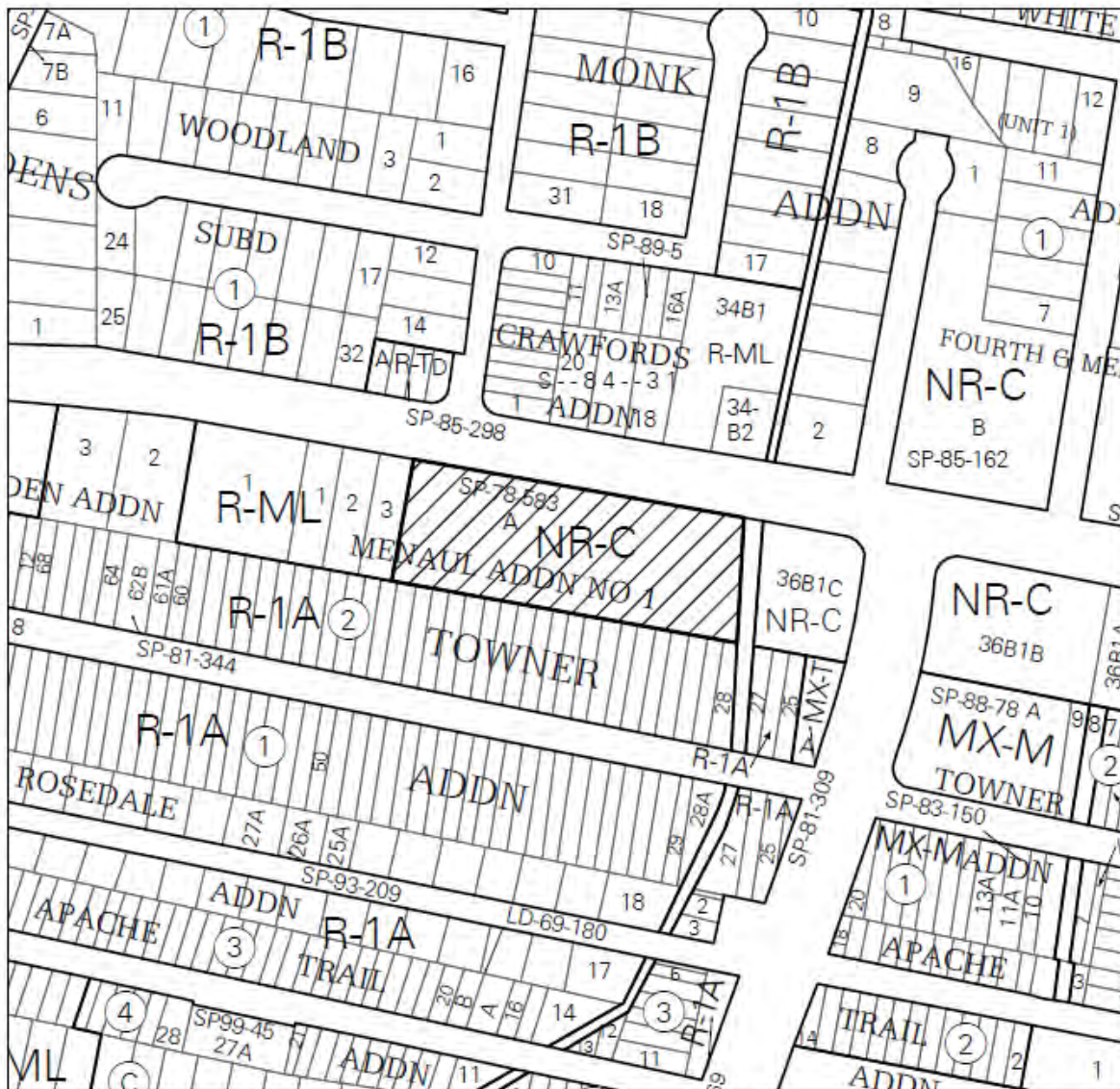
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I. Maps

Aerial/Development Areas Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
 indicates County.

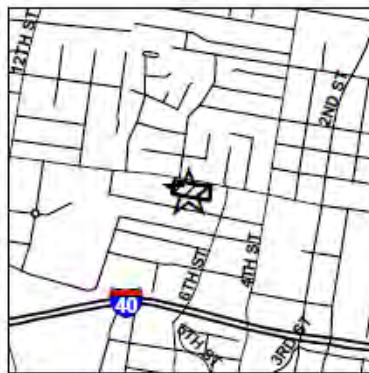
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Hearing Date:
 4/16/2026

Plan Number:
 SP-2026-00030

Zone Atlas Page:
 H-14

Land Use Map



LAND USE MAP

Note: Gray shading
 Indicates County.

- | | |
|---------------------------------|------------------|
| LDRES Low-density Residential | IND Industrial |
| COMM Commercial Retail | ED Educational |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| | CMTY Community |



0 200 Feet

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History Map



HISTORY MAP

Note: Gray shading
Indicates County.

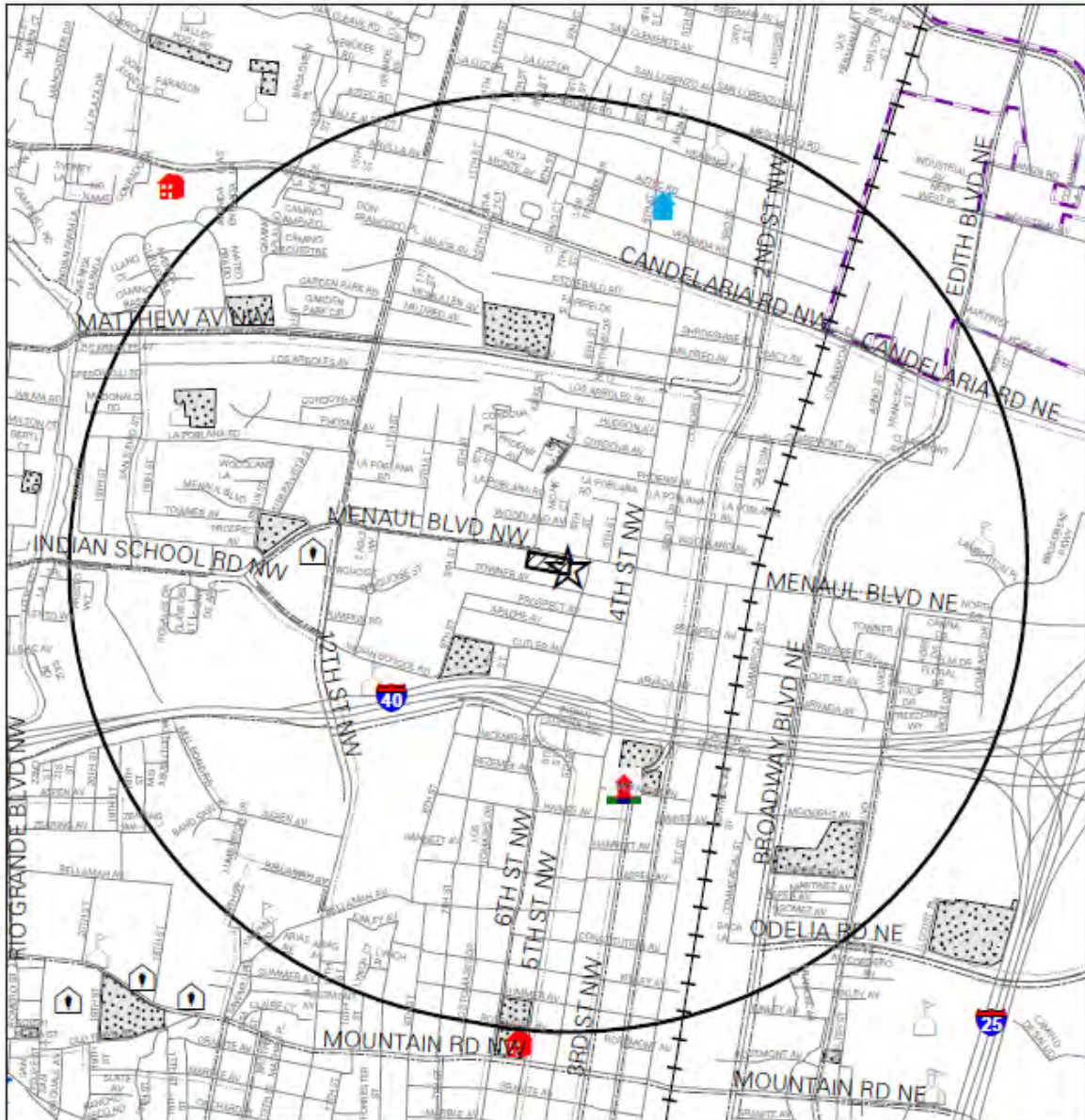
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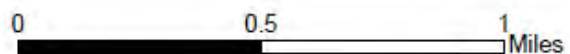
Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer



- | | | | |
|------------------|--------|--------------------------|-----------------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Senior Center | Police | Proposed Bike Facilities | Landfill Buffer designated by EHD |
| Museum | | Existing Bike Facilities | Developed City Park |
| | | Albuquerque City Limits | |



II. Introduction

Request

This is a request for a Site Plan – EPC for a 2.0-acre site, located at 604 Menaul Boulevard NW, the subject site, legally described as:

- Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres.
- The northerly 17 feet of tract A of the Menaul Addition No. 1, containing 8,404 square feet.
- Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.

The Site Plan includes both as-built and proposed conditions. The request would facilitate the demolition of the western portion of an existing warehouse and construct a new warehouse facility. The existing warehouse stores surplus materials, fabrication space and storage of art, and other items for the City of Albuquerque Art & Culture Department. The proposed development adds a new 9,250 SF warehouse, 1,400 SF of outdoor covered fabrication space, and 1,800 SF of covered storage areas on the subject site. The portion of the subject site noted as a Parks and Recreation storage yard and 6,416-cu. ft. ponding area is proposed to remain.

The subject site is located within the Railroad and Spur small area. Because the request involves expanding a warehouse use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request. (See attachments).

EPC Role

The EPC is the decision-making body for a Site Plan with proposed industrial development in the Railroad and Spur Small Area, which requires a cumulative impact analysis [IDO § 14-16-5-2(E) and IDO §14-16-6-6(I)(1)(c)(5)].

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with IDO development standards. This is a quasi-judicial matter.

History/Background

Prior to the effective date of the IDO, the subject site was zoned C-3 Heavy Commercial zone district in the Comprehensive City Zoning Code, (now repealed), which allowed most commercial and wholesale uses) and some light industrial uses [CABQ Zoning Code, [§ 14-16-2-18\(A\)\(2\)](#)].

With the effective date of the IDO in 2018, the subject site’s zoning converted to NR-C (Non-Residential – Commercial Zone District). The current warehousing land use is permissive pursuant to [Table 4-2-1](#) and meets use-specific standards in § 14-16-4-3(E)(19)(b).

Structures on the eastern portion of the site were established as early as 1949 and 1959, as visible in aerial photography.

On November 10, 1978 a variance request of 13 feet to the required rear setback was approved to eliminate a required landscape buffer on the western edge of the property and allow a warehouse addition to extend to two feet from the southern lot line.

On January 22, 1985 a Site Plan expansion was approved for the existing warehouse (Soft Drinks Inc.) to the west of the property and propose a landscape buffer between the western edge of the current lot designated for Parks and Recreation storage and a ponding area.

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	NR-C	Area of Change	Industrial – Warehousing
<i>North</i>	NR-C, R-T, & R-ML	Area of Consistency	Commercial Uses Residential – Townhouse and Multi-Family Dwellings
<i>South</i>	R-1A	Area of Consistency	Residential – Single-family and Two-family (Duplex) Dwellings
<i>East</i>	NR-C, R-1A, & UNCL	Area of Consistency & Area of Change	Commercial – General Retail, Small; Residential – Single-family Dwellings; & Unclaimed Lateral Drainage for Drainage
<i>West</i>	R-ML	Area of Consistency	Residential – Multi-family Dwellings

The subject site is located between 6th St. NW and 9th St. NW along Menaul Boulevard NW. The subject site is within the Valley Drainage Area, triggering the requirement to meet DPM standards for this area [IDO § 14-16-5-2(F)].

This area includes a mix of residential, commercial, and industrial land uses. Lots to the south of the subject site zoned R-1A contain single-family dwellings and duplexes. To the east is a small strip of land that is unclassified (i.e., not zoned) and designated as drainage property, which was formerly the Martinez Ditch. The property owner also owns land

designated as drainage directly to the north. The former drain does not affect the current or proposed development. Lots to the east contain small general retail commercial uses zoned NR-C. The lot to the west contains small-scale multi-family residential development zoned R-ML. Across Menaul to the north are townhouse dwellings zoned MX-T and R-ML and the lots zoned NR-C with a few multi-family dwellings and industrial uses.

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 Menaul Blvd. NW as a Community Principal Arterial.
- The LRRS designates 6th St. NW as a Community Principal Arterial.
- Nearby roads Towner Ave. NW and Los Tomases Dr. NW (and the portion of 6th St. north of Menaul Blvd.) are designated as local streets.
- The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.
- The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates 2nd St. NW as a Secondary Freight Corridor and does not designate Menaul Blvd. or any roadways adjacent or through the subject site as having Truck Restrictions.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails and bikeway systems.

- The LRBS shows a Proposed Bicycle Lane on Menaul Blvd. NW. as well as existing bike lanes and buffered bike lanes to the west of the subject site along Menaul Blvd. NW.
- The LRBS shows a Proposed Bicycle Lane on 6th St. NW east of Menaul Blvd. NW, terminating at Menaul Blvd. NW.
- The LRBS shows an Existing Bicycle Route on Los Tomases Dr. NW.

Transit

Menaul Blvd. NW is served by ABQ Ride Bus Route 8. The nearest bus stop is directly in front of the subject site on eastbound Menaul Blvd. NW that runs every 30 minutes, as well as across the street at the corner of Los Tomases Dr. NW and Menaul Blvd. NW heading westbound with the same run times. These stops are less than ¼ mile from the subject site, or less than a 5-minute walk on average.

Public Facilities/Community Services

Please refer to the Public Facilities Map, above, which shows public facilities and community services located within one mile of the subject site.

III. Analysis of City Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is located along the Menaul Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan.

Major Transit Corridors are designated to serve high-frequency high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key, as well as good access for users to goods and services along these Corridors and the Centers they connect.

Community Planning Area

The subject site is within the Near North Valley Community Planning Area (CPA). This spans the area between the Rio Grande and I-25 and between I-40 and Montano. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods and commercial and industrial uses to the east. A mix of Residential commercial and industrial development is concentrated along Menaul Blvd. NW within the CPA where the subject site rests in the center of the southern portion of the CPA Near Interstate 40 and the railroad.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The proposed development will increase warehousing space for the City's Arts and Culture Department and the production and fabrication of art collections to be

shared by the entire City. Albuquerque thrives as a cultural hub, which is made possible by the works created under the City's Arts and Culture Department. Its mission is to enhance the quality of life through the celebration of art to be placed all over the city and seasonal art at special events. The expansion of an art fabrication warehouse, will allow increased capacity to create pieces that can enhance the quality of life in the city by celebrating Albuquerque's unique history and culture, and providing collections that improve literacy, economic vitality and learning and increase tourism to Albuquerque and help create distinct identity and a sense of place through art collections displayed city wide. **This request is consistent with Policy 4.1.3 Placemaking.**

CHAPTER 5: LAND USE

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 of support the public good.

The request would facilitate the development of a new 9,250 SF warehouse on the subject site, that will allow the applicant to expand the current fabrication of public art to be displayed in public places as commissioned. The proposed Site Plan promotes development that will maximize the utilization of surrounding infrastructure and expand an existing use that supports the public good. The subject site is serviced by public transportation facilities and has pre-existing access to water and sewage infrastructure. **This request is consistent with Goal 5.3 Efficient Development Patterns.**

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 in an Area of Change. The request encourages development that could expand employment opportunities in the Arts and Culture Department as well as contract artists. The subject site is located along a corridor that can adequately serve deliveries of art production materials, and distribution of collection pieces, yet provides soft transitions and a visual buffer through landscaping and street-scape, and warehouse material color and cladding of natural southwest colors, to protect abutting residential uses. **This request is consistent with Policy 5.6.2 Areas of Change.**

CHAPTER 7: URBAN DESIGN

POLICY 7.3.2 COMMUNITY CHARACTER: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed development reflects the characteristics of the distinct identity of the surrounding area. The design protects and enhances views through color and material choice of the proposed warehouse building and by providing street trees as well as landscaping. The proposed warehouse building will be clad with a 2-tone color pallet complimentary to that of the natural southwest. The Landscaping will consist of trees and shrubs along Menaul Blvd. NW, to soften the view from the street, as well as a landscape buffer between abutting residential units along the southern boundary, that will consist of trees as well as Honeysuckle vines, to create a sound and view buffer which contributes to a safe and attractive place. The above site plan design strategies that seek to minimize potential negative impacts on existing residential uses with respect to noise, containing all loud machinery indoors, stormwater runoff is collected on site before discharge into public right of way, contaminants are stored properly to maintain air quality, lighting is minimal, mounted on the building and pointed down, and traffic is minimal happening during regular daytime business hours. **This request is consistent with Policy 7.3.2 Community Character.**

POLICY 7.5.1 LANDSCAPE DESIGN: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

This request proposes a landscape plan that requires low irrigation needs. The proposed landscaping will utilize drought tolerant vegetation and trees that thrive in the high desert climate and enhance the sense of place by drawing upon the Official Albuquerque Plant Palette to install landscaping commonly found throughout the city. The landscaping honeysuckle vines provide added aroma benefits during the bloom cycle, and can possibly help mitigate any odors created during the fabrication of art pieces on site. **This request is consistent with Policy 7.5.1 Landscape Design.**

CHAPTER 11: CULTURAL HERITAGE

POLICY 11.5.1 ARTS PROMOTION: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

By engaging in local arts and heritage, communities build resilience, and create unique identities, which directly enhance overall quality of life. The proposed development supports and promotes cultural traditions and arts as vital components of the community's identities and well-being, by providing a space for the increased production capacity of art installations to be shared by the entire city. Art and heritage, create a strong sense of belonging and community pride, strengthening unity and respect among its communities. **This request is consistent with Policy 11.5.1 Arts Promotion.**

CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

POLICY 12.4.1 COORDINATION: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

The proposed development provides a multi-disciplinary approach to meet a much-desired need of the community, the production and distribution of public art for display city wide. The proposed site plan seeks to allow the Arts and Culture Department the development of an expanded warehouse space, helps bridge a service gap by increasing production capabilities of a desired community service in an equitable way to meet the needs of all communities over time. **This request is partially consistent with Policy 12.4.1 Coordination.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned NR-C (Non-Residential Commercial Zone District) [IDO §[14-16-2-5\(A\)](#)]. The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. The current warehousing land use is permissible per IDO [Table 4-2-1](#), as long as it adheres to the following regulations in [§4-3\(E\)\(19\)\(b\)](#) (see, Cumulative Impacts Analysis, attached in this report).

Overlay Zones

The subject site is not within the boundaries of a Character Protection Overlay (CPO), an Airport Protection Overlay (APO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO) zone.

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Cumulative Impacts: The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development

Warehousing: The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.

IDO 14-16-6-(1)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(1)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

6-6(1)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC (see above), the request is consistent with applicable Comprehensive Plan Goals and Policies.

6-6(1)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-C (Non-Residential-Commercial). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

6-6(1)(3)(c) The Site Plan complies with all applicable provisions of the 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.

City Staff has reviewed the Site Plan against IDO development standards for the proposed expansion of a 9,520 SF. warehouse to the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-C zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

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

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Burdens on these systems have been mitigated, for example most drainage is collected on the western portion of the site, before discharged into the public right-of-way, in the lot designated partly as a 6,416 cu/ft ponding area, and any future burdens on those systems shall be responsible for proper mitigation methods if the site continues to develop.

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

A Cumulative Impacts Analysis was required due to the subject site's location within a ¼ mile of the Railroad and Small Spur area (see attachments), and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Cumulative Impacts Analysis for this request explains how it mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. For example, amplified sound from loud machinery is housed within the proposed building, new lights will be building mounted near the north end public entrance, drainage is collected on site, and vehicle parking and staging and circulation happens within the site, and a landscape buffer with trees and shrubs and honey suckle intended to be decorative and to visually and audibly and aroma soften the industrial warehouse use within. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- 6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality by containing drainage within landscape islands and catch ponds. Traffic congestion will be low impact as the frequency of vehicle visits is infrequent and only during business hours. Parking congestion is contained on site and separated by public and private gated parking areas. Noise from any loud machinery or fabrication uses will be housed within the warehouse building. Vibration may come from delivery vehicles; however, the delivery dock is to the northern edge of the building the farthest from the residential neighbors. Light spillover is non-existent, as all lights are standard wall mounted, down pointing, with low illumination for safety and entry egress illumination. Impact of hazardous materials on the environment is mitigated through storage within the fabrication space, and to be contained and disposed of properly. Other nuisances, like the storage of materials will be art pieces and works in progress, not to be viewed from the street or piled high to be seen by the south residential properties. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included with this review.

- 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested although there is minimal proposed lighting included with the Site Plan for

the development. The proposed site lighting is to be building mounted on hooded or shielded and projected downward and low watts per fixture bulb. The proposed lighting is to be directed within the property, with minimal to zero spread on adjacent properties, for the purpose of standard commercial building safety and entry/egress illumination. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

IV. Site Plan Analysis

Request

The is a request for a Site Plan – EPC on the 2.0-acre subject site to demolish a portion of an existing warehouse and construct a new 9,250 SF warehouse facility. The existing warehouse stores surplus materials, fabrication of art, storage of and other items for the City of Albuquerque Art & Culture Department. The EPC is required to hear this case because the subject site is located within the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to IDO Subsection 14-16-6-6(l)(1)(c)5, 14-16-5-2(E) (Cumulative Impacts), and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

The proposed site plan includes existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing building will continue to operate in its current capacity. There is not a pre-existing Site Plan that controls the site. Cumulative impacts were not considered to be reviewed by the EPC in the now repealed Comprehensive City Zoning Code, therefore the previous use was developed at a time that allowed it permissively. The subject property is comprised of three parcels that will be combined after this request gets final sign off by the (DFT).

Site Plan Layout/Configuration

The site currently has existing buildings totaling 32,295 SF used for the City Government record keeping operations. The existing subject site with buildings is comprised of asphalt paving all visible from Menaul Blvd. NW. The proposed site plan calls for the demolition of the western portion of the existing warehouse to allow for the construction of a new single-story, steel framed with exterior stucco clad, (9,250 SF) fabrication shop/storage building to be developed on approximately 0.22 acres of the west portion of the 2.0-acre subject site, as well as (1,400 SF) covered fabrication and (1,800 SF) storage space, open to the outside air, all which would be used for art piece fabrication for the City's Arts and Culture Department operations. The proposed final phase construction is to be a warehouse fabrication shop/storage building at a single-story with a max height of 26'0" at the top of parapet, 136 feet long and 70 feet wide.

IDO §14-16-5 Development Standards

Dimensional Standards

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. The site plan and related drawings were revised based on Staff and Agency Comments, and additional comments received within the legal time frame will be included as 'conditions of approval'.

The applicant is following IDO Development Standards. The proposed development complies with the following NR-C zone district development standards; front, rear and side setback requirements, including the overall height is under the allowable building height maximum.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(l).

Site Design & Sensitive Lands: IDO §14-16-5-2 (E) Cumulative Impacts

Pursuant to IDO §14-16-5-2(E)(1)(a), if any portion of the subject property is within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur), development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1)a-d, shall mitigate any negative cumulative impacts. In this case, the subject property is within the Railroad and Spur Small area; it is within 1,320 feet of a Residential zone district or a lot containing a residential use in any Mixed-use zone district; is developed as a warehousing facility location; and is within 660-feet of another used described in section 5-2(E)(1)(c).

The applicant has provided a Cumulative Impact Analysis, as required (see attachments). Staff analysis follows:

5-2(E)(2) Requirements

IDO §14-16-5-2(E)(2) Requires development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Negative impacts on residential uses within 660 feet of the subject site are minimized because all vehicle access, circulation, parking, and loading, are contained within the site. The site has (20) parking spaces that are contained behind a fence with lockable operable gates, more than 40 feet from any street. There is a shared, at least, 6-foot opaque wall along the southern property line, separating the subject site from residential properties along this boundary. A landscaping buffer or additional trees and honeysuckle vines is provided to further minimize any potential negative impacts regarding vehicle access, parking on the residential properties to the south.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on lighting that could affect the surrounding residential uses. The only lighting proposed will be standard building mounted lights for night time egress and entry illumination and will be hooded or shielded fixture units, and directed inward and down pointing, containing all light bleed within the site. The lights are primarily located at the north east corner, away from the southern residential property edge, near the public entry to the warehouse, and at least 30 feet from Menaul Blvd to the north.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The operations will have various materials that may be considered hazardous, like paints, varnishes, acetone, and solvents, or dusts like plaster, or saw dust. The applicant has procedures and locations in place to safely store the hazardous materials as required through federal regulations. All hazardous materials will be stored indoors, fire-rated containers to reduce the risk of these materials affecting surrounding residential uses. The storage location within the new fabrication shop is placed away from property boundaries and not accessible to the public to mitigate all risks surrounding these materials as much as practically possible.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The proposed warehouse design has two (2,705 SF) modular units totaling (5,410 SF) for the purpose to store materials and fabricated Art installation pieces. The site has (1,800 SF) outdoor covered storage space at the south edge of the property, closest to the residential use, for the storage of art piece construction materials, staging of art pieces, and works in process. Materials will not be stacked high, reaching above the opaque wall or fencing that would create an eye-sore to the neighboring residents, and they are tucked away from the street behind

fencing, as not to cause attention to those passing by, to be presented as final pieces of art to be on display for the general public.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The residential properties are along the subject site's southern boundary. All activities that generate noise are going to be located inside the new, proposed fabrication building situated approximately 32 feet from the adjacent residential zone districts to the north. By limiting noise generating work to inside the new workshop, the impact on neighboring residential uses will be sufficiently mitigated.

- 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

IDO §14-16-6-4(H) Required Analyses and Studies

6-4(H)(1) A cumulative impact analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Subsection 14-16-6-4(G).

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. and the railroad tracks, containing a range of land uses. As evidenced by the City's GIS Land Use mapping, there is low-density residential, industrial, and commercial retail and services within 660 feet of the property, triggering this cumulative impact analysis.

2. A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on March 4, 2026. The warehouse will have no regular visitors and generate very little traffic, so there would not be any traffic to mitigate. The City Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The applicant has provided a list of all hazardous materials needed for operations, which include paint solvents, varnishes, and dusts. All hazardous materials are stored indoors and managed as required by federal regulations.

4. A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed fabrication shop/storage building will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed cubic volumes for landscape ponding areas and shall comply with the most current DPM requirements for stormwater discharge.

5. A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

ABCWUA issued a Letter of Availability (#260128) on March 3, 2026. The applicant has indicated that the proposed warehouse addition will utilize existing water and sewage services for the site. This Availability Statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the Art fabrication and storage facility are 8am-5pm. All activities associated with deliveries and movement of freight vehicles will occur during the proposed daytime working hours, and within gated area of the property, off the street and away from neighboring residential properties.

7. A list of and copies of all permits required for the use.

The Applicant has submitted Fire Permit plans. The applicant is responsible for providing copies of additional permits required to run the Art fabrication warehouse operations. The Applicant has stated they will provide a list of copies of all permits required for the proposed use, in a separate transmittal as applicable, prior to future DFT final sign off.

- 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM,

which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on March 4, 2026. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed site plan.

- 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(l).

The site plan is being submitted for review and decision by the EPC.

- 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the April 16, 2026 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

Access and Connectivity

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access to the site. Pedestrians access the site via an existing 5-foot-wide sidewalk along Menaul Blvd. NW. A dedicated buffered bicycle lane terminates at the site, allowing access for bicycle traffic off Menaul Blvd. NW to use the sidewalk or any of the 4 curb cuts to access the site. ABQ Ride Bus Route 8 is the nearest bus stop located directly in front of the subject site on east and west bound Menaul Blvd. NW, allowing transit riders and employees to access the site seven days a week, during daytime business hours.

Vehicular Access, Circulation and Parking

The subject site would be accessible from three existing entrances along Menaul Blvd. containing existing curb cuts 24 ft. wide, for the existing buildings customer and employee parking access, and two proposed new curb cuts 24 ft. wide, for light visitor use and larger trucks for materials and art piece delivery and transport. The design exceeds the required parking spaces needed, has required handicap spaces, an added bonus of two EV-Chargers at two parking spaces, and has adequate vehicle circulation, as well as back out and drive isle space for vehicles of varying sizes including solid waste dumpster access.

Parking and Loading

Parking Requirements must be met because the Site Plan – EPC proposes the construction of a new primary building [14-16-5-5\(B\)\(1\)\(b\)](#): Expansion of the gross floor area of an existing primary building by more than 25 percent or 2,500 square feet requires additional parking. The Site Plan complies with the IDO Parking Requirements for warehousing in [Table 5-5-1](#) of the IDO, which has ‘no requirement’ as the designated requirement.

Existing parking:

Prior to the Site Plan submittal there are 8 existing organized paved parking spots and 1 handicap spot delineated with parking bumpers located east portion of the site in front of the existing building, accessed off Menaul Blvd. NW for customers and employees. The rest of the existing parking is unmarked on a mix of asphalt and concrete slab surfacing. There is no evidence of previous parking striping in these areas.

Required Parking

- 26 - Total Regular Parking Spaces
- 3 - Bicycle Parking
- 2 – Motorcycle Parking
- 2 – ADA Parking Spaces (1 Van)
 - (2 – EV Charging stations)

Proposed new parking:

Overall, the site plan is required to provide 38 parking spaces, with a 12-parking space reduction, due to the site being in close proximity to public transit hubs, therefore 26 total parking spaces meets the requirement. The Site Plan proposes 1 ADA parking spaces, 2 motorcycle space, 3 standard public parking spaces (two of which have EV-Charging capabilities), 3 bicycle rack spaces over new asphalt paving, and remaining standard parking spaces are located behind lockable gates, for employees and users, on gravel or compacted basecourse paving. The rest of the existing parking is incidental space for additional delivery vehicle storage, or temporary parking or other service vehicles. Landscape buffer is provided along Menaul Blvd. NW to shield vehicle circulation and parking from the street, as well as in between the south wall, dividing the neighborhood edge from any on-site parking.

Landscaping, Buffering, and Screening

Proposed Landscaping complies with IDO Section [14-16-5-6\(A\)\(1-7\)](#) which regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The proposed Landscaping complies with IDO Section [14-16-5-6\(D\)\(1\)](#) Street Frontage Landscaping, as well as [14-16-5-6\(E\)\(1\)](#) (a-e) Edge Buffer Landscaping. A landscape buffer consisting of trees and honeysuckle vines has been provided along the south neighboring edges, to soften both the view of the warehouse and provide a pleasant aroma between the properties. Landscaping that

provides a pleasant aroma is an added benefit to the buffering requirements. In order to be within compliance, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property, per IDO Section 14-16-5-6(E)(2)(a) Development Next to Low-density Residential Zone Districts. (See [Table 5-6-4: Edge Buffer – Development Type Summary \[1\]](#)). A stand of three Desert willow trees, and the Honey suckle vines are provided at the south edge per this requirement.

Proposed landscaping is compliant with the city of Albuquerque Plant Pallet, and requires minimal irrigation. Irrigation plans will be provided for construction plan submittal. (See ‘Conditions of Approval’ for any additional landscaping requirements to meet compliance if applicable).

The IDO requires a minimum of 15 percent of the net lot area of each development to contain landscaping. In this case, the requirement is for 8,478 SF of total landscaping; 8,813 SF (90%) is provided on the Site Plan. 75 percent of the net lot area for the total groundcover required is 6,610 SF; 8,297 SF (80%) is provided on the Site Plan.

Street Frontage Landscaping

Landscaping along Menaul Blvd. NW is pursuant to IDO Section [14-16-5-6\(A\)\(1-7\)](#) and IDO Section [14-16-5-6\(D\)\(1\)](#). The proposed landscape trees along Menaul provide a mix of seasonal colored blooms of purple, Western Redbud, yellow/green beans, the screwbean Mesquite, and emerald green leaves of the Emerald Sunshine Elm trees. Additional larger caliper trees, Lacebark Elm are provided within the front planters at the public parking areas, and can be seen from Menaul Blvd NW act as a secondary screening of the industrial use beyond while providing shade to the parking lot. Street trees have been added in front of the new development as well as the existing buildings in order to meet the percentages as listed above, and to screen the existing buildings and continue the improved visual aesthetic to the entire site.

Walls and Fences

Walls and fences comply with [IDO Section 14-16-5-7](#). Existing 6-foot-tall opaque fencing varies on the south edge of the subject site from CMU walls to chain-link with slats. This wall will share the addition of honey suckle vines that will increase opacity along the southern neighborhood edge wall/fence type. Existing chain-link fencing runs along the sidewalk on Menaul Blvd NW in front of the existing warehouse buildings with operable rolling chain-link gates, and around the western most portion of the site, designated as the ‘Existing Parks and Rec Storage Yard to Remain’. The new development, seeks to soften the immediate view of a fence by setting it back from the street roughly 26’, where street trees are the first edge buffer before the fence type is viewable. The inner compacted gravel parking lot is fenced and has one operable rolling gate to separate the public and private areas of the fabrication/storage warehouse operations, and parking for employees and service trucks. The gate is roughly a 22’- 24’ wide opening.

Outdoor Lighting

Outdoor lighting on the subject site complies with [IDO section 5-8\(A\)](#) Outdoor Site Lighting. The only lighting proposed will be standard building mounted lights for night time egress and entry illumination and will be hooded or shielded fixture units, and directed inward and down pointing, containing all light bleed within the site. The lights are primarily located at the north east corner, away from the southern residential property edge, near the public entry to the warehouse, and at least 30 feet from Menaul Blvd to the north. All outdoor lighting shall be aimed so that no light spills over onto an area 10 feet beyond the property line. The proposed development will not include additional exterior lighting. The subject site receives adequate ambient light from three existing street lights that already light the public right of way along Menaul Blvd. NW.

Neighborhood Edges

The southern portion of the site borders nine properties that are zoned R-1A single-family, small-lot residential detached homes on individual lots with a variety of lot sizes and dimensions. Across Menaul Blvd NW. the north and west neighborhood edge are a mix of R-ML, Multifamily low density, and one property zoned R-T, Townhouse residential zone district. The property to the east is zoned NR-C, not zoned residential.

IDO section 14-16-5-9(A) Neighborhood Edges, are intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district.

The southern property line is adjacent to an existing residential zone district and land use. Existing 6' high opaque fencing types are located along this neighborhood edge, which creates a visual barrier and screening from the industrial use on site, and the additional Honeysuckle landscaping will increase opacity which complies with IDO Section [5-6\(E\)\(2\)](#).

Building Design

The proposed structure follows Development Standards for building design, heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the NR-C zone district, which is not to exceed 38 feet, the proposed building is 26 feet tall, therefore, will not exceed the allowable height. The exterior of the proposed building design is prefabricated steel framing with exterior stucco sheathing, and a parapet roof, with prefinished insulated overhead metal doors and roll up overhead garage doors. Stucco colors are called out as natural southwest earth tones, however specific stucco colors to be determined.

Signs

There is an existing City owned freestanding billboard sign at the eastern portion of the sight in front of the existing buildings. There are no signs proposed with the new development. All future signage will comply with development standards in IDO section

[14-16-5-12](#) Signs. The design of the sign will be determined upon application for a Sign Permit.

Utilities

The site has one existing power pole at the north eastern corner of the subject site, and two street light poles, on Menaul Blvd NW. The new building has proposed connection to the following utilities: Fire Protection water line, sewer line, High pressure gas, Substation Automation System (SAS) electric line, and potable water line. A new private fire hydrant is proposed in in front of the new building. One water meter protected by bollards exists on Menaul Blvd. NW.

Grading and Drainage

The Site Plan includes a conceptual grading and drainage plan for the site, which provides information on proposed conditions. The conceptual drainage plan proposes a retention pond in the landscaping islands of the parking lot and in front of the new warehouse building along Menaul Blvd. NW where street trees are to be planted. Two concrete swales take water from different areas on the site and direct it to one of the tree planters in the proposed front parking area before any overflow discharges into the street. Basin boundary lines determine the peaks to direct site flow to the various basin areas. Conceptual directional arrows show the direction of water flow off all building pitched roofs and site contours throughout the site plan.

V. Agency & Neighborhood Concerns

Reviewing Agencies

A number of reviewing agencies provided comments on this request including Parks & Recreation-Urban Forestry, and PNM. These comments have been submitted to the applicant and any items not addressed on final Site Plan submittal, will be included as conditions of approval.

See page 34 for review of Agency Comments.

Neighborhood/Public

The Office of Neighborhood Coordination verified that there are two recognized neighborhood associations (NA) within 660 ft of the subject site, the Near North Valley Neighborhood Association and the North Valley Coalition, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required.

A public meeting was held by the Agent and Applicant to inform the above listed Neighborhood Associations of the proposed development, and there was general support among those that were in attendance.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

VI. Conclusion

This is a request for a Site Plan – EPC for a 2.0-acre site located on Menaul Blvd. NW, one lot west of 6th St. NW, (the “subject site”) legally described as:

- Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet containing 0.6520 acres.
- The northerly 17 feet of tract A of the Menaul Addition No. 1, containing 8,404 square feet.
- Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet containing 1.3482 acres.

The request is for the demolition of the western portion of the existing warehouse to allow for the construction of a new (9,250 SF) fabrication shop/storage building on the west portion of the 2.0-acre subject site, as well as (1,400 sf) covered fabrication and (1,800SF) storage space, open to the outside air, all which would be used for Art piece fabrication for the City’s Arts and Culture Department operations.

The EPC is required to hear this case because the subject site is located within the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to IDO Subsection [14-16-6-6\(I\)\(1\)\(c\)5](#), [14-16-5-2\(E\)](#) (Cumulative Impacts), and [14-16-6-4\(H\)](#) (Cumulative Impacts Analysis Requirements). This is a quasi-judicial matter.

The proposed site plan includes existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing building will continue to operate in its current capacity. There is no pre-existing Site Plan that controls the site, since the use was developed at a time that allowed it permissively, and cumulative impacts were not considered to be reviewed by the EPC in the now repealed Comprehensive City Zoning Code. The applicant has adequately justified the request pursuant to [IDO 14-16-6-6\(I\)](#) for a Site Plan- EPC. Staff has found that the request is consistent with the ABC Comprehensive Plan and that the Site Plan adequately mitigates any adverse Cumulative Impacts form the development to the greatest extent possible.

The only neighborhood organization within 660-feet of the subject site is the Near North Valley Neighborhood Association and the North Valley Coalition, which was notified as required. Property owners within 100 feet of the subject site were notified as required. A public meeting was held by the Agent and Applicant to inform the above listed Neighborhood Associations of the proposed development, and there was general support among those that were in attendance.

As of this writing, Staff has not received additional comments of support or opposition to this request.

Staff recommends APPROVAL of the Site Plan – EPC subject to conditions to ensure compliance and provide clarity as the process moves forward.

Findings, Site Plan - EPC

Plan #: SP-2026-00030

1. This is a request for a Site Plan – EPC for a 2.0-acre site legally described as:
 - Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres.
 - The northerly 17 feet of tract A of the Menaul Addition No. 1, containing 8,404 square feet.
 - Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.

Located on Menaul Blvd. NW, one lot west of 6th St. NW, (the “subject site”).

2. The request would facilitate the demolition of the western portion of the existing warehouse to allow for the construction of a new (9,250 SF) fabrication shop/storage building on the west portion of the 2.0-acre subject site, as well as (1,400 sf) covered fabrication and (1,800SF) storage space, open to the outside air, all which would be used for Art piece fabrication for the City’s Arts and Culture Department operations.
3. The proposed site plan depicts existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing structure will continue to operate in its current capacity. This EPC approved Site Plan would control the site and replace any pre-existing stie plan.
4. The existing use was developed at a time that the Comprehensive City Zoning Code allowed it permissively and cumulative impacts were not considered to be reviewed by the EPC. The Comprehensive City Zoning Code was repealed and replaced by the Integrated development Ordinance (IDO).
5. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and because the request involves expanding a warehouse use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request.
6. Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with IDO development standards. This is a quasi-judicial matter.
7. Prior to the effective date of the IDO, the subject site was zoned C-3 Heavy Commercial zone district in the Comprehensive City Zoning Code, (now repealed), which allowed most

commercial and wholesale uses) and some light industrial uses [CABQ Zoning Code, [§ 14-16-2-18\(A\)\(2\)](#)].

8. With the effective date of the IDO in 2018, the subject site's zoning converted to NR-C (Non-Residential – Commercial Zone District). The current warehousing land use is permissive pursuant to [Table 4-2-1](#) and meets use-specific standards in [§ 14-16-4-3\(E\)\(19\)\(b\)](#).
9. Structures on the eastern portion of the site were established as early as 1949 and 1959, as visible in aerial photography.
10. On November 10, 1978 a variance request of 13 feet to the required rear setback was approved to eliminate a required landscape buffer on the western edge of the property and allow a warehouse addition to extend to two feet from the southern lot line.
11. On January 22, 1985 a Site Plan expansion was approved for the existing warehouse (Soft Drinks Inc.) to the west of the property and propose a landscape buffer between the western edge of the current lot designated for Parks and Recreation storage and a ponding area.
12. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
14. The subject site is located along the Menaul Blvd. NW Major Transit Corridor as designated by the Comprehensive Plan. Major Transit Corridors are designated to serve high-frequency high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key, as well as good access for users to goods and services along these Corridors and the Centers they connect.
15. The subject site is within the Near North Valley Community Planning Area (CPA). This spans the area between the Rio Grande and I-25 and between I-40 and Montano. Near North Valley remains semi-rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods and commercial and industrial uses to the east. A mix of Residential commercial and industrial development

is concentrated along Menaul Blvd. NW within the CPA where the subject site rests in the center of the southern portion of the CPA Near Interstate 40 and the railroad.

16. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.
17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding development patterns and infill from Chapter 4: Community Identity

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The proposed development will increase warehousing space for the City's Arts and Culture Department and the production and fabrication of art collections to be shared by the entire City. Albuquerque thrives as a cultural hub, which is made possible by the works created under the City's Arts and Culture Department. Its mission is to enhance the quality of life through the celebration of art to be placed all over the city and seasonal art at special events. The expansion of an art fabrication warehouse, will allow increased capacity to create pieces that can enhance the quality of life in the city by celebrating Albuquerque's unique history and culture, and providing collections that improve literacy, economic vitality and learning and increase tourism to Albuquerque and help create distinct identity and a sense of place through art collections displayed city wide.

18. The request is consistent with the following Comprehensive Plan Goal and Policy regarding development patterns and infill from Chapter 5: Land Use.

- A. **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 of support the public good.

The request would facilitate the development of a new 9,250 SF warehouse on the subject site, that will allow the applicant to expand the current fabrication of public art to be displayed in public places as commissioned. The proposed Site Plan promotes development that will maximize the utilization of surrounding infrastructure and expand an existing use that supports the public good. The subject site is serviced by public transportation facilities and has pre-existing access to water and sewage infrastructure.

- B. **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 in an Area of Change. The request encourages development that could expand employment opportunities in the Arts and Culture Department as well as contract artists. The subject site is located along a corridor that can adequately serve deliveries of art production materials, and distribution of collection pieces, yet

provides soft transitions and a visual buffer through landscaping and street-scape, and warehouse material color and cladding of natural southwest colors, to protect abutting residential uses.

19. The request is consistent with the following Comprehensive Plan Policies regarding design from Chapter 7: Urban Design.

- A. **POLICY 7.3.2 COMMUNITY CHARACTER:** Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed development reflects the characteristics of the distinct identity of the surrounding area. The design protects and enhances views through color and material choice of the proposed warehouse building and by providing street trees as well as landscaping. The proposed warehouse building will be clad with a 2-tone color pallet complimentary to that of the natural southwest. The Landscaping will consist of trees and shrubs along Menaul Blvd. NW, to soften the view from the street, as well as a landscape buffer between abutting residential units along the southern boundary, that will consist of trees as well as Honeysuckle vines, to create a sound and view buffer which contributes to a safe and attractive place. The above site plan design strategies that seek to minimize potential negative impacts on existing residential uses with respect to noise, containing all loud machinery indoors, stormwater runoff is collected on site before discharge into public right of way, contaminants are stored properly to maintain air quality, lighting is minimal, mounted on the building and pointed down, and traffic is minimal happening during regular daytime business hours.

- B. **POLICY 7.5.1 LANDSCAPE DESIGN:** Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

This request proposes a landscape plan that requires low irrigation needs. The proposed landscaping will utilize drought tolerant vegetation and trees that thrive in the high desert climate and enhance the sense of place by drawing upon the Official Albuquerque Plant Palette to install landscaping commonly found throughout the city. The landscaping honeysuckle vines provide added aroma benefits during the bloom cycle, and can possibly help mitigate any odors created during the fabrication of art pieces on site.

20. The request is consistent with the following Comprehensive Plan Policy regarding design from Chapter 11: Cultural Heritage.

POLICY 11.5.1 ARTS PROMOTION: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

By engaging in local arts and heritage, communities build resilience, and create unique identities, which directly enhance overall quality of life. The proposed development supports and promotes cultural traditions and arts as vital components of the community's identities and well-being, by providing a space for the increased production capacity of art installations to be shared by the entire city. Art and heritage, create a strong sense of belonging and community pride, strengthening unity and respect among its communities.

21. The request is partially consistent with the following Comprehensive Plan POLICY 12.4.1 COORDINATION: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value, from Chapter 12: Infrastructure, Community Facilities & Services.

The proposed development provides a multi-disciplinary approach to meet a much-desired need of the community, the production and distribution of public art for display city wide. The proposed site plan seeks to allow the Arts and Culture Department the development of an expanded warehouse space, helps bridge a service gap by increasing production capabilities of a desired community service in an equitable way to meet the needs of all communities over time.

22. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

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

As demonstrated by the policy analysis of the Site Plan – EPC (see above), the request is generally consistent with applicable Comprehensive Plan Goals and Policies.

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

The subject site is zoned NR-C (Non-Residential-Commercial). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

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

City Staff has reviewed the Site Plan against IDO development standards for the proposed expansion of a 9,520 SF. warehouse to the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-C zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

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

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Burdens on these systems have been mitigated, for example most drainage is collected on the western portion of the site, before discharged into the public right-of-way, in the lot designated partly as a 6,416 cu/ft ponding area, and any future burdens on those systems shall be responsible for proper mitigation methods if the site continues to develop.

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

A Cumulative Impacts Analysis was required due to the subject site's location within a ¼ mile of the Railroad and Small Spur area (see attachments), and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Cumulative Impacts Analysis for this request explains how it mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. For example, amplified sound from loud machinery is housed within the proposed building, new lights

will be building mounted near the north end public entrance, drainage is collected on site, and vehicle parking and staging and circulation happens within the site, and a landscape buffer with trees and shrubs and honey suckle intended to be decorative and to visually and audibly and aroma soften the industrial warehouse use within. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- F. 6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality by containing drainage within landscape islands and catch ponds. Traffic congestion will be low impact as the frequency of vehicle visits is infrequent and only during business hours. Parking congestion is contained on site and separated by public and private gated parking areas. Noise from any loud machinery or fabrication uses will be housed within the warehouse building. Vibration may come from delivery vehicles; however, the delivery dock is to the northern edge of the building the farthest from the residential neighbors. Light spillover is non-existent, as all lights are standard wall mounted, down pointing, with low illumination for safety and entry egress illumination. Impact of hazardous materials on the environment is mitigated through storage within the fabrication space, and to be contained and

disposed of properly. Other nuisances, like the storage of materials will be art pieces and works in progress, not to be viewed from the street or piled high to be seen by the south residential properties. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included with this review.

- H. 6-6(l)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested although there is minimal proposed lighting included with the Site Plan for the development. The proposed site lighting is to be building mounted on hooded or shielded and projected downward and low watts per fixture bulb. The proposed lighting is to be directed within the property, with minimal to zero spread on adjacent properties, for the purpose of standard commercial building safety and entry/egress illumination. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

23. The proposed site plan depicts existing conditions and as-built structures on the subject site. Upon review and decision of this request, the existing structure will continue to operate in its current capacity. Cumulative impacts were not considered to be reviewed by the EPC in the now repealed Comprehensive City Zoning Code, therefore the previous use was developed at a time that allowed it permissively. The subject property is comprised of three parcels that will be combined after this request gets final sign off by the (DFT).
24. Site Configuration/Layout: The site currently has existing buildings totaling 32,295 SF used for the City Government record keeping operations. The existing subject site with buildings is comprised of asphalt and concrete paving all visible from Menaul Blvd. NW. The proposed final phase construction is to be a warehouse fabrication shop/storage building at a single-story with a max height of 26'0" at the top of parapet, 136 feet long and 70 feet wide.
25. Dimensional Standards: The applicant is following IDO Development Standards. The proposed development complies with the following NR-C zone district development standards; front, rear and side setback requirements, including the overall height is under

the allowable building height maximum. Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

26. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impact analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

A. 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Negative impacts on residential uses within 660 feet of the subject site are minimized because all vehicle access, circulation, parking, and loading, are contained within the site. The site has (20) parking spaces that are contained behind a fence with lockable operable gates, more than 40 feet from any street. There is a shared, at least, 6-foot opaque wall along the southern property line, separating the subject site from residential properties along this boundary. A landscaping buffer or additional trees and honeysuckle vines is provided to further minimize any potential negative impacts regarding vehicle access, parking on the residential properties to the south.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on lighting that could affect the surrounding residential uses. The only lighting proposed will be standard building mounted lights for night time egress and entry illumination and will be hooded or shielded fixture units, and directed inward and down pointing, containing all light bleed within the site. The lights are primarily located at the north east corner, away from the southern residential property edge, near the public entry to the warehouse, and at least 30 feet from Menaul Blvd to the north.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

The operations will have various materials that may be considered hazardous, like paints, varnishes, acetone, and solvents, or dusts like plaster, or saw dust. The applicant has procedures and locations in place to safely store the hazardous materials as required through federal regulations. All hazardous materials will be stored indoors, fire-rated containers to reduce the risk of these materials affecting surrounding residential uses. The storage location within the new fabrication shop is placed away from property boundaries and not accessible to the public to mitigate all risks surrounding these materials as much as practically possible.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

The proposed warehouse design has two (2,705 SF) modular units totaling (5,410 SF) for the purpose to store materials and fabricated Art installation pieces. The site has (1,800 SF) outdoor covered storage space at the south edge of the property, closest to the residential use, for the storage of art piece construction materials, staging of art pieces, and works in process. Materials will not be stacked high, reaching above the opaque wall or fencing that would create an eye-sore to the neighboring residents, and they are tucked away from the street behind fencing, as not to cause attention to those passing by, to be presented as final pieces of art to be on display for the general public.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The residential properties are along the subject site's southern boundary. All activities that generate noise are going to be located inside the new, proposed fabrication building situated approximately 32 feet from the adjacent residential zone districts to the north. By limiting noise generating work to inside the new workshop, the impact on neighboring residential uses will be sufficiently mitigated.

- B. 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

1. 6-4(H)(1)(b)1: A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The subject site is located between 2nd St. and the railroad tracks, containing a range of land uses. As evidenced by the City's GIS Land Use

mapping, there is low-density residential, industrial, and commercial retail and services within 660 feet of the property, triggering this cumulative impact analysis.

2. 6-4(H)(1)(b)2: A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on March 4, 2026. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. 6-4(H)(1)(b)3: A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

The applicant has provided a list of all hazardous materials needed for operations, which include paint solvents, varnishes, and dusts. All hazardous materials are stored indoors and managed as required by federal regulations.

4. 6-4(H)(1)(b)4: A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed fabrication shop/storage building will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed cubic volumes for landscape ponding areas and shall comply with the most current DPM requirements for stormwater discharge.

5. 6-4(H)(1)(b)5: A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

ABCWUA issued a Letter of Availability (#260128) on March 3, 2026. The applicant has indicated that the proposed warehouse addition will utilize existing water and sewage services for the site. This Availability Statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

6. 6-4(H)(1)(b)6: The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the Art fabrication and storage facility are 8am-5pm. All activities associated with deliveries and movement of freight vehicles will occur during the proposed daytime working hours, and within gated area of the property, off the street and away from neighboring residential properties.

7. 6-4(H)(1)(b)7: A list of and copies of all permits required for the use.

The applicant is responsible for providing copies of permits attained to run the Art fabrication warehouse operations. The Applicant has stated they will provide a list of copies of all permits required for the use in a separate transmittal as applicable, prior to future DFT final sign off.

- C. 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on March 4, 2026. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed site plan.

- D. 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(l).

The site plan is being submitted for review and decision by the EPC.

- E. 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the April 16, 2026 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

27. The Office of Neighborhood Coordination verified that there are two recognized neighborhood associations (NA) within 660 ft of the subject site, the Near North Valley Neighborhood Association and the North Valley Coalition, which were notified by email

as required. Property owners within 100 feet of the subject site were also notified as required.

28. A public meeting was held by the Agent and Applicant to inform the above listed Neighborhood Associations of the proposed development, and there was general support among those that were in attendance.
29. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-[6-4\(B\)](#)].

Recommendation

APPROVAL of Plan #: SP-2026-00030 for all or a portion of the Westerly portion of Tract A of the Menaul Addition number 1 and the Easterly portion of Tract A of the Menaul Addition No. 1 (Excluding the northernly 17 ft.) located at 604 Menaul Blvd. NW based on Findings 1-29 and subject to Conditions of Approval 1-4.

Recommended Conditions of Approval

Plan #: SP-2026-00030, Site Plan - EPC

1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(l)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. The applicant is responsible for providing copies of permits attained to run the Art fabrication warehouse operations. The Applicant has stated they will provide a list of copies of all permits required for the use in a separate transmittal as applicable, prior to future DFT final sign off.
4. Site Plan clean up and revisions
 - Parks and Recreation and Urban Forestry Conditions:
 1. Street trees shall be removed from the mini clear sight triangle.
 2. The size of trees shall be listed on the landscaping plan at planting time. (2" caliper is required for street trees)
 3. Single-stem 'Cercis Occidentalis' trees shall be installed. Not multi-stem, (which is not acceptable for use as a street tree due to clearance issues)

4. Screwbean Mesquite is generally recommended in Official Albuquerque Plant Palette, (but some have cold hardiness issues) consider replacing with alternate tree species.
 5. Street trees shall be no more than 20' from back of curb. Please provide measurement showing distance to trees set further back
-

Dustin Kiska

Dustin Kiska, Planner

Notice of Decision cc list:

Consensus Planning, Inc., Jim Strozer, cp@consensusplanning.com Agent
Consensus Planning, Inc., Alyssa Ortiz Ortiz@consensusplanning.com Agent
North Valley Coalition, Peggy Norton, President, nvcabq@gmail.com
North Valley Coalition, James Salazar, VP, nvcabq@gmail.com
Near North Valley Neighborhood Association, President, Marit Tully,
NearNorthValleyNA@gmail.com
Near North Valley Neighborhood Association, Secretary, jsabatini423@gmail.com

Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Transportation

Hydrology

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Department of Municipal Development (DMD)

Parks & Recreation, Urban Forestry

Street trees are present in mini clear sight triangle.

1. Please provide size of trees at planting time.
2. 2" caliper is required for street trees.
3. Cercis occidentalis may only be available in multi-stem, which is not acceptable for use as a street tree due to clearance issues.
4. Screwbean Mesquite is generally recommended in Official Albuquerque Plant Palette, but some have cold hardiness issues.

5. Street trees shall be no more than 20' from back of curb. Please provide measurement showing distance to trees set further back.

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Site Plan EPC Request.

Albuquerque Public Schools (APS)

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

Executed Availability Statement #260128 provides conditions for service through Connection Permit Process. (See attached availability statement).

Bernalillo County Planning & Development Services

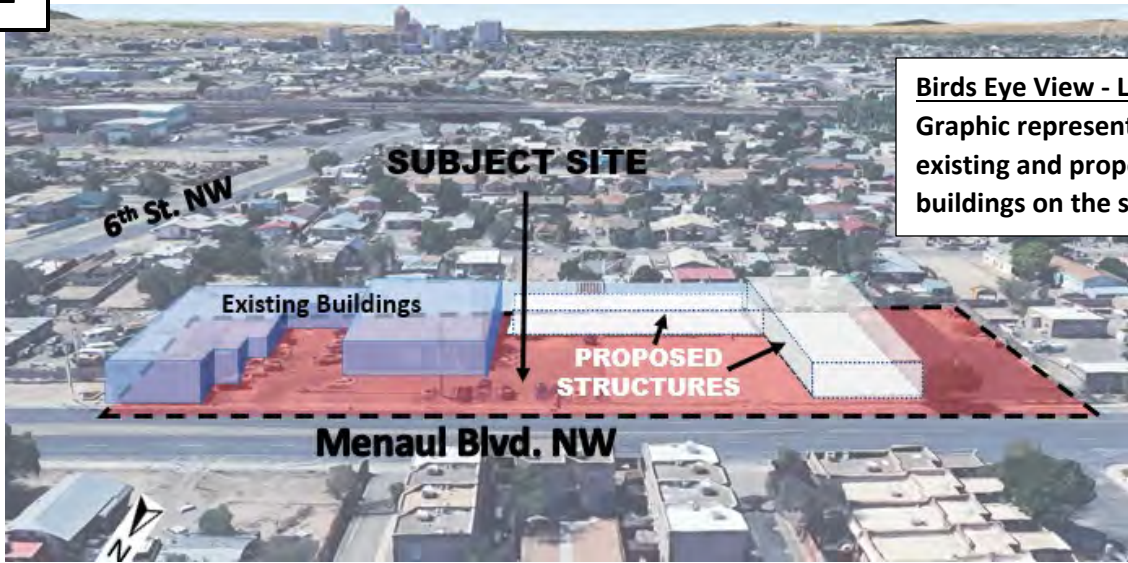
Bernalillo County Transportation.

Public Service Company of New Mexico (PNM)

- There are PNM facilities and/or easements along Menaul Blvd NW and along the east side of the site. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.
- Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.
- Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.
- Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10).
- The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
- If existing electric lines or facilities need to be moved, then that is at the applicant's expense. For PNM to review, please contact PNM as soon as possible at:
<https://pnmnsd.powerclerk.com/MvcAccount/Login>

A) PHOTOGRAPHS

1



Birds Eye View - Looking South
Graphic representation of existing and proposed buildings on the subject site

2



Panoramic View - Looking South
Total Length of the Site - Existing

3



Looking South
Location of new warehouse building. Warehouse Building to be demolished, beyond

4

Looking North from R-1A lot.
Warehouse to be demolished, beyond



5



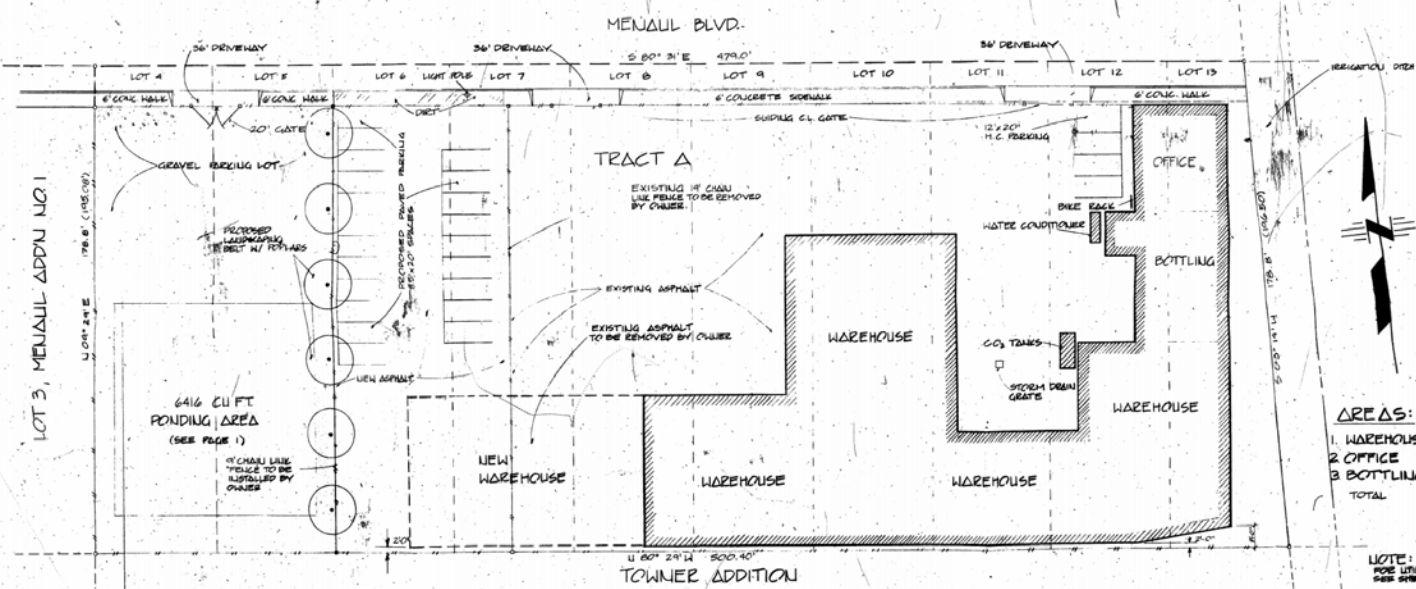
POSTED SIGN, as required
East corner along Menaul Blvd. NW

6

POSTED SIGN, as required
West corner along Menaul Blvd. NW



B) HISTORY



AREAS:

1. WAREHOUSE	25,688 SF
2. OFFICE	1,900 SF
3. BOTTLING	2,343 SF
TOTAL	29,931 SF

NOTE:
POLE UTILITY LOCATIONS
SEE SHEET # 13

SITE PLAN

SCALE: 1"=20'

LEGAL DESCRIPTION:

TRACT A OF MENAU ADDITION NO 1, FORMERLY LOTS 4 THROUGH 13 OF MENAU ADDITION NO 1 AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1978.

MANUFACTURE OF BUILDING ADDITION WILL BE BY THE MANUFACTURING CO. OF ALBU, N.M. SEE ATTACHED BUILDING SPECIFICATIONS.

SOFT DRINKS, INC.
SITE PLAN
FRED DEWITT & ASSOCIATES
CONSULTING ENGINEERS & ARCHITECTS

NO. 72 Date: 10-15-1981
CITY OF ALBUQUERQUE

This microfilm is certified to be a complete and accurate copy of the original as it appears in the files of the **NO. 72 Planning Div.**, and was filed in the regular course of business. The photographic process used met the basic Microfilm Standards of the Int'l Microfilm Association (MFI-1-1977).

Carmen L. Castillo
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 12/31/85
Carmen L. Castillo

2A-78-405
1 of 1

OFFICIAL NOTICE

DECISION ON A REQUESTED SPECIAL EXCEPTION

As provided by the Comprehensive City Zoning Code,
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, NM, 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
P.O. Box 1293, Albuquerque, NM 87103

Soft Drinks, Inc., requests two
variances on Lots 6-8, Menaul
Addition No. 1, zoned C-3, and
located at 604 Menaul, NW.

Decision No.: ZA-78-405
Hearing Date:
Decision Date:

FINDINGS: It is about 70 feet from the proposed warehouse addition to the houses to the south, an exceptional distance. The residents to the south have submitted signed statements indicating they do not want a buffer landscaping strip; they express no opposition to the proposed location of the building. The requested variances will not be injurious to the neighborhood or appropriate use of adjoining property and is consistent with the intent and purposes of the Zoning Code and Comprehensive Plan.

DECISION: A 13 foot rear setback variance and variance to omit the required buffer landscaping strip to allow a warehouse addition to extend to two feet from the south lot line are approved as requested.

If you wish to appeal this decision, you may do so by **December 5, 1978** in the manner described below, as excerpted from Section 45 of the Comprehensive City Zoning Code.

Jurisdiction. Appeal is to the Planning Commission.

Application. A special exception decision is final unless appeal is initiated by application to the City on prescribed forms within 15 days of the decision.

Fee. A filing fee to \$40 shall accompany each appeal application. When an application is withdrawn the fee shall not be refunded.

Hearing and Decision. An appeal shall be heard within 60 days of its filing. The decision shall be following a public hearing. This hearing shall review carefully the previous decisions on the matter. The Planning Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

The above decision is not final and building permits dependent on it will not normally be issued until an appeal is decided or the time for filing the appeal has expired without an appeal being filed. However, if public hearing produces no objection of any kind to approval of an application, which application is approved, the Hearing Examiner may allow issuance of a building permit before 15 days. To receive this approval, the applicant agrees in writing to return related building permits if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

DAP/cac

cc: Fred Denney & Assoc., Inc., 5643 Paradise
Blvd., NW


Zoning Hearing Examiner

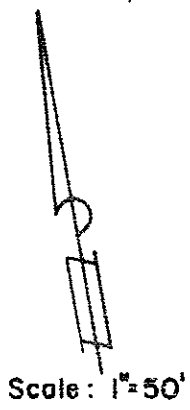
SUMMARY PLAT
OF
TRACT "A" OF THE 'MENAUL ADDITION No. 1
ALBUQUERQUE, NEW MEXICO

78 76963 ZONE ATLAS H 14 Z

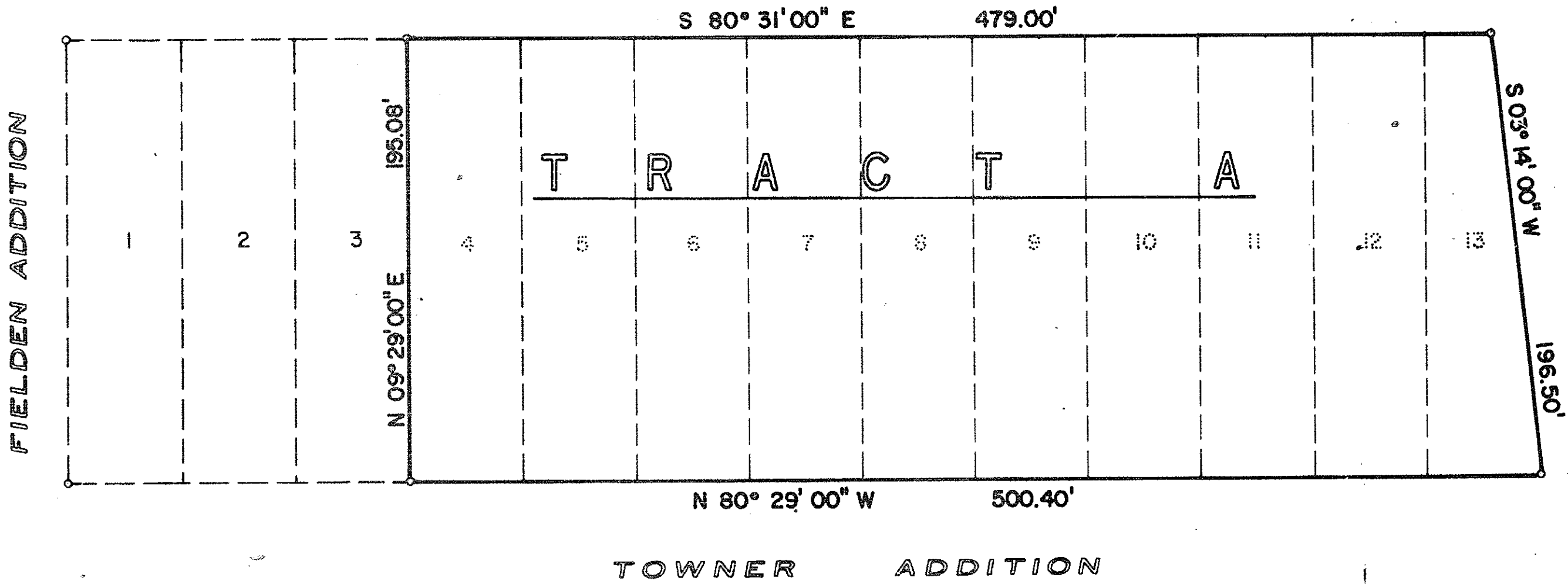
PROPERTY OF
SOFT DRINKS, INC.
604 MENAUL, N.W.
ALBUQUERQUE, NEW MEXICO

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
3:59 OCT 18 1978
At ... o'clock ... m. Recorded in Vol. 614
of records of said County Folio 28
Emma C. Amador Clerk & Recorder
Deputy Clerk

OCTOBER 1978



MENAUL BLVD. N. W.



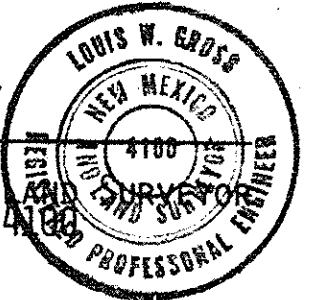
DESCRIPTION

TRACT A OF MENAUL ADDITION No. 1, FORMERLY LOTS 4 THRU 13 OF MENAUL ADDITION No. 1 AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1938.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Oct 17, 19 78

Louis W. Gross
LOUIS W. GROSS
PROFESSIONAL ENGINEER &
STATE OF NEW MEXICO No. 4100


FREE CONSENT AND DEDICATION

THE DEVELOPMENT OF THE TRACT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF.

10-17, 19 78

J.C. Scott
J.C. SCOTT, PRESIDENT
SOFT DRINKS, INCORPORATED

APPROVAL AND CONDITIONAL ACCEPTANCE

AS SPECIFIED BY ARTICLE III, SECTION 6, OF THE SUBDIVISION ORDINANCE FOR BERNALILLO COUNTY, NEW MEXICO

10-18, 19 78

John P. ... (SP-78-583)
PLANNING DIRECTOR
CITY OF ALBUQUERQUE, NEW MEXICO

APPROVALS

10/17, 19 78 *Harold E. ...*
PROPERTY MANAGEMENT DIVISION, CITY OF ALBUQUERQUE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

ON THIS 17th DAY OF October, 1978, BEFORE ME DID APPEAR THE PERSON(S) KNOWN TO ME TO BE THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY, AND OF THEIR OWN FREE ACT AND DEED DID EXECUTE THE INSTRUMENT HEREON.

MY COMMISSION EXPIRES Sept 30, 1982

Arvidson Johnson
NOTARY PUBLIC



Fred Denney & Associates, Inc.
ENGINEERS PLANNERS
ALBUQUERQUE, NEW MEXICO 87114

C14-28

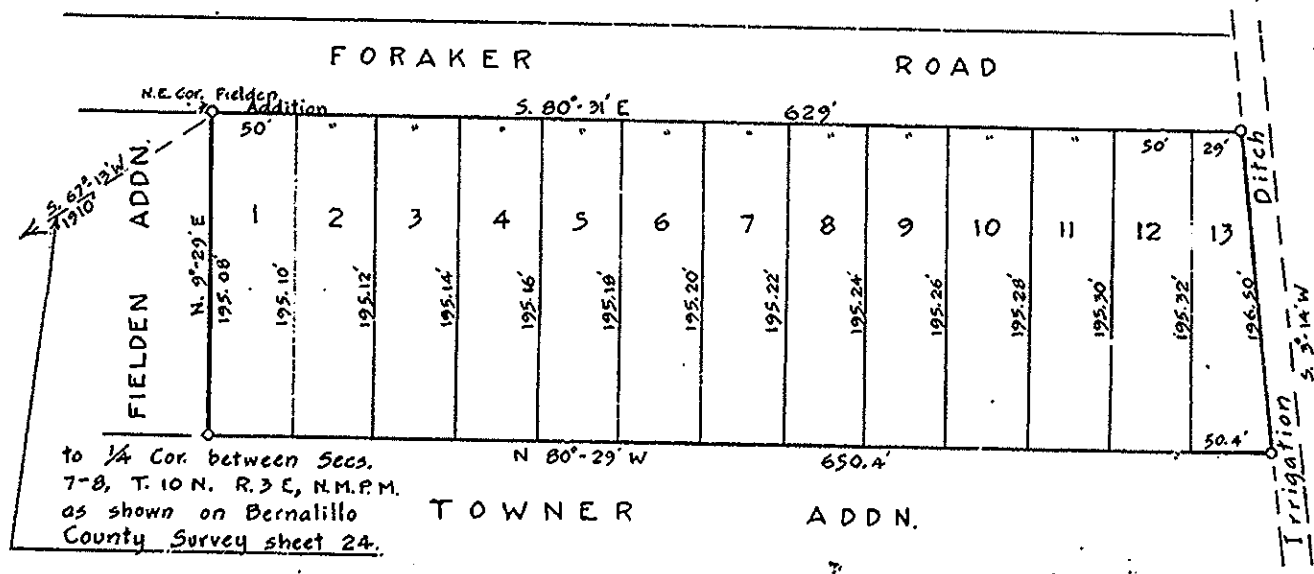
C14-28

MENAU ADDITION No. 1

ALBUQUERQUE, N.M.

Scale: 1 in. = 100 ft.

ROSS ENGINEERING OFFICE. Sept. 22, 1938.
C.A.B.



The foregoing subdivision of that certain tract of land situate in School Dist. 13, Bernalillo County, N. M., and more particularly described as follows: Beginning at the Northwest corner No. 1, a point on the Southerly line of Foraker Road, whence the Quarter Corner on the line between Sections 7 and 8, Township 10 North, Range 3 East, N. M. P. M., as said corner is shown on Bernalillo County Survey sheet 24, bears S. 67° 13' W., 1910 feet distant, and running thence S. 80° 31' E., 629 feet along said line of Foraker Road to the Northeast corner No. 2, a point on the Westerly bank of an irrigation ditch; thence S. 3° 14' W., along said ditch bank 196.50 feet to the Southeast corner No. 3, a point on the Northerly boundary of the Towner Addition; thence N. 80° 29' W., along the Northerly boundary of said Towner Addition 650.4 feet to the Southwest Corner No. 4, being the identical Southeast corner of the Fielden Addition; thence N. 9° 29' E., 195.08 feet to the place of beginning, and surveyed and subdivided as the same appears hereon, comprising Lots 1 to 13, inclusive, of MENAU ADDITION No. 1 to the City of Albuquerque, N. M., is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

S/ John H. Menaul
.....
Owner and Proprietor

State of New Mexico)
County of Bernalillo) ss

On this 29th day of September, 1938, before me, a Notary Public in and for said County, personally appeared John H. Menaul, a single man, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

S/ Artha J. Barton
.....
Notary Public

My commission expires:

Dec. 21st 1941

Seal

I, Edmund Ross, County Surveyor of Bernalillo County, N. M., do hereby certify that I have examined the foregoing plat and approved the same this 22nd day of September, 1938.

S/ Edmund Ross
.....
County Surveyor

97570

State of New Mexico)
County of Bernalillo) ss

This instrument was filed for record on

DEC 5 1938

At 11:20 o'clock a.m. Recorded in Vol. ...
of records of said County. Follo

S/ Velma Dancy, Clerk & Recorder
Deputy Clerk

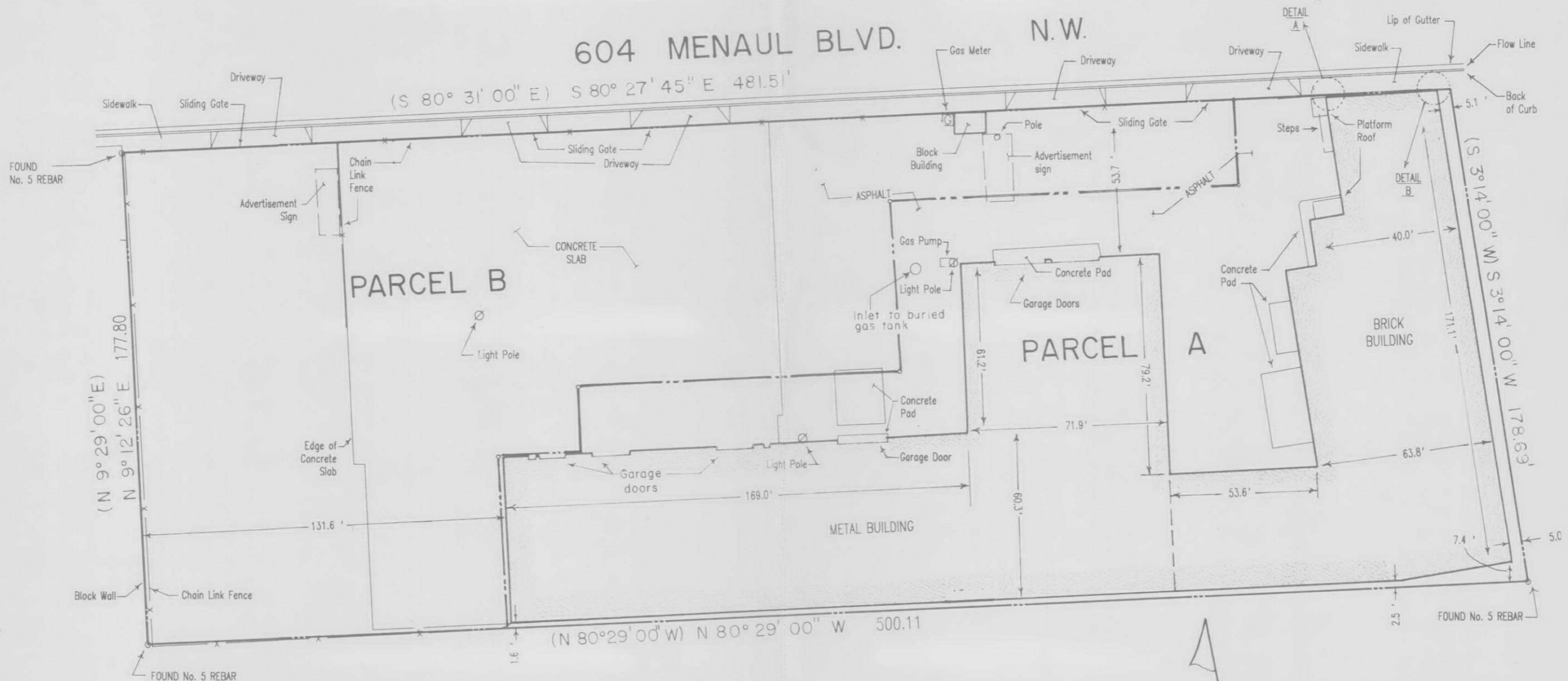
I, Ramona Montoya, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1939, of a map filed for record on the 5th day of December 1938

Ramona Montoya
County Clerk Bernalillo County, New Mexico

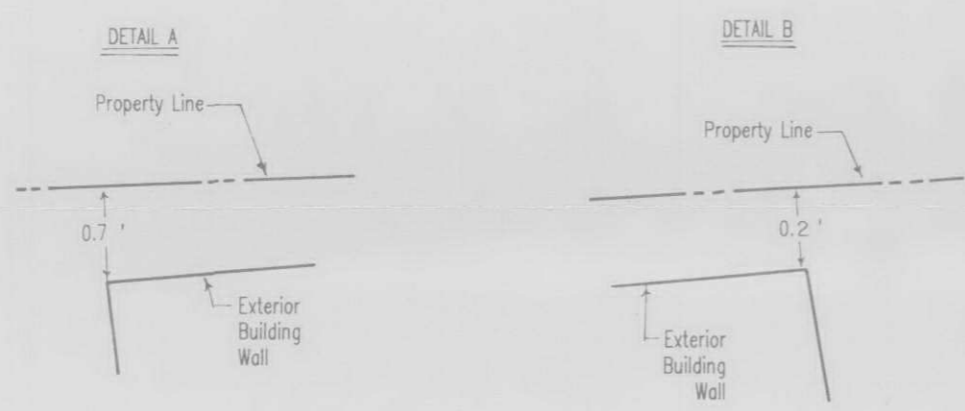
CERTIFICATE OF SURVEY

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

ALBUQUERQUE, NEW MEXICO



SCALE 1" = 40'



NOTES:

The acreage of Parcel A is 1.0571 acres.
 The acreage of Parcel B is 0.9452 acres.
 The total acreage of Parcel A and Parcel B is 2.0023 acres
 Record bearings are shown in parenthesis.
 See the descriptions for Parcel A and Parcel B for dimensions.

I, LaMonte Urban, Chief Surveyor for the City of Albuquerque, hereby certify that to the best of my knowledge and belief the foregoing plat is true and correct and that the Property Lines, Building Lines and Dimensions are as delineated hereon and that no encroachments or protrusions exist. Unless otherwise indicated no property corners were set. I further certify that there are no apparent claims of easement not shown by the public records.

12/10/85
Date

LaMonte Urban
LaMonte Urban NM LS No. 4257



C) APPLICATION INFORMATION

February 17, 2026

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization – 604 Menaul Boulevard NW

To whom it may concern:

City of Albuquerque (owner) authorizes Consensus Planning, Inc. and Greer Stafford Architecture, to act as agents for all meetings, applications, public hearings, and other formal representation related to the request for a Site Plan - EPC for a 2.19-acre property located at 604 Menaul Boulevard NW. The property is legally described as follows:

- *Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres;*
- *The northerly 17' of tract A of the Menaul Addition No. 1 containing 8,404 Square FTM/L; and*
- *Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.*

Sincerely,

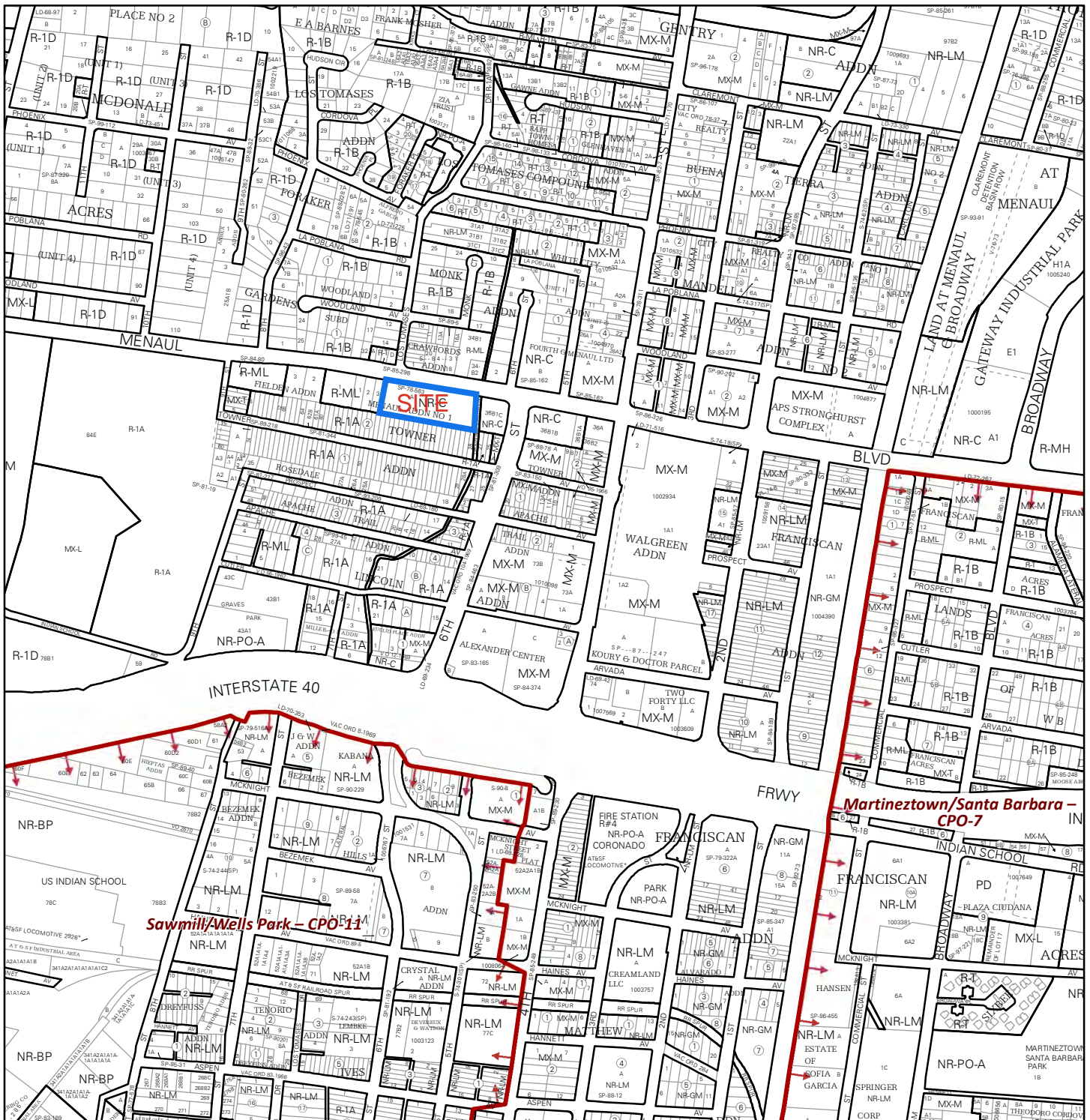
Name Carlos D. Montoya

Signature *Carlos Montoya*

Position Project Manager

Date 03/03/2026

Mailing Address carlosmontoya@cabq.gov



For more details about the Integrated Development Ordinance visit: <http://www.caba.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



April 1, 2026

Mr. Renn Halstead, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Site Plan – EPC for 604 Menaul Boulevard NW

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Halstead,

The purpose of this letter is to request approval for a Site Plan – EPC for the expansion of the existing City of Albuquerque Art & Culture warehouse located at 604 Menaul Boulevard NW. The subject property is comprised of three parcels that are legally described as follows:

- *Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres;*
- *The northerly 17' of tract A of the Menaul Addition No. 1 containing 8,404 Square FTM/L; and*
- *Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.*

The Environmental Planning Commission (EPC) is hearing this request due to the subject site being located less than ½ mile from the BNSF railroad, within the Railroad and Spur Small Cumulative Impact Area as identified by section 14-16-5-2(E)(1)(a) of the Integrated Development Ordinance (IDO). Additionally, the existing and proposed expansion of the warehouse use on the site is one of the land uses called out by section 14-16-5-2(E)(1)(c) of the IDO, to require a Cumulative Impact Analysis. This request includes an as-built Site Plan that also illustrates the proposed phased development designed to the IDO standards, along with associated site details, Landscape Plan, Grading and Drainage Plan, Utility Plan, and Building Elevations.



Subject Property (in red)

PRINCIPALS

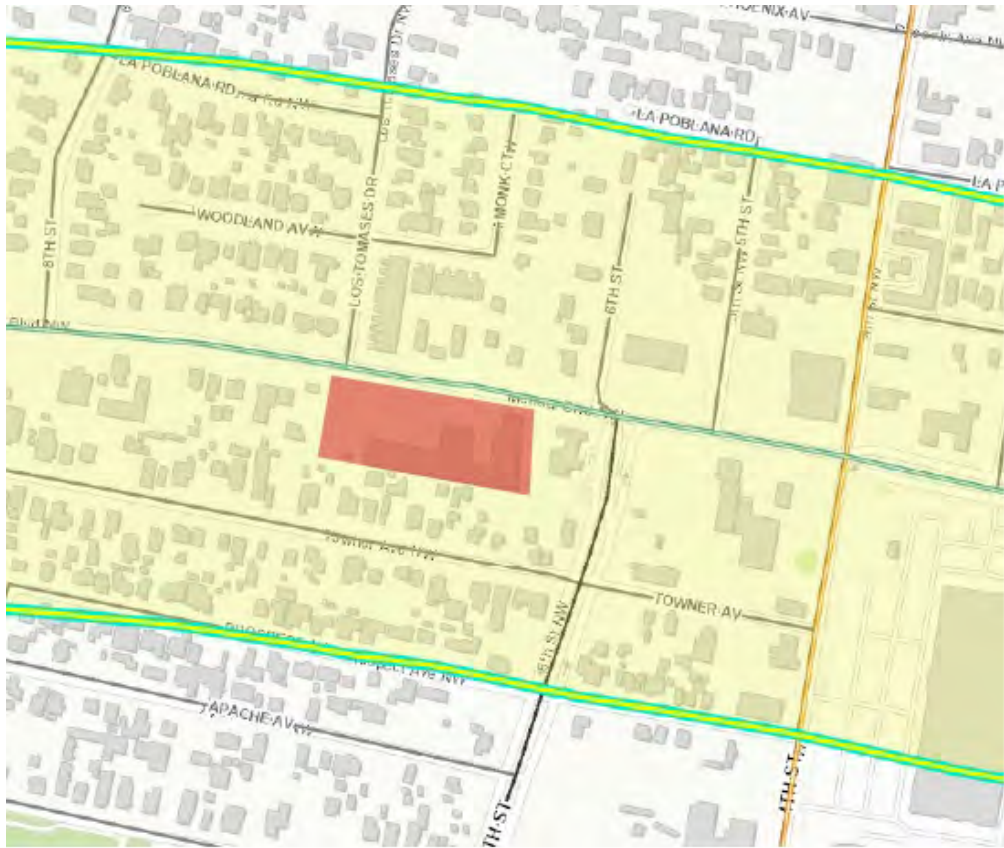
James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

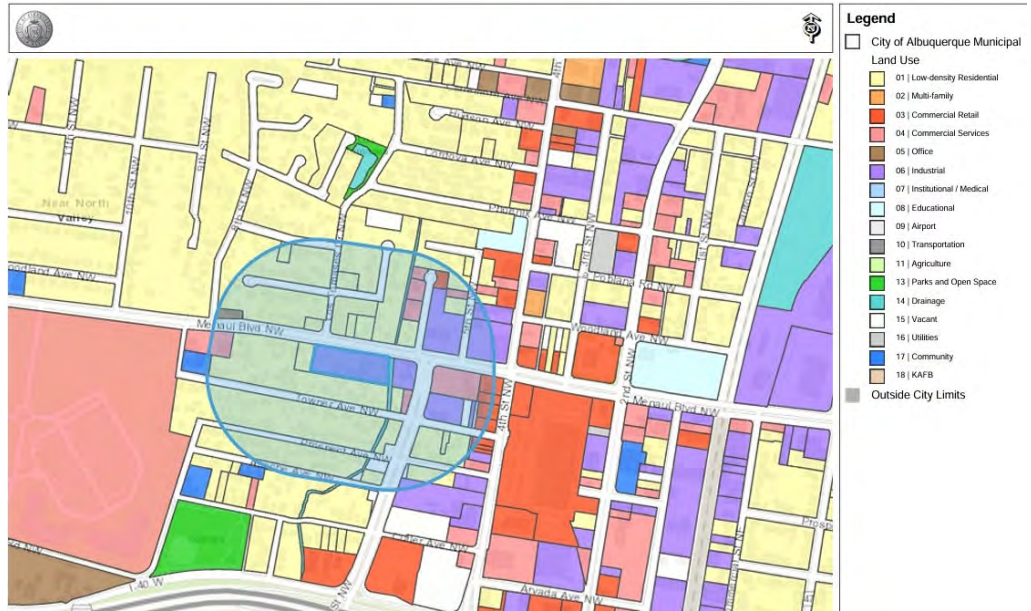
EXISTING CONDITIONS

The subject property is currently developed with a warehouse that stores surplus materials, art, and other items for the City of Albuquerque Art & Cultural Department. The subject property is within the Menaul Boulevard Major Transit Corridor and is designated as an Area of Change. Major Corridors support higher-density, more intense development than established neighborhoods. The subject site exemplifies this concept by proposing the expansion of an existing higher intensity use on the property while respecting the adjacent residential areas.



Subject Property (outlined in red) Within the Menaul Boulevard Major Transit Corridor (outlined in green and highlighted in yellow)

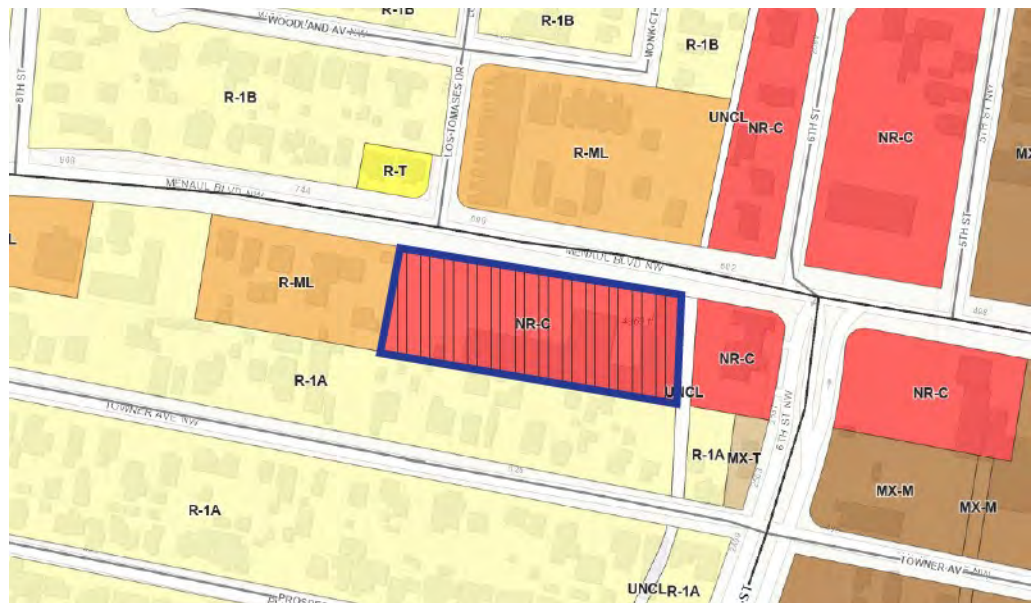
The area surrounding the subject site is a mix of land uses, including light manufacturing and commercial uses along Menaul Boulevard, which continues past the railroad east of the subject property. Immediately to the north, south, and west of the property is low-density residential, primarily comprised of single-family houses and duplexes. To the east is a drainage property that is an abandoned section of the Martinez Ditch, which is currently being used by the property owner who also owns the property directly to the north.



Land Use Context with a 660 ft. Buffer Area

The subject property is zoned Non-Residential Commercial (NR-C). Directly to the north and west of the subject property are Residential Multi-Family Low Density (R-ML) zone districts. To the south is Residential Single-Family (R-1A), and to the east is an Unclassified (UNCL) drainage easement and NR-C.

Surrounding Zoning and Land Use		
North	R-ML	Low-Density Residential
South	R-1A	Low-Density Residential
East	UNCL/NR-C	Drainage/Industrial
West	R-ML	Low-Density Residential



Subject Property (outlined in blue) and Surrounding Zoning



SUMMARY OF REQUEST

This request is for a Site Plan – EPC with a Cumulative Impacts Analysis for the expansion of the existing City of Albuquerque warehouse facility. Due to the subject site’s proximity to the Railroad and Spur Area and the existing and expanded warehouse use, per section 14-15-5-2(E) and 14-16-6-6(I) of the IDO, EPC’s approval of the Site Plan is required. This letter and the submitted Site Plan demonstrate how the existing and proposed development meet the requirements for approval of a Site Plan – EPC.

The Site Plan included with this application is in compliance with the standards of the IDO and all relevant regulations of the Development Process Manual (DPM). The Site Plan identifies existing sidewalks in excellent condition that abut Menaul Boulevard; however, these existing sidewalks along the existing subject property and the entire block of Menaul Boulevard do not meet the current DPM standards. The property was developed prior to these standards being required. Prior to this Site Plan – EPC submittal, a Sketch Plat (Project Number PR-2025-020153/PA-2025-00385) was reviewed by the Development Facilitation Team (DFT), and they commented that street trees would be required for new development over 200 square feet per section 14-16-6-6-2-4 of the Street Tree Ordinance. Based on this, we will be requesting a DFT Determination that the landscape buffer is not required at this location due to the existing conditions along this section of Menaul Boulevard. However, the attached Sited Landscape Plan provides new street trees (within 20 feet of the curb) along the redeveloped section of the property.

SITE PLAN CRITERIA

The following is an explanation of how the request meets the specific criteria for a Site Plan – EPC as outlined in IDO Section 14-16-6-6(I)(3):

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

Applicant Response: *The Site Plan is consistent with the ABC Comp Plan by furthering the following Goals and Policies:*

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

Applicant Response: *The proposed project enhances, protects, and preserves distinct communities by improving a site that has been part of the community for decades. The warehouse site is owned and operated by the City of Albuquerque Art & Culture Department and has not seen any major improvements since its development. The project will include constructing a new warehouse and renovating the existing one into secured outdoor storage. These renovations will also involve installing a new gate set back from the property line above the sidewalk, as well as planting trees, shrubs, and other landscape features along Menaul Boulevard and throughout the site. These improvements will enhance the site's value while preserving the surrounding communities by maintaining the property's current use, which has been operational for decades.*

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



Applicant Response: *The proposed project maintains the identity and cohesion of neighborhoods by ensuring appropriate scale and location of development, mixed uses, and building design character. It involves improving an existing warehouse that has been in the area for decades without renovations or modifications. The project will add a new warehouse building to the site and renovate part of the existing one, resulting in new buildings with a neutral material color that contrasts with the worn-down steel building currently on site. Additionally, landscaping is proposed along Menaul Boulevard and throughout the site to introduce trees into this section of Menaul Blvd, which currently lacks greenery. These site improvements will benefit the City's operations and enhance the character of the surrounding neighborhoods.*

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

Applicant Response: *The proposed project aligns with regional growth in Centers and Corridors because it is located within the Menaul Boulevard Major Transit Corridor. Currently, the site serves as a warehouse and storage facility for the City of Albuquerque Art & Culture Department. The expansion of the existing warehouse will include redeveloping the warehouses that haven't been updated since the 1960s, installing new fencing and gate set back from the sidewalk, and adding landscaping throughout the site where none has existed before. This expansion will complement the current development patterns on the property and will not cause any negative impacts on the surrounding area. This project will benefit the surrounding community by revitalizing an aging site that has never been redeveloped.*

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

Applicant Response: *The proposed development furthers this policy by promoting additional infill development on an existing site. It involves redeveloping a current location and utilizing additional space on the property instead of creating a new development elsewhere. The site is located on the western edge of industrial and commercial zones along 2nd Street and borders several low-density residential neighborhoods. Access will be limited to employees only, not open to the public. However, redeveloping the site to include a new, more accessible entrance for delivery trucks, thus avoiding traffic on Menaul Blvd, and adding landscaping for screening will help create a healthier, more sustainable, and distinctive community. This approach will to prevent disruptions from activities at the warehouse while supporting community integration.*

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.

Applicant Response: *The proposed project promotes development patterns that maximize the utility of existing infrastructure and public facilities and makes efficient use of land to support the public good, as the site will have the capacity to fabricate and store art for installation throughout the city. The site currently contains a warehouse facility, and the proposed plan is to expand it for the same purpose: storing art installations to be installed around the city to promote community art. The development will utilize the existing*



infrastructure and public facilities on the site, as the new construction will be on the vacant portion of the property.

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.

Applicant Response: *The request furthers this policy because it supports the expansion of existing development in an older part of the city that features a variety of land uses. The site will continue its current operation, which it has maintained for multiple decades, but on a larger scale with the proposed redevelopments. The proposed redevelopment will allow the City of Albuquerque's Art & Culture department to store a wider variety of artworks that can be displayed throughout the city for community viewing. The project will improve this property in the mixed-use area by updating the building, installing fencing around the site, and enhancing the landscaping. This will benefit the surrounding areas by bringing improvements to a more industrial property that has not seen significant development since it was initially built.*

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Applicant Response: *The proposed project promotes design strategies that recognize and embrace the area's character differences and enhance safety by understanding the relationship between the site and the surrounding neighborhoods. It ensures a buffer is established to reduce any activity on the site from affecting residents. Additionally, the site will improve the exterior fence around the property to prevent risks to the community from movements such as delivery trucks and other site activities. This property has been an active warehouse for decades within the community, and these improvements will ensure the ongoing use of the site protects the surrounding community while supporting the City's art program and is consistent with the area's mixed-use identity along Menaul Blvd.*

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

Applicant Response: *The proposed project will enhance existing buildings and landscapes to adapt to the high desert environment by choosing building materials and colors that are neutral and blend with the surroundings. The landscaping plan includes appropriate trees, shrubs, and other vegetation native to the existing desert environment.*

Policy 11.5.1 Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to the quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

Applicant Response: *The proposed project supports the City's arts and culture sector, which is a key asset in a vital economy, quality of life, and healthy communities by providing improvements to the existing facility. The project involves expanding and improving the existing warehouse that stores various artworks displayed throughout the city. The*



upgrades to the warehouse will enable the City department to store more artwork that is dispersed throughout the city for the community to be immersed in.

Goal 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

Applicant Response: *The Art & Culture department's warehouse buildings are next to a Parks & Recreation yard and a City Records facility, both of which are aware of the project and have no objections. The fences dividing the buildings will stay in place, and activities within the warehouse will not affect the operations of nearby City departments.*

Policy 12.4.1 Collaborative Strategies: Develop strategies to meet changing demand over time for public infrastructure, community facilities, and services.

Applicant Response: *This proposed project has devised a strategy to accommodate the evolving demand for this facility over time, as it plans to develop a new warehouse buildings constructed with modern, neutral-colored materials that will serve this City facility for many decades. The project will be completed in two phases: the first phase involves developing a new warehouse and installing landscaping, while the second phase includes demolishing a deteriorating building and rebuilding a covered storage area. Both phases will enable the City's Art & Culture Department to store various artworks safely, securely, and discreetly until they are displayed throughout the city for the community to enjoy. This project aims to serve the community by providing a long-term storage space for artworks.*

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

Applicant Response: *The property is zoned NR-C, and the site is under review by the EPC due to its adjacency to the Railroad and Spur area. The Site Plan does not include any previously approved NR-SU or PD zoning for the property, and there are no related development agreements or regulations. The updated Site Plan that accompanies this request identifies the as-built and proposed development on the subject site that are in compliance with the applicable provisions of the IDO and NR-C zone district.*

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

Applicant Response: *The proposed development complies with the applicable IDO provisions for the NR-C zone district, and the proposed expansion of the existing warehouse storage facility is a permissive use. There is already a warehouse storage facility on the subject site that complies with the applicable provisions.*

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



Applicant Response: *The City's existing infrastructure has adequate capacity for the proposed development. The proposed warehouse expansion will utilize existing utilities currently serving the property existing development on site. The proposed site improvements will not strain the existing utilities, especially the drainage system, because the landscape modifications will include on-site drainage catchment basins that direct water to the street, preventing added stress on current utilities. One additional curb cut will be added to the site to provide extra access from Menaul Boulevard. There will also be more parking spaces available for employees and visitors. The circulation pattern on the site will remain similar to what already exists, and the additional front parking spaces will ensure all deliveries and loading occur internally behind the fence, which does not impact the surrounding area. There is an existing sidewalk adjacent to the property on Menaul Boulevard (proposed to be maintained), and the grading and drainage for the site will be approved through a Development Facilitation Team (DFT) Final Sign-Off following this Site Plan – EPC.*

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

Applicant Response: *The proposed development is an expansion of the existing warehouse use on the property and has been designed to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable. The proposed building design will complement the existing development in the immediate area of the site and comply with the requirements of the zone district, and will be compatible with the other uses in the surrounding area. The proposed landscape on the site will serve as a buffer between the sidewalk on the north side of the property and the residential properties on the south side, reducing impacts on pedestrians around the site. The site also currently has a fence around the existing buildings, which will be improved with the proposed project to ensure that all activity remains contained and does not affect surrounding areas beyond the fence.*

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject property is not located within an approved Master Plan; therefore, this criterion does not apply.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The subject property is within the Railroad and Spur Area. The Applicant has provided a Cumulative Impacts Analysis Memorandum as part of this application, addressing the requirements of the IDO. The proposed warehouse expansion, as shown on this Site Plan, does not cause significant negative effects on water quality or land in the surrounding area. This is because it will not increase traffic, parking congestion, noise, vibration, light spillover, or other nuisances. The*



proposed expansion does not change the access, parking, circulation, or loading facilities from what presently exists on the property. The proposed development is for additional storage of materials and various items used by the City of Albuquerque Art & Culture Department.

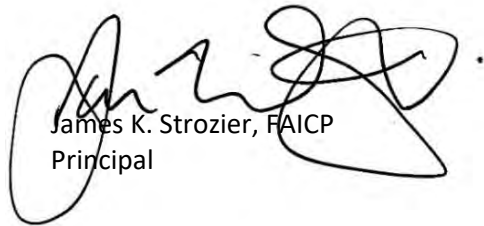
6-6(l)(3)(h) If an outdoor or site lighting performance analysis is required, the proposed lighting must prove it will not adversely affect the lighting requirement 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response: *An outdoor or site lighting performance analysis has not been requested. The lighting on the site will be in compliance with the lighting requirements of Section 14-16-5-8.*

CONCLUSION

Based on the information provided above, we respectfully request approval of the proposed Site Plan – EPC request to expand an existing City of Albuquerque Art & Culture Department’s warehouse storage facility located at 604 Menaul Boulevard NW. *The Near North Valley Neighborhood Association has been informed about the project and it was presented at their monthly meeting on March 25th. The neighborhood association welcomed the additional landscaping and building improvements, which will bring much-needed enhancements to the site.*


Sincerely,



James K. Strozier, FAICP
Principal

Memorandum

To: City of Albuquerque Environmental Planning Commission

From: Jim Strozier, FAICP 

Date: April 1, 2026

Re: Cumulative Impact Analysis for Menaul Warehouse

The purpose of this memo is to respond to the Cumulative Impact Criteria as identified in Section 14-16-5-2(E) of the Integrated Development Ordinance (IDO) for the properties located at 604 Menaul Boulevard NW. The subject property is comprised of 2.2 acres and three parcels that are legally described as follows:

- *Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres;*
- *The northerly 17' of tract A of the Menaul Addition No. 1 containing 8,404 Square FTM/L; and*
- *Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.*

As outlined in this memorandum, the cumulative impacts from the proposed expansion of a warehouse storage facility will not increase impacts to any surrounding residential areas. The subject site is already developed with an existing warehouse; this proposed development will only expand the existing structure for the same use. The proposed development will not alter existing access points, circulation, parking, or traffic patterns. The requested development allows for the expansion of the warehouse storage for the City of Albuquerque Arts & Culture Department and maintains all compliance with the Non-Residential Commercial (NR-C) zone district and IDO standards.



Subject Property (in red)

CUMULATIVE IMPACTS

5-2(E)(2) Requirements

5-2(E)(2)(1) Development or redevelopment meeting all of the criteria of Subsection 14-16- 5-2(E)(1) shall do all of the following:

Applicant Response: *The City of Albuquerque Arts & Culture property meets the IDO criteria to require a Cumulative Impact Analysis based on the subject property's location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), being within 100 feet from a residentially zoned property, and the warehouse use is identified (in "all uses in the Wholesaling and Storage category") Wholesaling and Storage is listed as one of the uses requiring a Cumulative Impacts Analysis.*

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Applicant Response: *The proposed request involves expanding the existing warehouse facility and will improve vehicle access, circulation, parking, and loading. This development is an extension of the current warehouse use on the property and has been designed to minimize negative impacts on nearby residential areas within 660 feet of the property in any direction. The building design will complement the existing site development, comply with NR-C zoning requirements, and be compatible with surrounding uses.*

Vehicle Access: The proposed development will include an additional curb cut on the north side of the property off of Menaul Boulevard, but it will not disturb the established traffic patterns. This preserves existing traffic flow on adjacent streets and avoids new impacts to nearby residential streets.

Circulation: Circulation is fully internalized on-site, either in the designated parking area on the north side of the property or within a gated area separated from public sidewalks, minimizing conflicts with pedestrians.

Parking and Vehicle Storage: Designated parking spaces will be available outside the gated area for employees and visitors. The parking lot will feature a landscape buffer separating it from the existing sidewalk. All stored vehicles on the site will be kept within the internal gated area, stored on the property under a covered storage area.

Loading Area: Loading and service areas are located behind the gates on the property, away from the existing sidewalks and residential areas to the south. These activities will be buffered by new landscaping, which will limit visual and acoustic impacts.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

Applicant Response: *Any material negative impacts resulting from the site lighting are mitigated because the proposed development will not include any exterior lighting other than security lights. All lighting on the property exists and has not caused negative impacts on surrounding residential uses within 660 feet in any direction of the subject property. Existing lighting is designed to be*

“night sky” compliant, ensuring that no fugitive light impacts adjacent properties. All lighting on the site is intended to be low, primarily consisting of emergency exit lights, to prevent the warehouse from attracting public attention and to keep the stored artwork discreet.

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

Applicant Response: *The proposed warehouse building is intended to serve as a collections warehouse for the City’s Arts & Culture department. It will store various artworks of different sizes waiting to be displayed. The warehouse is not meant to be a fabrication site for artworks. On the site, there will be handheld tools that could generate debris fragments and dust from metal, wood, or plastic. Additionally, the site may store various cleaning and restoration solvents used on the artworks, including acetone, isopropyl alcohol, mineral spirits, toluene, polyvinyl acetate, calcium carbonate, polyethylene, and silica gel. While there has not been confirmation on which specific hazardous materials may be on site, the Arts & Culture Department staff has ensured there will be a landscape buffer on the north and south sides of the property, where a public sidewalk and residential houses are located, to mitigate any sounds, smells, or visual impacts. All activities will be conducted internally on the site, and fencing will prevent public access to the area where these activities will occur.*

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

Applicant Response: *The project is proposed to be built in phase two of the project, where an existing non-operable warehouse will be demolished. The outdoor storage area will be used to store large pieces of equipment and artwork on the site. It will be covered to shield the stored equipment and materials from weather conditions. Additionally, proposed landscaping will be installed behind the outdoor storage area to create a buffer between the residential properties to the south of the lot. This landscaping will include vines, trees, and shrubs to help reduce noise, odors, and visual impacts.*

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Applicant Response: *Any negative impact from noise will be mitigated, as no additional noise will be generated from the property. The only machinery intended for use on the property is hand-held and produces minimal noise that does not affect the surrounding areas. All hand-held machinery operations will be performed within the site’s internal gated area. The use and operation of the site will remain the same and have not caused negative impacts on residential uses within 660 feet in any direction of the property. Any noise generated will occur during the City’s standard 8am to 5pm operating hours.*

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

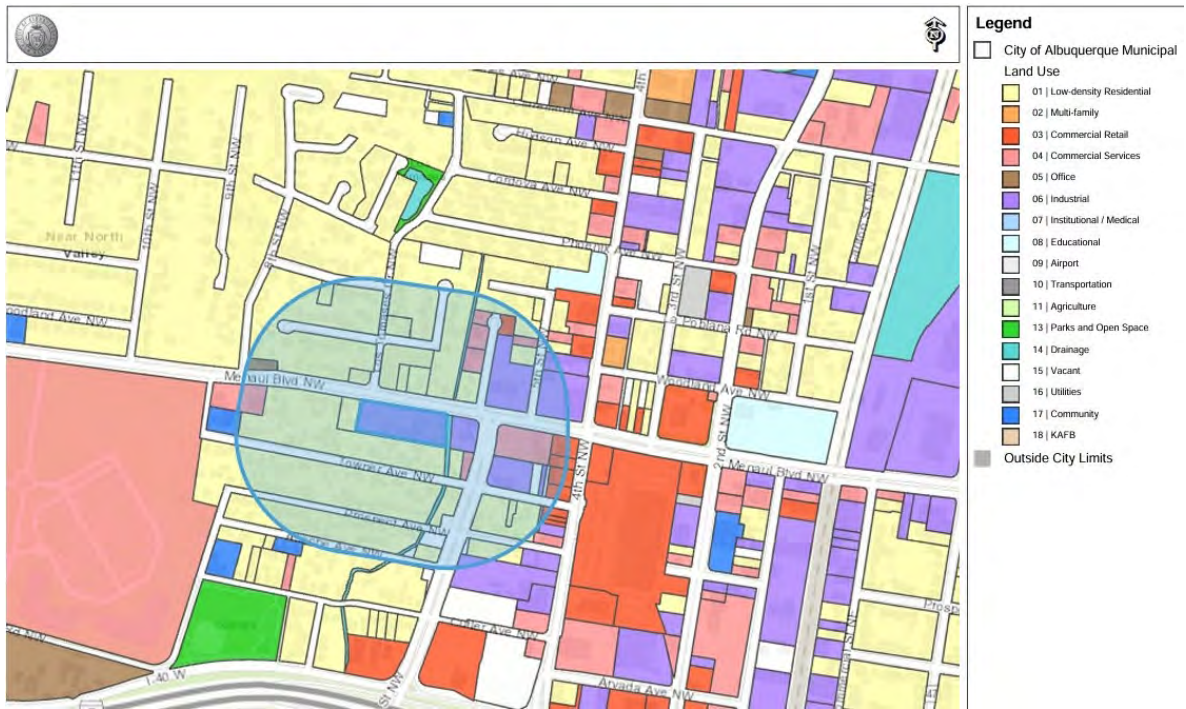
6-4(H)(1)(a) A cumulative impact analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in 14-16-5-2(E)(1). The cumulative impact analysis shall be submitted as a part of the application materials and is subject to the application completeness requirements of 14-16-6-4(G).

Applicant Response: The City of Albuquerque Arts & Culture Department property meets the IDO criteria to require a Cumulative Impact Analysis based on the subject property's location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), being within 100 feet from a residentially zoned property, and the warehouse use is identified (in "all uses in the Wholesaling and Storage category") Wholesaling and Storage is listed as one of the uses requiring a Cumulative Impacts Analysis. Below are the ways in which this proposed project addressed all minimum requirements, which the EPC may use as a basis for requiring mitigation of identified impacts through conditions of approval.

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

Applicant Response: The property is within an established mixed-use area that includes low-density residential developments and various industrial and commercial uses to the east between the subject property and the railroad tracks. As evident by the City's Land Use Map, the property is surrounded by a combination of residential, industrial, commercial services, and retail uses.



Land Uses within 660 feet of the Subject Property (outlined in blue)

2. A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

Applicant Response: A Traffic Impact Study (TIS) requirement was met by a trip generation analysis, which helped determine that a further TIS was not required by the City of Albuquerque Traffic Engineer. The Traffic Engineer has identified that the property does not meet DPM thresholds, and a study will not provide any useful information. Section 14-16-5-2(E)(2)(c) states that it may be used by EPC to require mitigation to traffic and at the time of the EPC hearing. Transportation will provide comments for the EPC if traffic mitigation is necessary. The proposed development will not increase access, circulation, or traffic, nor will it require public infrastructure improvements.

3. A list, estimated amount, and storage location of hazardous materials, as defined by federal

regulation, to be used for operations, including but not limited to fuels.

Applicant Response: *The proposed warehouse building is intended to serve as a collections warehouse for the City's Arts & Culture department. It will store various artworks of different sizes waiting to be displayed. The warehouse is not meant to be a fabrication site for artworks. Internal to the site, handheld tools will be used, which could generate debris fragments and dust from metal, wood, or plastic. No impacts from the use of these tools are anticipated outside of the property limits. Additionally, the site may store various cleaning and restoration solvents used on the artworks, including acetone, isopropyl alcohol, mineral spirits, toluene, polyvinyl acetate, calcium carbonate, polyethylene, and silica gel. Storage of these materials will meet all City environmental regulations. While there has not been confirmation on which specific hazardous materials may be on site, the proposed project has ensured there will be a landscape buffer on the north and south sides of the property, where a public sidewalk and residential houses are located, to mitigate any sounds, smells, or visual impacts. All activities will be conducted internally on the site, and fencing will prevent public access to the area where these activities will occur.*

4. A summary of sewer and storm water discharge, including volumes.

Applicant Response: *A preliminary Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this warehouse expansion. The grading and drainage plan complies with the most current requirements of the Development Process Manual for stormwater discharge. The proposed development will be connected to the existing sewer system, which is properly sized for the predicted wastewater discharge volume. The proposed landscape plan will also include catchment ponds that can store water on site before it is discharged into the public right-of-way.*

5. A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

Applicant Response: *A Letter of Availability from the ABCWUA estimating the annual water volume for operations has been obtained and accompanies the Site Plan submittal.*

6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

Applicant Response: *The facility's hours of operation will match those of the City of Albuquerque, as this is a City facility, which are from 8am to 5pm. Any deliveries and vehicle movements to and from the property will take place during these hours. All activity on site will occur inside and outside the warehouse but within a fenced area, which will not produce noise levels exceeding allowable decibel limits. Only handheld equipment will be used on the site, and it will be stored inside the warehouse. Oversized equipment and artworks will be stored outside in the designated covered storage area.*

7. A list of and copies of all permits required for the use.

Applicant Response: *A list of copies of all permits required for the use will be provided in a separate transmittal as applicable.*

6-4(H)(1)(c) The cumulative impacts analysis shall identify any efforts to avoid minimize, or mitigate any impacts as outlined in 14-16-5-2(E)(2) and 14-16-6-4(H)(1)(b) and/or propose civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The responses above outline how the proposed project identify any efforts to avoid, minimize, or mitigate any impacts as outlines in 14-16-5-2(E)(2) and 14-16-6-4(H)(1)(b) and/or proposed civic or environmental benefits that outweigh the expected impacts.*

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

Applicant Response:

A Traffic Impact Study (TIS) requirement was met by a trip generation analysis, which helped determine that a further TIS was not required by the City of Albuquerque Traffic Engineer. The Traffic Engineer has identified that the property does not meet DPM thresholds, and a study will not provide any useful information. Section 14-16-5-2(E)(2)(c) states that it may be used by EPC to require mitigation to traffic and at the time of the EPC hearing. Transportation will provide comments for the EPC if traffic mitigation is necessary. The proposed development will not increase access, circulation, or traffic, nor will it require public infrastructure improvements.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

Applicant Response: *The Site Plan is being submitted for review and approval by the EPC.*

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

Applicant Response: *The Site Plan will be reviewed and approved by the EPC. Any necessary conditions of approval the EPC deems necessary will be included as a part of the Site Plan approval.*

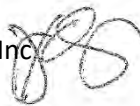
CONCLUSION

The proposed warehouse will provide additional storage for the City of Albuquerque Arts & Culture Department. The site is already developed with a warehouse facility, for the same use and the proposed development will not have any negative impacts on the surrounding properties. As stated previously, the expansion of the existing development does not adversely impact any surrounding residential zones. There will be changes in access, circulation, traffic, or parking on the site to improve the operation. There will be no increase in lighting, noise, or hazardous materials generated from the site. The adjacent properties in all directions are fully developed and occupied with low-density residential or industrial uses.

This project supports infill development on the site within a fully developed area of the city, while also supporting the City of Albuquerque Arts & Culture Department's ability to store materials and other associated items, and provides needed storage and services to support the City's public art program.

Memorandum

To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc. 

Date: 3/5/2026

Re: Sensitive Lands Analysis for Menaul Warehouse Site Plan

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject property at 604 Menaul Boulevard NW. The property is made up by three parcels legally described as the following:

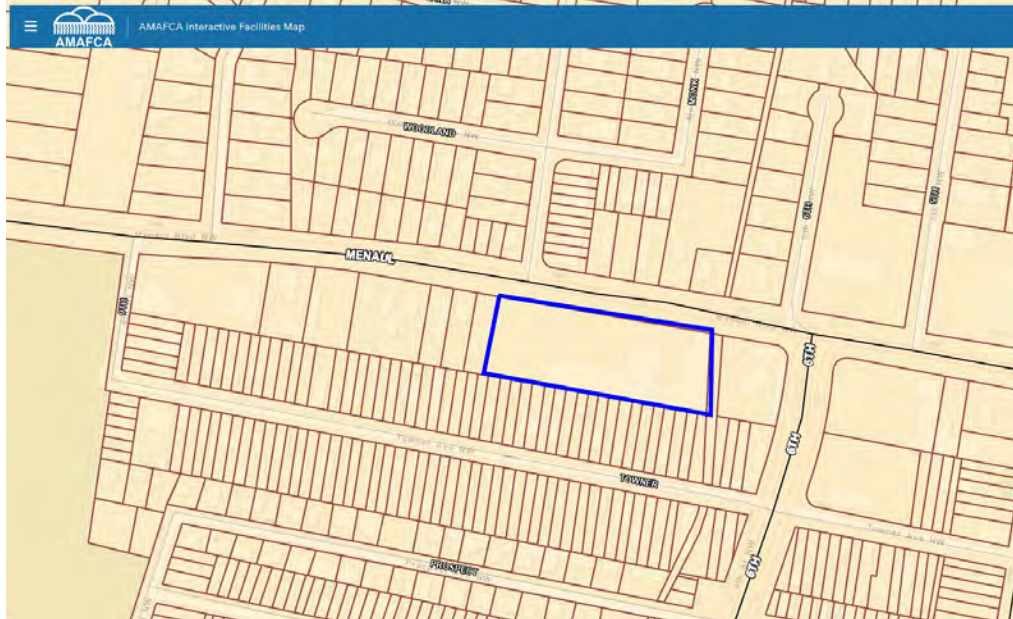
- *Westerly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 0.6520 acres;*
- *The northerly 17' of tract A of the Menaul Addition No. 1 containing 8,404 Square FTM/L; and*
- *Easterly portion of Tract A of the Menaul Addition No. 1 (excluding the northerly 17 feet) containing 1.3482 acres.*

The site is currently developed and operates as the City of Albuquerque Arts & Culture Department warehouse. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.



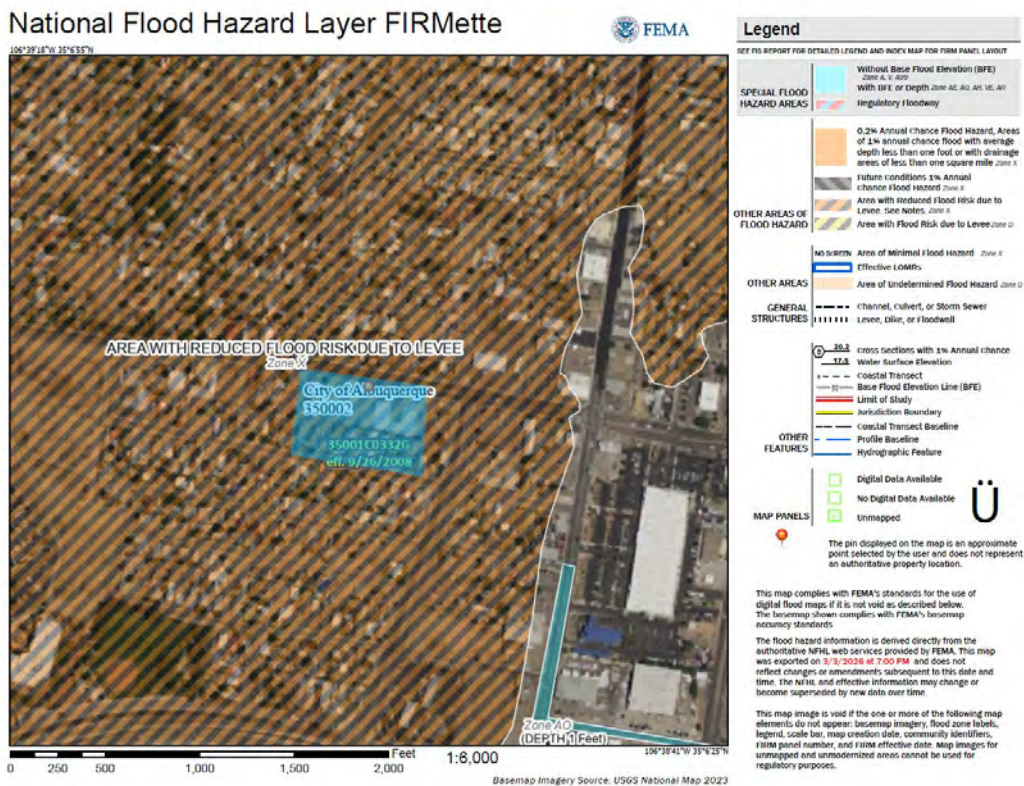
Subject Property Outlined in Red

1. **Arroyos:** Using data provided by AMAFCA Interactive Facilities Map, there are no arroyos or drainage facilities located on the site. The image below shows the subject site outlined in red.



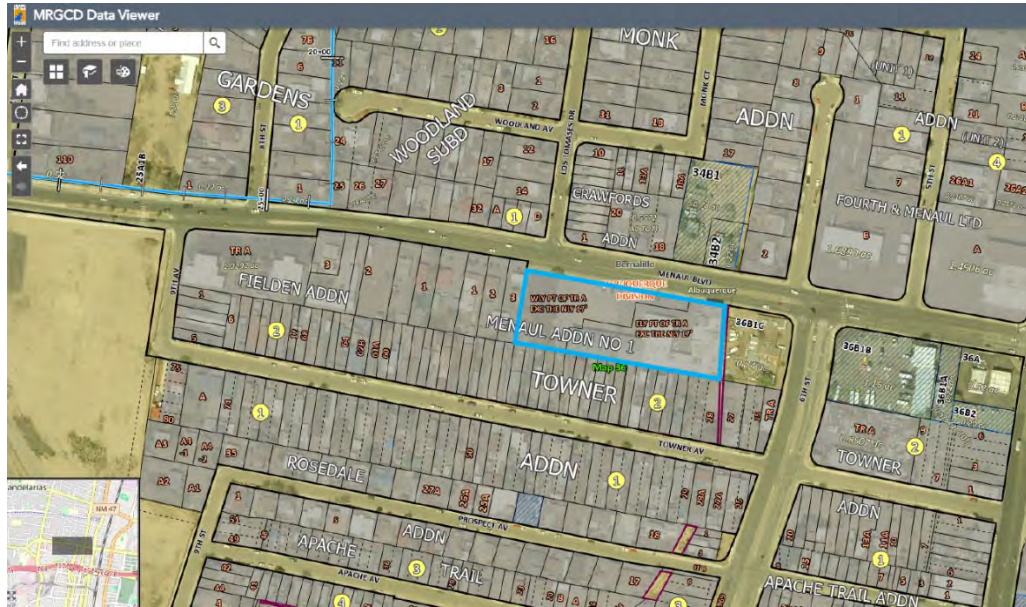
Subject Property Outlined in Blue

- Floodplains and Special Flood Hazard Areas:** FEMA's National Flood Hazard Layer Mapping shows the subject site is within an Area with Reduced Flood Risk Due to Levee, which is categorized as Flood Zone X. Flood Zone X is described as an area of minimal flooding. The orange and grey shaded area of Flood Zone X is outside of the 500-year flood and protected by levees from the 100-year flood. The map below depicts the subject site outlined in blue.



Subject Property Outlined in Blue

3. **Irrigation facilities (acequias):** There are no irrigation facilities or acequias on the site. The image below shows the subject site outlined in blue. Data provided by MRGCD Data Viewer confirms that subject property is not within MRGCD jurisdiction.



Subject Property Outlined in Blue

4. **Large stands of mature trees:** There are no large standing of mature trees on the subject property. The property is already developed and has one tree on the north-west corner of the property adjacent to the sidewalk.










Subject Property Outlined in Blue in the Aerial of Site (Top Photo), Street View of Site (Bottom Left), and Location of Standing Tree on Site (Bottom Right)

5. **Riparian Areas:** Data provided by the National Wetlands Inventory shows the subject site (*marked in blue*) is not within a riparian area.



March 3, 2026

Wetlands

	Freshwater Emergent Wetland		Lake
	Freshwater Forested/Shrub Wetland		Other
	Estuarine and Marine Wetland		Riverine
	Estuarine and Marine Deepwater		Freshwater Pond

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

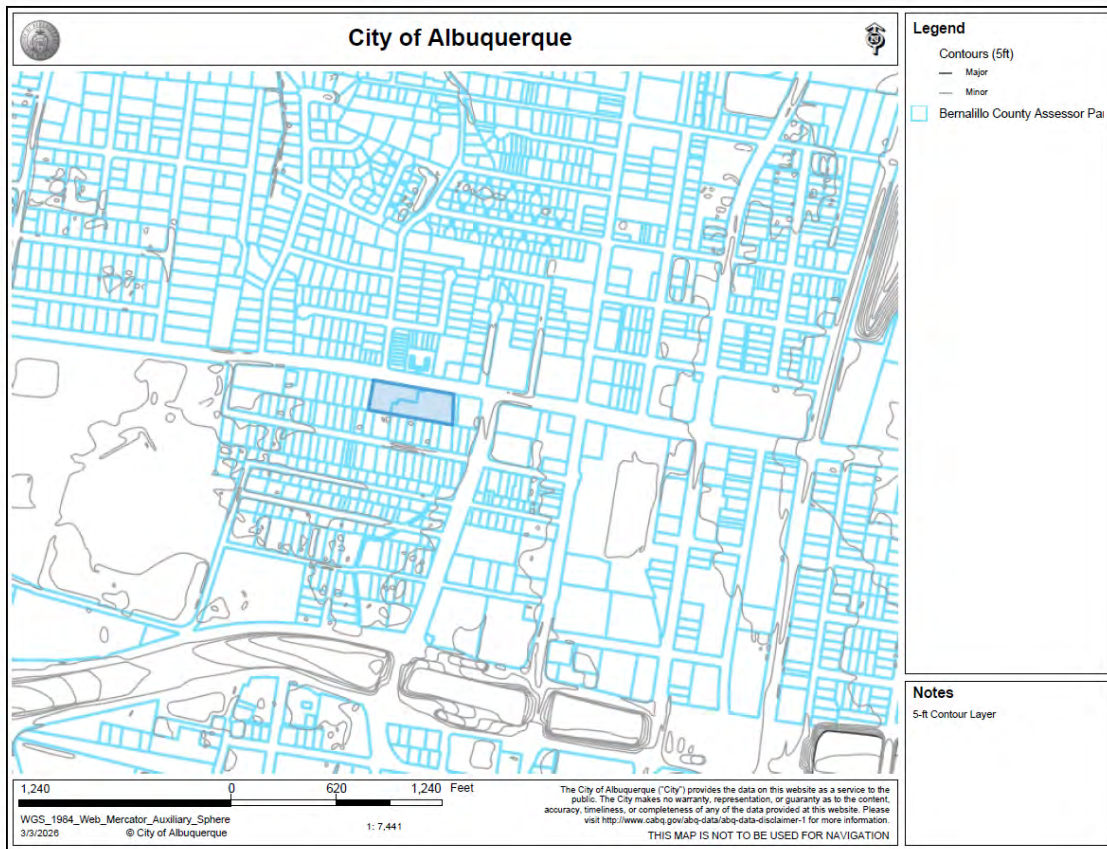
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Subject Property Outlined in Blue

6. **Rock outcroppings:** There are no rock outcroppings on the subject site.

7. **Significant archaeological sites:** The subject site has not been analyzed by the City of Albuquerque staff archaeologist because the site is less than 5 acres in size; therefore, it does not require an Archeological Certificate.

8. **Steep slopes and escarpments:** The 5-foot contour layer provided by the Advanced Map Viewer 3.0 indicates that there are no steep slopes or escarpments on the property.



Subject Property Outlined in Blue

- Wetlands:** Data provided by the National Wetlands Inventory shows the subject site is not within a wetland area (see map in number 5).



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Collections Warehouse - Phase 1

Building Permit #: N/A Hydrology File #: H14/D005

Zone Atlas Page: H14 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Westerly Portion of Tract A of the Menaul Addition No.1

Development Street Address: 604 Menaul Blvd NW

Applicant: Bowman Consulting (Design Civil Engineer) Contact: Justin Schara

Address: 6200 Jefferson Street NE, Suite 110, Albuquerque NM 87109

Phone#: 505-345-4250

Fax#: _____

E-mail: jschara@bowman.com

Development Information

Build out/Implementation Year: 2026

Current/Proposed Zoning: NR-C

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

New warehouse building to store COA Department of Arts and Culture public artwork. Four total employees, no regular visitors.

Days and Hours of Operation (if known): unknown

Facility

Building Size (sq. ft.): 9,800

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 150 (Warehousing)

Expected Number of Daily Visitors/Patrons (if known):* 0

Expected Number of Employees (if known):* 4

Expected Number of Delivery Trucks/Buses per Day (if known):* 1

Trip Generations during PM/AM Peak Hour (if known):* ITE 150 25AM/28PM

Driveway(s) Located on: Street Name Menaul Blvd

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd Posted Speed 35 MPH
Street Name Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Transit
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 13544 (total vol per MCROG) Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Yes, at Menaul/Los Tomases Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing Bicycle Lane on both sides of Menaul Blvd
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Public Sidewalks on both sides of Menaul Blvd

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: Warehouses generate very little traffic, so there would not be any traffic to mitigate. Transportation is the commenting section for Transportation items for EPC and the reviewing section for studies. It would not be a good use of time and resources to require a study.

Ernest Armijo
TRAFFIC ENGINEER

3/4/2026
DATE

CABQ IDO
5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, **notwithstanding the thresholds** or mitigation requirements in the DPM, which the **EPC may use** as the basis to require mitigation of the traffic generated by the use through conditions of approval.

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.


Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

RE: Traffic Scoping Form - TIS Required for Cumulative Impact Analysis

From Armijo, Ernest M. <earmijo@cabq.gov>
Date Wed 3/4/2026 2:30 PM
To Alyssa Ortiz <Ortiz@consensusplanning.com>
Cc Jim Strozier <cp@consensusplanning.com>

 1 attachment (1 MB)
H14D005-TrafficScopingForm-Warehouse-rev1.pdf;

Alyssa,

I do not know how that line came into the IDO as a study done for a property that does not meet DPM thresholds will not provide any useful information. Also, it states that it may be used by EPC to require mitigation of traffic. Transportation provides comments for EPC. No other members of EPC are qualified to evaluate a TIS for mitigation. Here is the resigned TSF.



ERNEST ARMIJO, P.E., C.F.M.

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

cabq.gov/planning

From: Alyssa Ortiz <Ortiz@consensusplanning.com>
Sent: Wednesday, March 4, 2026 2:07 PM
To: Armijo, Ernest M. <earmijo@cabq.gov>
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: Traffic Scoping Form - TIS Required for Cumulative Impact Analysis
Importance: High

Hi Ernest,

I am following up on the TIS form that you signed for the property at 604 Menaul Blvd. While you indicated that a TIS would not be required for the site, a TIS is required per section 14-16-5-2(E)(2)(c) because the property is within the Railroad and Spur Small Area as part of the requirements related to a Cumulative Impact Analysis. A TIS is required per the IDO, regardless of whether it meets the threshold for a study. In this case, you have

recognized that it will not be an increase in trip generation for the proposed expansion to the existing City warehouse. Can you please re-sign the blank Traffic Scoping Form attached to this email with some additional justification stating why you can approve this application without a study?

We just need to have something in the record that shows that this requirement was considered above the standard threshold test.

Thank you.

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 604 Menaul Blvd NW Albuquerque, NM 87107

Applicant/Agent Signature  **Date:** 3/5/2026

D) STAFF INFORMATION

Project Memo

DATE: March 27, 2026
TO: Consensus Planning & City Arts and Culture Department
FROM: Dustin Kiska, Planner (505)-924-3366
City of Albuquerque Planning Department
RE: Project # SP-2026-000030 Site Plan – EPC

We completed an initial review of the proposed Site Plan – EPC. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter & Cumulative Impact Analysis (electronic) by:

5PM on Wednesday, April 1, 2026

Revised Site Plan (electronic) by: 5PM on Wednesday, April 1, 2026

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what we have for the legal description:
Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.01 acres. (H-14)
- C. It is our understanding that this request is a Site Plan – EPC, to facilitate the development of a 9,520 square foot structure on the subject site. The subject site is within the Railroad and Spur Small Area thus requiring EPC review.
 - Is this correct?

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 is **April 16, 2026**. Final staff reports will be available one week prior, on **April 09, 2026**
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.

D. Staff will forward agency comments to the applicant by **April 3, 2026**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) Public Notification & Neighborhood:

A. I have verified that the property owners within 100 feet of the subject, as included in your list in the application, appear to be accurate and the notification requirement satisfied.

B. According to the Office of Neighborhood Coordination (ONC), there are two Neighborhood Associations required to be notified:

- Near North Valley Neighborhood Association
- North Valley Coalition

C. Sign Posting:

- The Sign will need to be posted on or before 9:00am on – Wednesday, April 1, 2026 and shall be left up until Friday, May 1, 2026.
- You may come pick up the sign from the Urban, Design and Development Offices at any time, starting Tuesday, March 23, 2026. (I saw you already got them)
- There will need to be at least one (2 is best) posted sign on the subject site, along Menaul.
- Please submit photos of the posted sign on or before April 1st.
- For more information regarding sign posting locations and requirements please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

D. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.

4) Project Letter:

A. The submitted project letter is off to a good start. We have suggested revisions to responses provided for the review and decision criteria [[6-6\(I\)\(3\)](#)]

B. You may view examples of previous Justification Letters in the attachments of Staff Reports on the CABQ EPC webpage [here](#).

5) Site Plan - EPC – §[14-16-6-6\(I\)\(3\)](#) Review and Decision Criteria

A. In justifying your request, you must choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each chosen goal and policy.

- Please be as detailed as possible in your responses, responding to the site plan criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

- answering the questions in the customary way (see examples).
- using conclusory statements such as “because_____” and “since”.
- re-phrasing the requirement itself in the response, and
- choosing an option when needed to respond to a requirement

B. Thank you for providing a Traffic Scoping Form per Traffic Impact Analysis [5-2\(E\)\(2\)\(c\)](#)

C. Responses: **§14-16-6-6(I)(3)(a-h):**

- As per [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.
- General Critique: We see all responses for Goals and Policies are only from Comp Plan Chapter 5, Land Use. We understand the Comp Plan has direct influence over land use decisions, however, Staff believes additional chapters deserve mention in order to take a wholistic approach to this analysis.
- Adding more and specific details to responses for applicable Goals and Policies, and Site Plan – EPC Review & Decision Criteria will provide staff with more information that can be used to make a recommendation.
 - Staff cannot provide a recommendation on this request for a Site Plan - EPC based on the current responses to the decision criteria.
- **Criterion A (Goals and Policies) [6-6(I)(3)(a)]**
 - Applicable Goals and Policies from the Comprehensive Plan were listed without citing the narrative from the associated Goal/Policy/Sub-Policy.
 - You have provided responses to three Comprehensive Plan policies. The goal in this request is to show that it is consistent with the Comprehensive Plan, responding to more applicable Goals, Policies and Sub-Policies will reflect improved cohesion between this request and the Comp Plan.
 - Policy 5.1.1:
 - Explain how the planned expansion will complement the existing development patterns.
 - What are the negative impacts that could affect the surrounding area?
 - Re-write this response with more detail.
 - Policy 5.1.10:
 - What does the expansion of the site have to do with the existing traffic on Menaul, and or sidewalks?
 - Re-write, the provided response does not speak to Policy 5.1.10. This policy may not specifically apply.
 - Policy 5.2.1:
 - Is this location accessible to the nearby communities or is it employees only?

Responses [§14-16-6-4\(H\)\(1\)](#) (a-c)

- a) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection [14-16-5-2\(E\)\(1\)](#). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Subsection [14-16-6-4\(G\)](#).
- b) The cumulative impacts analysis shall include all of the following:
Notes in **Bold below, require revised Responses.*
1. Complete – List of other uses Included with Justification letter
 2. Complete - Decided a Traffic Impact Study was NOT needed, see IDO 6-4(H)(2)
 3. **Provide a list of each specific hazardous material, including the name, estimated amount being stored, where it will be stored on the subject site. Include all hazardous materials needed for operations,**
Hazardous Material may include but not limited to:
 1. **Flammable Liquids/Liquids:** Gasoline, paints, aerosols, alcohol, solvents, acetone, varnishes.
 2. **Corrosives:** Bleaches, acids, lye, car batteries, swimming pool chemicals.
 3. **Gases:** Propane, butane, fire extinguishers, aerosol cans, scuba tanks.
 4. **Toxic/Poisons:** Pesticides, herbicides, poisons, mercury, disinfectants.
 5. **Explosives/Oxidizers:** Ammunition, fireworks, ammonium nitrate fertilizers.
 6. **Other:** sawdust, Plaster dust, asbestos, air bags, infectious substances, Radioactive materials.
 4. **Please include volumes of containment ponds before discharge into any public right-of-way.**
 5. Complete – ABCWUA response included with attachments
 6. **Please re-word this response, it can be confusing what materials are contained within and outside.**
 7. Complete – Permits for use to be provided in separate transmittal
- c) Pursuant to IDO [14-16-6-4\(H\)\(1\)\(c\)](#), the cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in Subsections [14-16-5-2\(E\)\(2\)](#) and [14-16-6-4\(H\)\(1\)\(b\)](#), and/or propose civic or environmental benefits that outweigh the expected impacts.

7) Site Plan Notes

A. Legal information revisions:

- The request is for a Site Plan – EPC. This needs to be reflected throughout the site plan set title block. (That seems to stop after sheet 6.)
- The Site Plan set needs to reflect this case (SP-2026-00030) as opposed to the Building Permit #. You can keep if the building permit information is particularly relevant, but please include the Site Plan EPC Plan # as well.

B. Site Plan Phase 1 and 2 (A2)

- Add keyed note for existing lights or light poles,
- Add a keyed note for existing freestanding Billboard sign
- Change one of the Phase 1 titles, to read Phase 2.

C. Elevations (A3)

- Add keyed note for Stucco Color 1
- Add keyed note for Stucco Color 2
- Please add additional elevations, front and side, or a module of the proposed covered storage and fabrication structures with keyed notes.

D. Details Sheet (A4, A5)

- Please provide a detail of the proposed WWF Fence and motorized gate elevations, showing opening widths and heights.
- Please provide details for any existing lights or new lights. The existing buildings have area lights called out. Are the existing light poles street light poles? Please add appropriate tags.
- Please add a detail for any existing lights, include pole height and fixture type, and any lighting specs, building mounted, direction, shielding etc. that may better explain light output that could affect adjacent properties.
- Is there any existing signage or new signage?

E. Landscape Plan (LS101)

- Required Landscape buffer: It is stated 15% Landscape area is required. Requirement is met.
- It looks like the plant types chosen, satisfy the City Plant Pallet. Thank You
- Street Trees are to be placed 25' o.c. per 5-6(D)(1) unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees)
- A landscaped edge buffer area at least 6 feet wide shall be provided.

F. 3D Model Image Sheet (A6)

- Is it possible to turn on white background? And change from the gritty textured background.
- The sketchy edges can remain if desired.

G. Grading and Drainage Sheet

- Include Volumes of any drainage ponds
- Drainage Plan can be conceptual



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

March 10, 2026

TO: CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **April 16, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due March 30, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

[Plan # ZMA-2026-00004](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Dexter Byrum and Allan Holmquist, requests a Zoning Map Amendment from NR-PO-B to R-1D for all or a portion of *9, Block 6, Wells Sandia Manor Subdivision, located at 99999 Camino de la Sierra NE, on the east side of Camino de la Sierra between Hilldale and the dead-end of Camino de la Sierra, approximately 3.24 acres. (L-23)
Staff Planner: Daniel Soriano

[Plan # SP-2026-00028](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Albuquerque Bernalillo Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 1441 Mission Ave NE, between Chappell Drive and Bernalillo County Boundary, approximately 162.5 acres. (E-16)(F-16)
Staff Planners: Catherine Heyne & William Steele

[Plan # SP-2026-00030](#)

Site Plan – EPC

Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.4 acres. (H-14)
Staff Planner: Dustin Kiska



NOTICE OF PUBLIC
HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, April 16, 2026 at 8:40 a.m.**, using Zoom (online).
Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/u/aiDEsva2b>

Please contact City Planning staff via the information below for any of the following:

-To request details about the cases below.

-At least 72 hours prior to the hearing:

-For individuals with disabilities to request special assistance to participate at the public hearing.

-To request interpretation into other languages at the hearing.

Contact Information

-Email: PlanningEPC@cabq.gov
-Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, April 1, 2026.**

-Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103

-Online portal: <https://cabq.gov/epc-public-comment>

Project # PR-2024-011133

Plan # ZMA-2026-00004

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for the applicant, Allan Holmquist and Dexter Byrum, and property owner, the City of Albuquerque Parks and Recreation Dept., requests a Zoning Map Amendment from NR-PO-B to R-1D for a .06-acre portion of Lot 9, Block 6, Wells Sandia Manor Subdivision, located at 99999 Camino de la Sierra NE, on the east side of Camino de la Sierra between Piedras Rd. and Sierra Ct, approximately 3.3 acres. (L-23)

Staff Planner: Daniel Soriano

Project # PR-2018-001355

Plan # SP-2026-00028

Site Plan - EPC, Major Amendment

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Utility Authority (ABCWUA) requests a Site Plan - EPC, Major Amendment for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at

6000 Alexander Blvd. NE, at the NW corner of Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16) (F-16)

Staff Planners: William Steele & Catherine Heyne

Plan # SP-2026-00030

Site Plan - EPC

Consensus Planning, Inc., agent for the City of Albuquerque, requests a Site Plan - EPC, for all or a portion of the westerly portion of Tract A, Block 0000, the northerly 17' of tract A, and the Easterly portion of Tract A (excluding the northerly 17 feet) of the Menaul Addition Number 1, located at 604 Menaul Blvd NW, between 6th St. NW and 9th St. NW, approximately 2.1 acres. (H-14)

Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

Journal: March 30, 2026.

E) PUBLIC NOTICE

Re: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

From Alyssa Ortiz <Ortiz@consensusplanning.com>

Date Wed 4/1/2026 3:34 PM

To Near North Valley Neighborhood Association <nearnorthvalleyyna@gmail.com>

Cc Jim Strozier <cp@consensusplanning.com>; Steven Alano <salano@greer-stafford.com>; Peggy Norton <peggynorton@yahoo.com>; Joe Sabatini <jsabatini423@gmail.com>

 1 attachment (154 KB)

Meeting Notes & NNVNA Questions&Answers.pdf;

Good afternoon,

Thank you so much for allowing us to present at your monthly meeting last week. We were happy to discuss the project with everyone and made sure to take notes on the questions you had. We have worked to answer these questions for you all and have noted them in the attached meeting notes document. If you have any additional questions or concerns, please reach out.

Thank you!

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

From: Near North Valley Neighborhood Association <nearnorthvalleyyna@gmail.com>

Sent: Tuesday, March 24, 2026 4:26 PM

To: Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>; Steven Alano <salano@greer-stafford.com>; Peggy Norton <peggynorton@yahoo.com>; Joe Sabatini <jsabatini423@gmail.com>; Near North Valley Neighborhood Association <nearnorthvalleyyna@gmail.com>

Subject: Fwd: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

Great. Will you be able to bring hard copies as well as a computer to show plans on screen for the Zoom participants? I'll be creating the Zoom link late today or tomorrow morning and will send it to you all.

----- Forwarded message -----

From: **Alyssa Ortiz** <Ortiz@consensusplanning.com>

Date: Tue, Mar 24, 2026 at 4:10 PM

Subject: Re: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

To: Near North Valley Neighborhood Association <nearnorthvalleyyna@gmail.com>

Cc: Jim Strozier <cp@consensusplanning.com>, Steven Alano <salano@greer-stafford.com>, Peggy Norton <peggynorton@yahoo.com>, Joe Sabatini <jsabatini423@gmail.com>

Hi Marit,

We look forward to meeting with you. Jim and I will be at the meeting in-person tomorrow.

Best,

Alyssa Ortiz
Planner I
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801

From: Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>
Sent: Tuesday, March 24, 2026 8:57 AM
To: Alyssa Ortiz <Ortiz@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>; Steven Alano <salano@greer-stafford.com>; Peggy Norton <peggynorton@yahoo.com>; Joe Sabatini <jsabatini423@gmail.com>; Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>
Subject: Fwd: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

Alyssa, good morning.

NNVNA's Board meeting tomorrow will be a hybrid meeting--in-person in the library at Garfield STEM Magnet & Community School with a Zoom option. It would be great if you all could come in person. You'll enter at the west door on the north side of the building and go down the hallway until you reach the library.

Please confirm that this is going to work for you.

Kind regards,
Marit

----- Forwarded message -----

From: **Near North Valley Neighborhood Association** <nearnorthvalleyna@gmail.com>
Date: Fri, Mar 20, 2026 at 2:20 PM
Subject: Fwd: Site Plan - EPC Public Notice for 604 Menaul Blvd NW
To: Alyssa Ortiz <Ortiz@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>, Steven Alano <salano@greer-stafford.com>, Peggy Norton <peggynorton@yahoo.com>, Joe Sabatini <jsabatini423@gmail.com>, Near North Valley Neighborhood Association <NearNorthValleyNA@gmail.com>

Alyssa,
Thanks much for the link. We'll be in touch about the meeting location.
Kind regards,
Marit

----- Forwarded message -----

From: **Alyssa Ortiz** <Ortiz@consensusplanning.com>

Date: Fri, Mar 20, 2026 at 8:44 AM

Subject: Re: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

To: Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>

Cc: Jim Strozier <cp@consensusplanning.com>, Steven Alano <salano@greer-stafford.com>, Peggy Norton <peggynorton@yahoo.com>, Joe Sabatini <jsabatini423@gmail.com>

Hi Marit,

Thank you for inviting us to discuss this project with you and the North Valley Neighborhood Association. Please let us know if the meeting will be hybrid or only via Zoom.

Here is a link to the notification that we sent; we will also be more than happy to bring physical copies or a presentation, depending on the type of meeting on Wednesday.

[NA EMAIL NOTIFICATION PACKET.pdf](#)

Best,

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

From: Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>

Sent: Thursday, March 19, 2026 7:40 PM

To: Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>; Steven Alano <salano@greer-stafford.com>; Peggy Norton <peggynorton@yahoo.com>; Joe Sabatini <jsabatini423@gmail.com>; Near North Valley Neighborhood Association <nearnorthvalleyna@gmail.com>

Subject: Fwd: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

Hello, Alyssa.

Thank you for taking my call on Tuesday and for agreeing to discuss the proposed plans for the City property at 604 Menaul Blvd NW with Near North Valley Neighborhood Association's board at its monthly meeting next **Wednesday, March 25**. The meeting starts at **6 pm**. We'll set aside at least 30 minutes early in the agenda for presentation and discussion. We'll let you know early next week whether the meeting will be a hybrid or Zoom-only meeting.

Let me know if you need any additional information.

Thanks again.

Kind regards,
Marit

Marit Tully
President, Near North Valley Neighborhood Association
(505) 385-7863

PS: Would it be possible for you to provide the packet of materials as a link rather than a PDF? I'm having trouble forwarding it to the rest of our Board.

----- Forwarded message -----

From: **Alyssa Ortiz** <Ortiz@consensusplanning.com>
Date: Thu, Mar 5, 2026 at 10:04 AM
Subject: Site Plan - EPC Public Notice for 604 Menaul Blvd NW
To: nearnorthvalleyyna@gmail.com <nearnorthvalleyyna@gmail.com>, nvcabq@gmail.com <nvcabq@gmail.com>, jsabatini423@gmail.com <jsabatini423@gmail.com>, peggynorton@yahoo.com <peggynorton@yahoo.com>, jasalazarm@gmail.com <jasalazarm@gmail.com>
Cc: Jim Strozier <cp@consensusplanning.com>, Steven Alano <salano@greer-stafford.com>

Dear Neighborhood Association Representative,

This is a notification that Consensus Planning has submitted a Site Plan – EPC application on behalf of Greer Stafford Architecture to the Environmental Planning Commission (EPC) for the property located at 604 Menaul Boulevard NW (see attached notice form and zone atlas map). The property is currently developed as a warehouse for the City of Albuquerque Arts & Culture Department.

The purpose of the Site Plan – EPC is to receive approval for the proposed expansion of the existing warehouse facility based on the Cumulative Impacts Analysis required by the Integrated Development Ordinance (IDO) per section 14-16-5-2(E)(1). The property is zoned Non-Residential Commercial (NR-C) and is subject to the Cumulative Impact Analysis requirements because it is located within the Railroad and Sour Small Area, which is ½ a mile of the BNSF railroad, and all uses in the Warehouse and Storage land use category require EPC approval. This Site Plan – EPC request will facilitate the expansion of an existing warehouse on the property, which will be used for the same purpose as the existing warehouse.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,
Alyssa Ortiz

Alyssa Ortiz
Planner I
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801

**Near North Valley Neighborhood Association
BOARD MEETING**

Wednesday, March 25, 2026

6:00 pm to 7:45 pm

Garfield STEM Library and via Zoom

<https://us02web.zoom.us/j/82132944609?pwd=fPGwMYUOAKPdPQqIMQswpa9jAVSg1C.1>

Meeting ID: 821 3294 4609 Passcode: 358772

- 6:00 pm Call to order, welcome, introductions, agenda review—Marit Tully**
- 6:05 Administrative Matters—deferred**
- 6:05 ISSUES & REPORTS**
- (30+) **604 Menaul Boulevard site plan**
Consensus Planning presentation—Alyssa Ortiz & Jim Strozier
Q&A
Next steps
- (15+) **4th Street road diet**
Background
Feb 17 public open house—attendance, issues raised
Need to do thorough review and comments by Mar 31
Input?
- (10) **3917 & 3921 plat & no landscape buffer determination**
DHO hearings, meetings with applicant & City, DHO decision
Next step this case – “site plan administrative”
Next steps big picture
- (15+) **Quick updates**
1. Mar 12 La Montanita Food Coop ribbon-cutting
 2. Mar 14 City/APD Resource Fair @ Garfield STEM
 3. 4th Street Community Center—\$1.37M, MMNA annual, resource fair dots
 4. BernCo Good Neighbor Policy—H&H discussion
 5. Mar 26 North Valley Coalition meeting
 6. 2601 2nd Street NW – Tidal Wave Auto Spa
 7. 1010 Candelaria Road NW – eviction
 8. O-24-69 lawsuit
 9. Jobs for Americas Graduates check
 10. Bylaws amendments
 11. New official mailbox
- (30+) **2026 Annual Meeting—see list**
- 7:45 pm Adjourn**

Site Plan – EPC for CABQ Art & Culture Warehouse Expansion

APRIL 25, 2026

PREPARED BY CONSENSUS PLANNING

FOR THE NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION



Project Overview

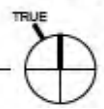
- Site Plan – EPC application for an expansion of the existing City of Albuquerque Art & Culture Warehouse facility at 604 Menaul Blvd NW (west of 6th St)
- The property is zoned Non-Residential Commercial (NR-C), and warehouse is a permissive use.
- The project will be completed in two phases:
 - Phase 1 – development of the new warehouse building
 - Phase 2 – remodel of existing exterior covered storage



Site Overview of Existing Warehouse



C1 EPC SITE PLAN - EXISTING CONDITIONS
1" = 40'-0"



Proposed New Warehouse Building (Phase 1)



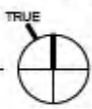
C1 EPC SITE PLAN - EXISTING CONDITIONS
1" = 40'-0"



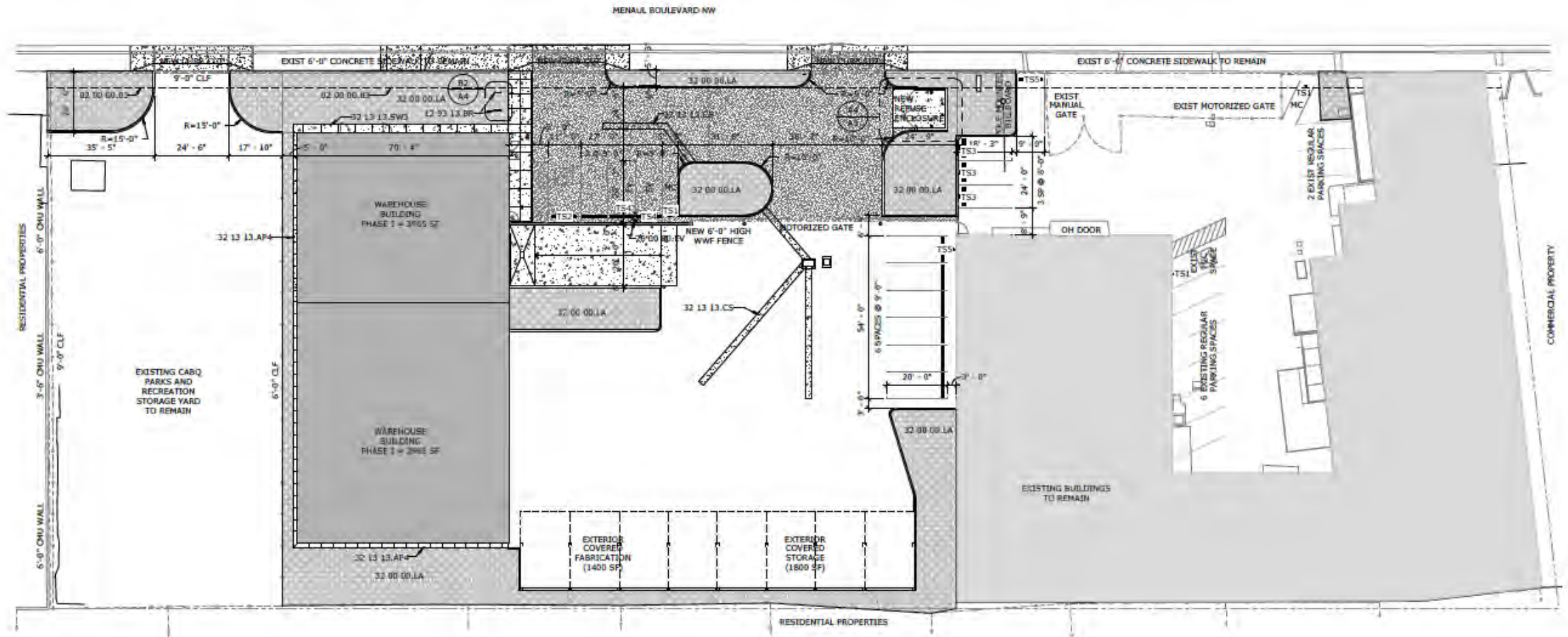
Proposed Renovation (Phase 2)



C1 EPC SITE PLAN - EXISTING CONDITIONS
1" = 40'-0"



Proposed Site Plan with New Warehouse



B1 SITE PLAN
1" = 20'-0"



Proposed Site Plan with New Warehouse



AERIAL FROM NE

Proposed Site Plan with New Warehouse



AERIAL FROM NE (NEAR)

Proposed Site Plan with New Warehouse



AERIAL FROM NW

Proposed Site Plan with New Warehouse



AERIAL FROM SE



Meeting: Near North Valley Neighborhood Association March Meeting

Participants:

Jim Strozier – Consensus Planning
Alyssa Ortiz – Consensus Planning
Near North Valley Neighborhood Association Board Members

Date: March 25, 2026

Location: Garfield STEM Magnet & Community School Library & Zoom

- Consensus Planning provided a brief presentation to the NNVNA at their monthly meeting which described what the project was for, why we have submitted a Site Plan – EPC, and the project details.
- There were no adverse comments from the neighbors. Below are the questions that were raised by the neighbors and the responses prepared by Consensus Planning and the project architect, Steven Alanso at Greer Stafford in blue:
 1. Provide information and references to the IDO Landscape Sections and the DPM.
 - [Section 14-16-5-6 Landscaping, Buffering, and Screening of the Integrated Development Ordinance \(IDO\)](#)
 - [Chapter 11 Landscape and Irrigation, Article 11-4 Planting Design Criteria of the Development Process Manual \(DPM\)](#)
 - [Please see the link to Article 6 Trees, Vegetation and Landscaping of the Albuquerque, New Mexico Code of Ordinances:](#)
https://codelibrary.amlegal.com/codes/albuquerque/latest/albuquerque_nm/0-0-0-115979
 - [Overall the meeting attendants were appreciative of the landscape plan and tree selection.](#)
 2. Provide clarity on how much of the existing fence is to remain, existing fencing that is being removed, and highlight the location for new fencing. If we don't have one, we probably should get a detail for the type of fence they are going to install and where it will be.

[The existing fences around the City of Albuquerque Records building and the City of Albuquerque Parks and Recreation yard will remain as they are, and no upgrades will be made to those fences. The City of Albuquerque Arts & Culture fence will be replaced with a welded wire or beta wire fence \(not chain link\). The fence will surround the entire property, and the warehouse will be located inside it. Parking spaces will be available outside the fence on the north side of the property for employees and visitors.](#)

3. Clarify that the west warehouse building along the rear of the property is being removed/demolished and being replaced with the covered storage area.

The west warehouse building, identified as phase 2, will be demolished and redeveloped to include a new covered storage area. The existing warehouse building is over 60 years old and has severe maintenance problems. Demolishing this building and building a new storage area will be a major improvement for the site, both operationally and visually.

4. Pass along the suggestion for a mural on the plain façade for the existing building.

This suggestion has been passed along to the project architect. This has been an ongoing conversation with the Arts & Culture department, and the new warehouse in phase 1 of the project will have a “blank canvas” on the north side of the building that could be used for an art installation.

5. Confirm that the plan is to maintain the existing sidewalk since it is in good condition and matches the existing sidewalk to the east and west.

It has been confirmed with the project architect and the City that the existing sidewalk will stay as it is and will not be altered. This is because the sidewalk remains in good condition and matches the existing sidewalks on the property's east and west sides. New landscape areas and street trees behind the sidewalk will be added.

6. Provide a summary of the changes that are occurring along 6th Street.

There have been ongoing improvement efforts in the 6th Street area. Most property upgrades have taken place along 4th Street, such as the new Tidal Wave Carwash, and along 2nd Street, like the redeveloped Discounting Town & Collision center. Future improvements are planned in line with the goals of the North Corridor Metropolitan Redevelopment Area, which is directly east of the Menaul warehouse site.

604 MENAUL NWPUBLIC NOTICE INQUIRY SHEET SUBMISSION

From Office of Neighborhood Coordination <onc@cabq.gov>
Date Tue 3/3/2026 10:51 AM
To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachment (1 MB)
IDOZoneAtlasPage_H-14-Z.pdf;

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Table with 10 columns: Association Name, Association Email, First Name, Last Name, Email, Address Line 1, City, State, Zip, Mobile Pt. It lists neighborhood associations like Near North Valley NA and North Valley Coalition with their respective contact details.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
Please use this online link to find the required forms you will need to submit your permit application.
The Checklist you need for notifying neighborhood associations can be found here:
The Administrative Decision form you need for notifying neighborhood associations can be found here:
Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, March 3, 2026 9:35 AM
To: Office of Neighborhood Coordination <ortiz@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@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:

Applicant Information

Contact Name

Alyssa Ortiz

Telephone Number

5057649801

Email Address

ortiz@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

W'LY PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY17 FT) CONT 0.6520 AC; THE NLY 17' OF TR A OF THE MENAUL ADD'N #1 CONT 8,404 SQ FTM/L; E'LY
PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY 17FT) CONT 1.3482 AC

Physical address of subject site:

604 MENAUL NW, ALBUQUERQUE NM 87102

Subject site cross streets:

Menaul Blvd. NW and 6th St. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

H14

Link for map

Captcha

Site Plan - EPC Public Notice for 604 Menaul Blvd NW

From Alyssa Ortiz <Ortiz@consensusplanning.com>

Date Thu 3/5/2026 10:04 AM

To nearnorthvalleyyna@gmail.com <nearnorthvalleyyna@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>; jsabatini423@gmail.com <jsabatini423@gmail.com>; peggynorton@yahoo.com <peggynorton@yahoo.com>; jasalazarnm@gmail.com <jasalazarnm@gmail.com>

Cc Jim Strozier <cp@consensusplanning.com>; Steven Alano <salano@greer-stafford.com>

 1 attachment (31 MB)

NA EMAIL NOTIFICATION PACKET.pdf;

Dear Neighborhood Association Representative,

This is a notification that Consensus Planning has submitted a Site Plan – EPC application on behalf of Greer Stafford Architecture to the Environmental Planning Commission (EPC) for the property located at 604 Menaul Boulevard NW (see attached notice form and zone atlas map). The property is currently developed as a warehouse for the City of Albuquerque Arts & Culture Department.

The purpose of the Site Plan – EPC is to receive approval for the proposed expansion of the existing warehouse facility based on the Cumulative Impacts Analysis required by the Integrated Development Ordinance (IDO) per section 14-16-5-2(E)(1). The property is zoned Non-Residential Commercial (NR-C) and is subject to the Cumulative Impact Analysis requirements because it is located within the Railroad and Sour Small Area, which is ½ a mile of the BNSF railroad, and all uses in the Warehouse and Storage land use category require EPC approval. This Site Plan – EPC request will facilitate the expansion of an existing warehouse on the property, which will be used for the same purpose as the existing warehouse.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,
Alyssa Ortiz

Alyssa Ortiz
Planner I
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801




Relayed: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Date Thu 3/5/2026 10:04 AM

To nearnorthvalleyyna@gmail.com <nearnorthvalleyyna@gmail.com>; nvcabq@gmail.com <nvcabq@gmail.com>; jsabatini423@gmail.com <jsabatini423@gmail.com>; jasalazarm@gmail.com <jasalazarm@gmail.com>

 1 attachment (20 KB)

Site Plan - EPC Public Notice for 604 Menaul Blvd NW ;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

nearnorthvalleyyna@gmail.com (nearnorthvalleyyna@gmail.com)

nvcabq@gmail.com (nvcabq@gmail.com)

jsabatini423@gmail.com (jsabatini423@gmail.com)

jasalazarm@gmail.com (jasalazarm@gmail.com)

Subject: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

Undeliverable: Site Plan - EPC Public Notice for 604 Menaul Blvd NW

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Date Thu 3/5/2026 10:04 AM

To peggynorton@yahoo.com <peggynorton@yahoo.com>



Your message to peggynorton@yahoo.com couldn't be delivered.

When Office 365 tried to send your message, the receiving email server outside Office 365 reported an error.

Ortiz	Office 365	peggynorton
Sender		Action Required
		Policy violation or system error

How to Fix It

Check the "Reported Error" from the "Error Details" section shown below for more information about the problem. The error might tell you what went wrong and how to fix it. For example, if the error states that the message was blocked due to a potential virus or because the message was too large, try sending the message again without attachments.

If you're not able to fix the problem, it's likely that only the recipient's email admin can fix it. Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin about the problem. Give them the "Reported Error" from the "Error Details" section below.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.0.350

The error reported by the receiving server wasn't specific enough to determine the exact nature of the problem. These errors often indicate the message violates a security or policy setting configured on the recipient's email servers.

If the sender is unable to fix the problem by modifying their message, then it's likely a problem that only the recipient's email admin can fix. Try the following:

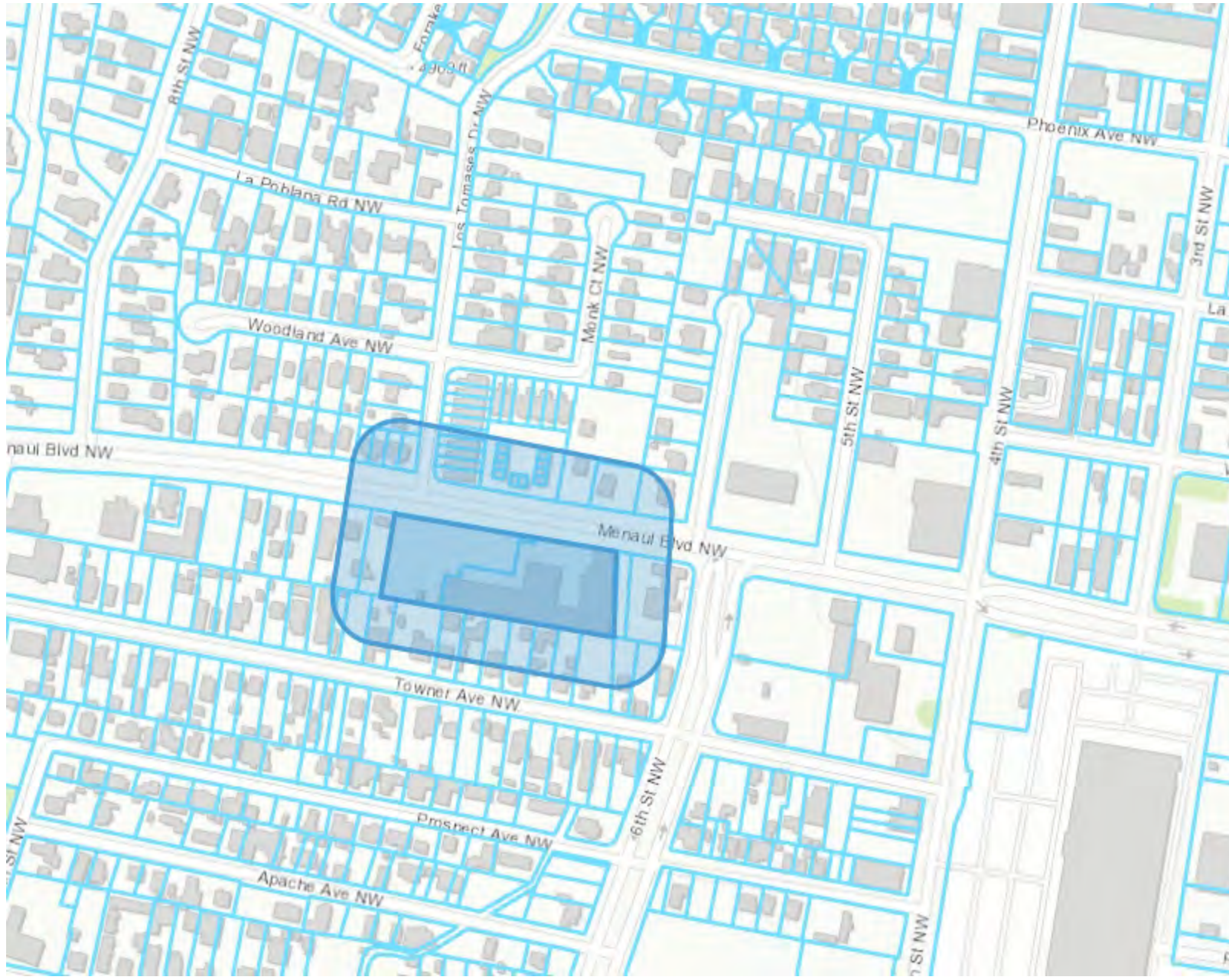
Check the error for information about the problem - The "Reported Error" returned by the external email server can be found in the "Error Details" section below. This error might tell you what went wrong and provide clues for how to fix it. For example, if the error states the message was rejected due a Sender Policy Framework (SPF) issue, then you'll have to work with your domain registrar to correctly configure your domain's SPF records.

Check the error for information about where the problem is happening - For example, look for a domain name like contoso.com. A domain name in the error might suggest who is responsible for the error. It could be the recipient's email server, or it could be a third-party service that your organization or the recipient's organization is using to process or filter email messages.

If you can't fix the problem, contact the responsible party's email admin - Give



City of Albuquerque

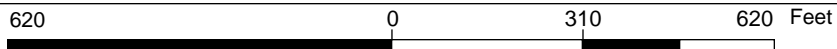


Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Outside City Limits

Notes

100 foot Buffer Map
 Prepared by Consensus Planning for Site
 Plan - EPC Application



WGS_1984_Web_Mercator_Auxiliary_Sphere
 3/3/2026 © City of Albuquerque

1: 3,721

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

GACZEWSKI RICHARD A III
705 MENAUL BLVD NW
ALBUQUERQUE NM 87107-1223

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MILLIGAN JOHN M & MILLIGAN JOHN A
1230 SUNSET WAY
ERIE CO 80516-4611

SHEWMAKE MARK LAMONT & DONDA KAY
709 MENAUL BLVD NW
ALBUQUERQUE NM 87107-1243

LEEWAY MONIQUE
2604 LOS TOMASES DR NW
ALBUQUERQUE NM 87107-1200

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LLR DEVELOPMENT LLC
1000 GABALDON RD NW
ALBUQUERQUE NM 87104-1811

HOOPER DONALD G & LISA Z TRUST LISA A
HOOPER TRUSTEE & ZEDIKER PAUL J
1316 CAMINO ECUESTRE NW
ALBUQUERQUE NM 87107-2613

MORENO DANNY O
613 CUTLER AVE NW
ALBUQUERQUE NM 87102-1015

KELLY PAUL M
502 AZTEC RD NW
ALBUQUERQUE NM 87107

FRYE SALLY ANN
2606 LOS TOMASES RD NW
ALBUQUERQUE NM 87107-1200

ROCCO 11 LLC
2220 GRANDE BLVD SE SUITE D
RIO RANCHO NM 87124-1687

PLAZA CHAMISAL HOMEOWNERS ASSOC
CRAWFORD CHARLYNE TREASURER
615 MENAUL BLVD NW UNIT K
ALBUQUERQUE NM 87107

SANDOVAL PEARL Y
1341 ARROYO HONDO ST SW
ALBUQUERQUE NM 87121-3318

MORENO DANNY O
613 CUTLER AVE NW
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NEEL JAKE C
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WALLACE PAUL TRUSTEE WALLACE RVT
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HHAN SWARI
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HHAN SWARI
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HOFMANN DONNA GARCIA & DAVID D &
HOFMANN DARIA
615 MENAUL BLVD NW UNIT I
ALBUQUERQUE NM 87107-1356

GARCIA JOSHUA JOHN & MAGALLANES
JAZMINE
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Albuquerque, NM 87102

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615 MENAUL BLVD NW UNIT #B
ALBUQUERQUE NM 87107-1356



Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

HHAN SWARI
607 TOWNER AVE NW
ALBUQUERQUE NM 87102





March 5, 2026

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: Site Plan – EPC for 604 Menaul Blvd NW

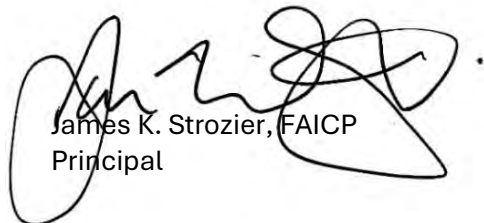
Dear Neighboring Property Owner,

This is a notification that Consensus Planning has submitted a Site Plan – EPC application on behalf of Greer Stafford Architecture to the Environmental Planning Commission (EPC) for the property located at 604 Menaul Boulevard NW (see attached notice form and zone atlas map). The property is currently developed as a warehouse for the City of Albuquerque Arts & Culture Department.

The purpose of the Site Plan – EPC is to receive approval for the proposed expansion of the existing warehouse facility based on the Cumulative Impacts Analysis required by the Integrated Development Ordinance (IDO) per section 14-16-5-2(E)(1). The property is zoned Non-Residential Commercial (NR-C) and is subject to the Cumulative Impact Analysis requirements because it is located within the Railroad and Sour Small Area which is ½ a mile of the BNSF railroad, and all uses in the Warehouse and Storage land use category require EPC approval. This Site Plan – EPC request will facilitate the expansion of an existing warehouse on the property which will be used for the same purpose as the existing warehouse.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

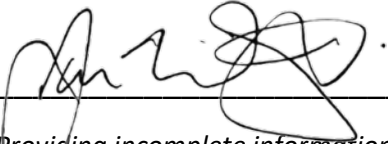


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:Site Plan - EPC	
Decision-making Body:Environmental Planning Commission (EPC)	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application?	<input checked="" type="radio"/> Yes <input type="radio"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:604 Menaul Blvd NW Albuquerque, NM 87107	
Name of property owner:City of Albuquerque	
Name of applicant:Applicant: Greer Stafford Architecture / Agent: Consensus Planning	
Date, time, and place of public meeting or hearing, if applicable:	April 16, 2026 at 9am MT
Please find the CABQ Zoom Link & Agenda Here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes	
Address, phone number, or website for additional information:	
Please contact Consensus Planning at ortiz@consensusplanning.com or by phone at (505) 764-9801	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if one occurred.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:	
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J).	
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.


 _____ (Applicant signature) 03/05/2026 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 03/05/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 604 Menaul Blvd. NW Albuquerque, NM 87107
Location Description cross roads of Menaul Blvd. NW & 6th St. NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Agent: Consensus Planning / Applicant: Greer Stafford Architecture
4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor, Major, or Bulk Land)
- Vacation _____ (Easement, Private Way, or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

Request a Site Plan - EPC for the proposed development of an additional warehouse facility for City of Albuquerque Arts & Culture Department. The property is

within the Railroad and Spur Small Area Cumulative and a identified Wholesale and Storage land use requiring a Cumulative Impact Study for the site.

5. This application will be heard at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: April 16, 2026 at 9am MT

Location*⁴: CABQ Zoom Link: https://cabq.zoom.us/j/83932559165

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Alyssa Ortiz

Email: ortiz@consensusplanning.com

Phone: (505) 764-9801

- Website or project page: _____
- Attachments:
 - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - Other: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-14

2. Project Illustrations, as relevant*⁶

- Architectural drawings
- Elevations of the proposed building(s)
- Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

N/A - a Deviation will be request for the DFT Final Sign-Off

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [acres] 2.19
- 2. IDO Zone District Non-Residential Commercial NR-C
- 3. Overlay Zone(s) [if applicable] N/A Select Select Select Select
- 4. Center or Corridor Area [if applicable] Menaul Blvd Major Transit Corridor
- Current Land Use(s) [vacant, if none] Industrial - Warehouse

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

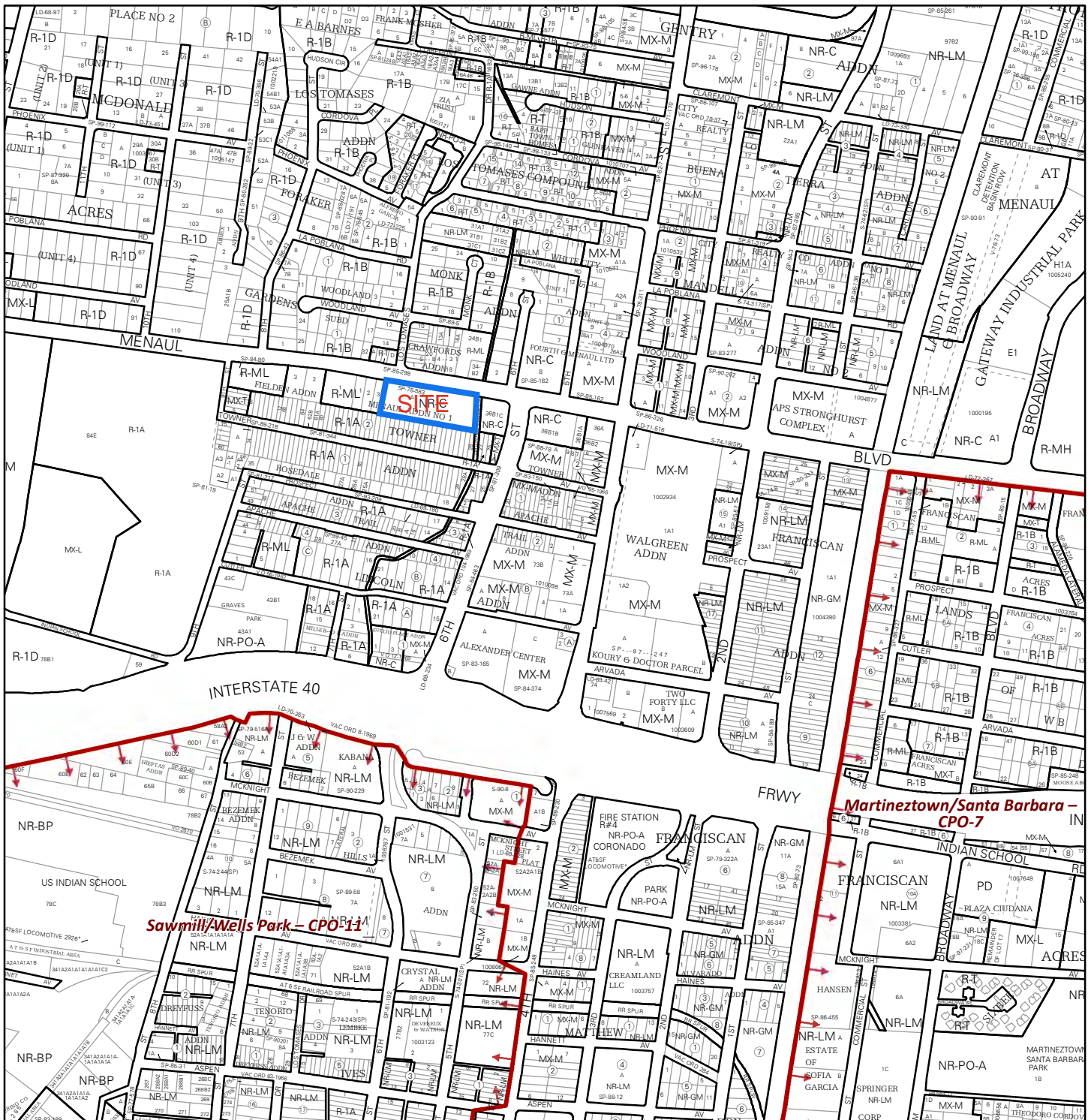
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



For more details about the Integrated Development Ordinance visit: <http://www.caba.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Rio Grande

40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



SITE LOCATION NO SCALE

INDEX TO DRAWINGS

A1	EPC OVERALL SITE PLAN
A2	EPC ENLARGED SITE PLAN
A3	EPC FLOOR PLAN AND ELEVATIONS
A4	EPC SITE DETAILS
A5	EPC SITE DETAILS
A6	EPC MODEL IMAGES
LS101	LANDSCAPE PLAN
LS501	LANDSCAPE NOTES & DETAILS
CG101-A	GRADING PLAN - PHASE 1
CG101-B	GRADING PLAN - PHASE 2
CU101	WATER AND SANITARY SEWER PLAN
FIRE1	FIRE 1 PLAN

ZONING REVIEW

ADDRESS:
604 MENAUL BLVD NW
700 MENAUL BLVD NW

BERNALILLO COUNTY UPC:
101405922332620450
101405920033220453
101405921034020451

LEGAL DESCRIPTION:
ELY PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY 17FT) CONT 1.3482 AC
W'LY PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY 17FT) CONT 0.6520 AC
N'LY 17' OF TR A OF THE MENAUL ADD'N #1 CONT 8,404 SQ FTM/L (DOCUMENTATION OF VACTION NOT FOUND)

SITE AREAS: 2.00 ACRES

IDO ZONE ATLAS PAGE: H-14-Z

IDO ZONE DISTRICT: NR-C (NON-RESIDENTIAL - COMMERCIAL)

IDO ALLOWABLE USES PER TABLE 4-2-1:
WARHOUSING = PERMISSIVE (P)

OVERLAY ZONES:

USE SPECIFIC STANDARDS:

DEVELOPMENT STANDARDS:

OFF-STREET PARKING REQUIREMENTS:
WARHOUSING = NO REQUIREMENT
OFFICE = 3.5 SPACES/1,000 SF GFA

REQUIRED PARKING SPACES:	
10,985 SF / 1,000 SF X 3.5 =	38 PS REQUIRED
PUBLIC TRANSIT REDUCTION (30%):*	12 PS REDUCTION
TOTAL REGULAR PARKING:	26 PS NET REQUIRED
MOTORCYCLE PARKING:	2 PS REQUIRED
BICYCLE PARKING (3, OR 10%):	3 PS REQUIRED
PROVIDED PARKING SPACES:	14 PS
REGULAR PARKING SPACES:	3 PS
COMPACT PARKING SPACES:	2 PS 1 VAN
ADA PARKING SPACES	4 PS 2 ACTUAL, 2 CREDIT
EV PARKING CREDIT (1:2):	4 PS 1 ACTUAL, 4 CREDIT
CARPPOOL CREDIT (1:4):	7 PS 1 ACTUAL, 7 CREDIT
VANPOOL CREDIT (1:7):	
TOTAL NET:	34 PS PROVIDED (INCL. CREDITS)
MOTORCYCLE PARKING SPACES:	2 PS
BICYCLE PARKING:	3, OR 10% REQ'D

REDUCTIONS/CREDITS TO MINIMUM PARKING:
REDUCTION TO PROXIMITY TO TRANSIT - IDO 5-5(C)(5)(D): REDUCTION OF 30% IF LOCATED WITHIN 1/4 OF A TRANSIT STOP WITH PEAK FREQUENCY OF 15 MINUTES. MENAUL BLVD IS DESIGNATED A MAJOR TRANSIT CORRIDOR.

ELECTRIC VEHICLE CREDIT - IDO 5-5(C)(6)(A): EACH CHARGING STATION WITH A RATING OF 240V SHALL COUNT AS 2 VEHICLE PARKING SPACES.

CARPPOOL CREDIT - IDO 5-5(C)(6)(B): EACH DESIGNATED CARPOOL SPACE SHALL COUNT AS 4 VEHICLE PARKING SPACES.

COMPACT PARKING SPACES - IDO 5-5(F)(1): 25 PERCENT OF TOTAL PARKING SPACES MY BE DESIGNATED AS COMPACT SPACES.

C1 EPC SITE PLAN - EXISTING CONDITIONS
1" = 40'-0"

GENERAL SHEET NOTES

GENERAL NOTE

DRAWINGS IN THIS EPC SUBMITTAL DEPICT THE 6TH STREET WAREHOUSE PROJECT AT COMPLETION, THROUGH PHASES 1 AND II.

EPC SIGNATURES

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

EPC SITE PLAN DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date



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

CONSULTANT

COLLECTIONS WAREHOUSE - PHASE 1
DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION

GS PROJECT NO. 5506.02
ISSUE DATE FEBRUARY 10, 2026

REVISIONS

NO.	DESCRIPTION	DATE
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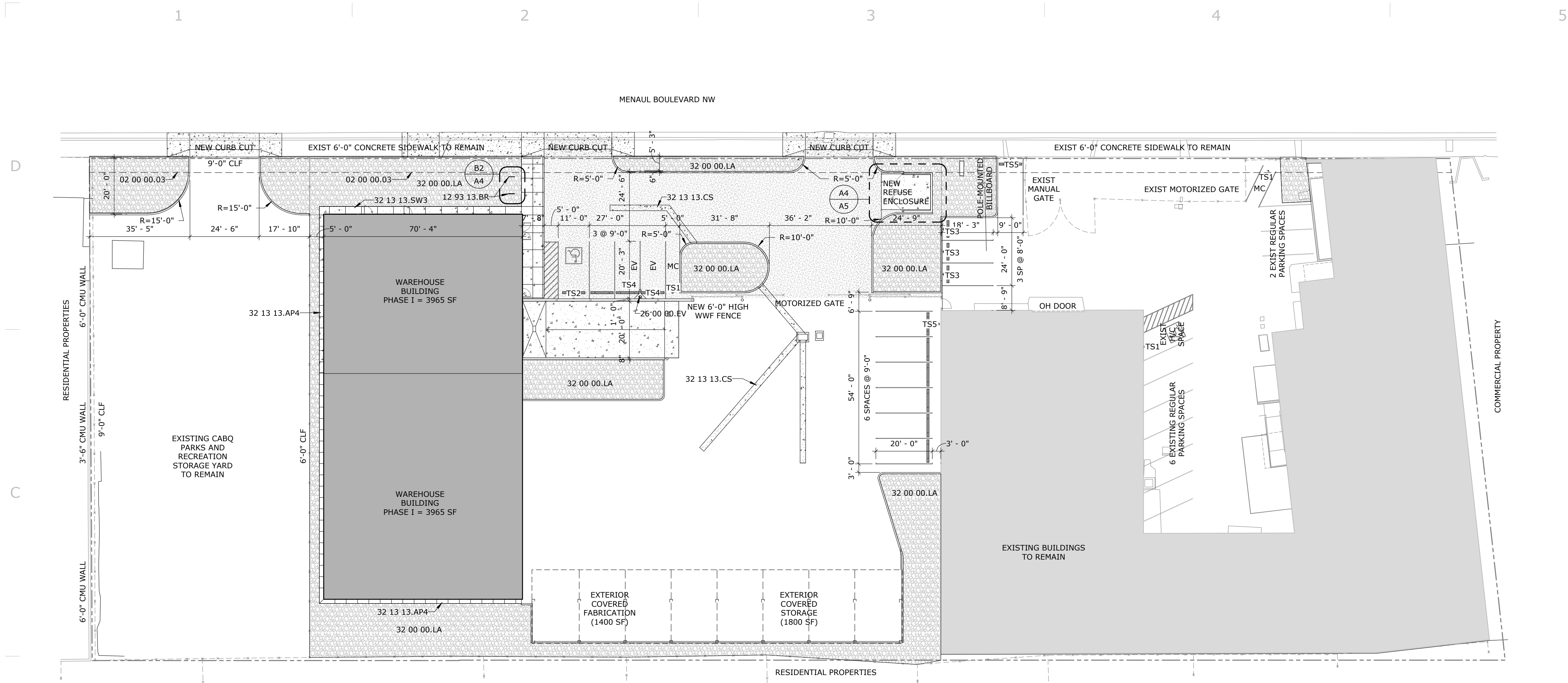
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW.



SHEET TITLE
EPC OVERALL SITE PLAN

DRAWING SHEET

A1



B1 SITE PLAN
1" = 20'-0"

LEGEND	
[Grey Box]	EXISTING BUILDING TO REMAIN
[Dark Grey Box]	PHASE I BUILDING FOOTPRINT
[Patterned Box]	NEW CONCRETE PAVING/SIDEWALKS
[Dotted Box]	NEW ASPHALT PAVING

KEYNOTE LEGEND	
02 00 00.03	LINE OF 5'-0" FRONT YARD SETBACK
12 93 13.BR	BICYCLE RACK
26 00 00.EV	PEDESTAL-MOUNT, DUAL EV CHARGER, PROVIDE CONCRETE BASE AS REQUIRED BY MANUFACTURER - REFER TO ELECTRICAL
32 00 00.LA	LANDSCAPE AREA - REFER TO LANDSCAPE
32 13 13.AP4	CONCRETE APRON, 4" THICK
32 13 13.CS	CONCRETE SWALE - REFER TO CIVIL
32 13 13.SW3	CONCRETE SIDEWALK, 3'-0" WIDE



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CONSULTANT

**COLLECTIONS WAREHOUSE -
PHASE I**
DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION		
GS PROJECT NO.	5506.02	
ISSUE DATE	FEBRUARY 10, 2026	

REVISIONS		
NO.	DESCRIPTION	DATE

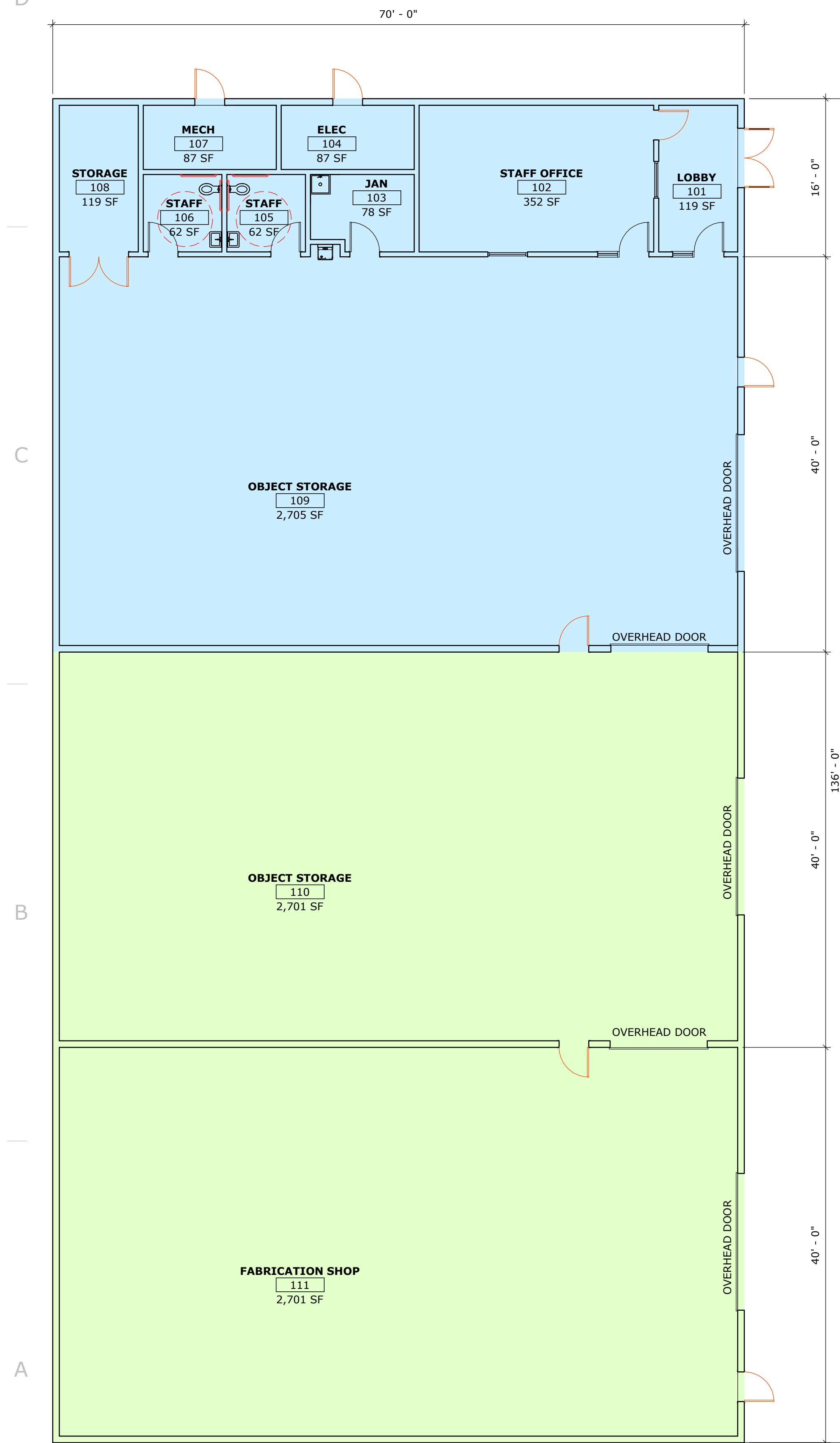
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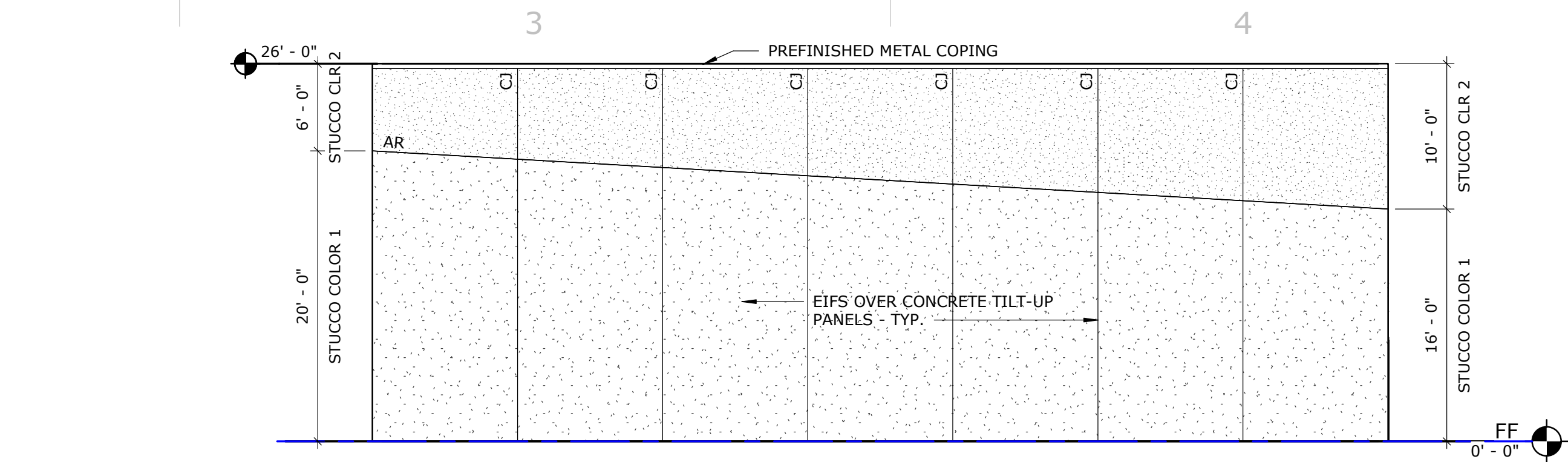
SHEET TITLE
EPC PHASE II SITE PLAN

DRAWING SHEET

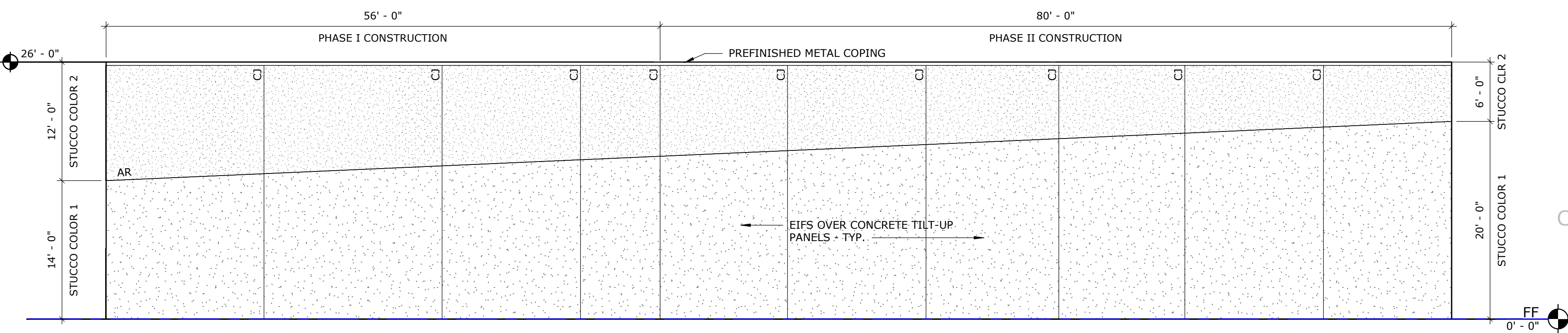
A2



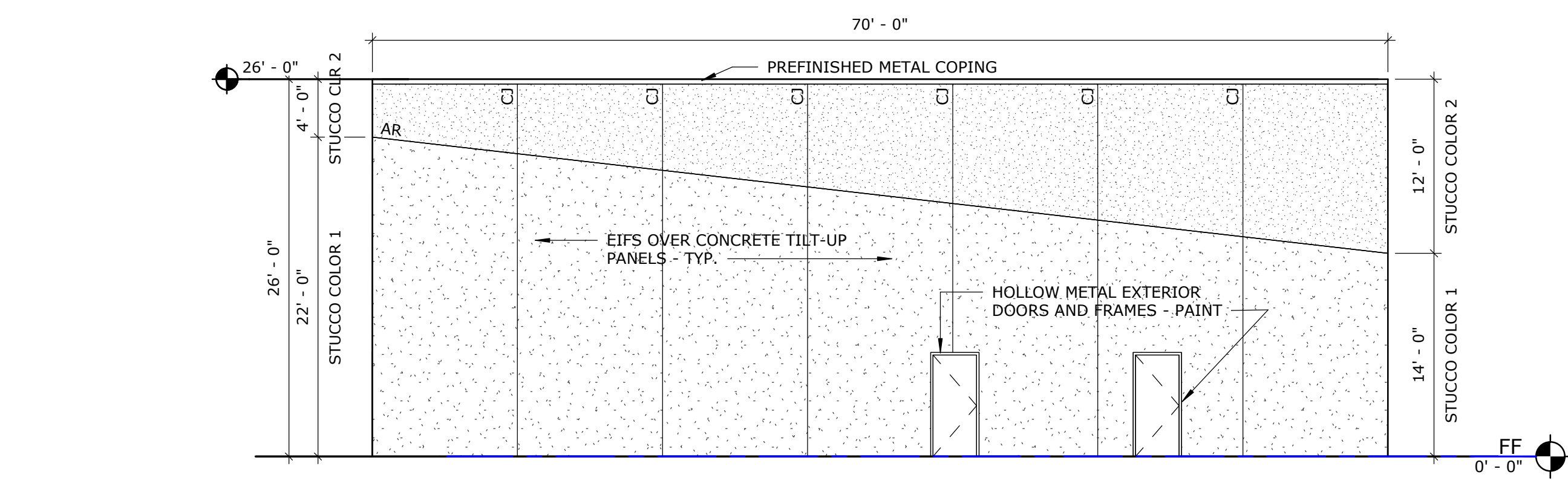
A1 FLOOR PLAN
1/8" = 1'-0"



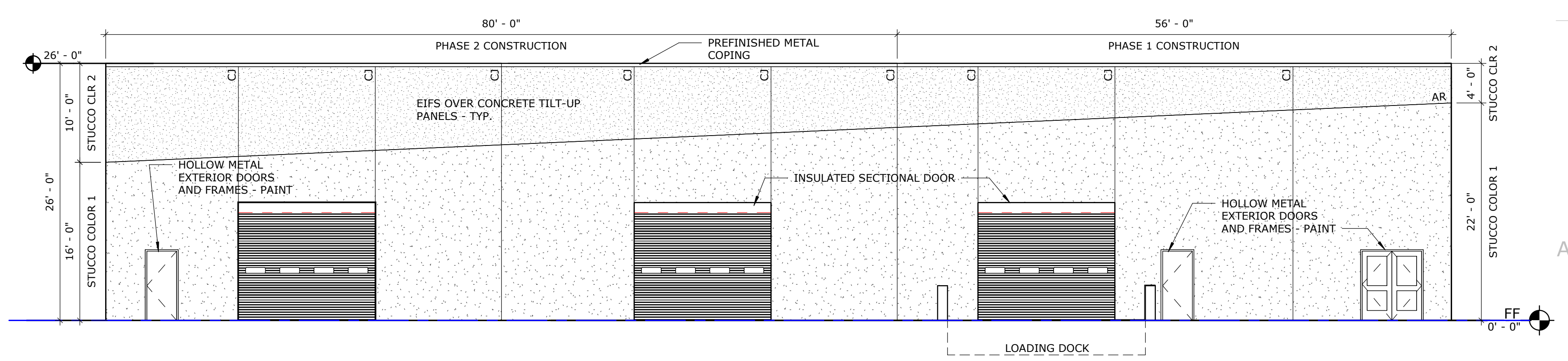
D3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



C3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



B3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



A3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PHASING LEGEND

- PHASE 1 = 3,920 SF
- PHASE 2 = 5,600 SF



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CONSULTANT

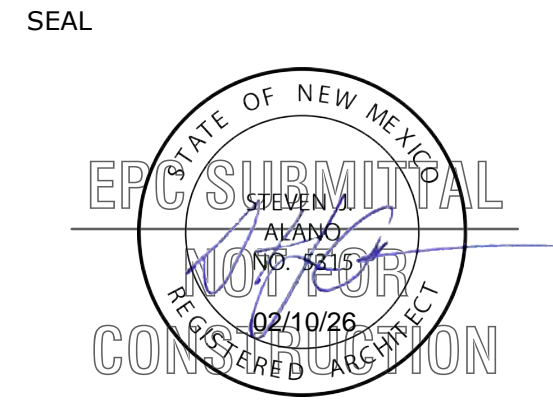
COLLECTIONS WAREHOUSE - PHASE 1
DEPARTMENT OF ARTS & CULTURE
CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.02
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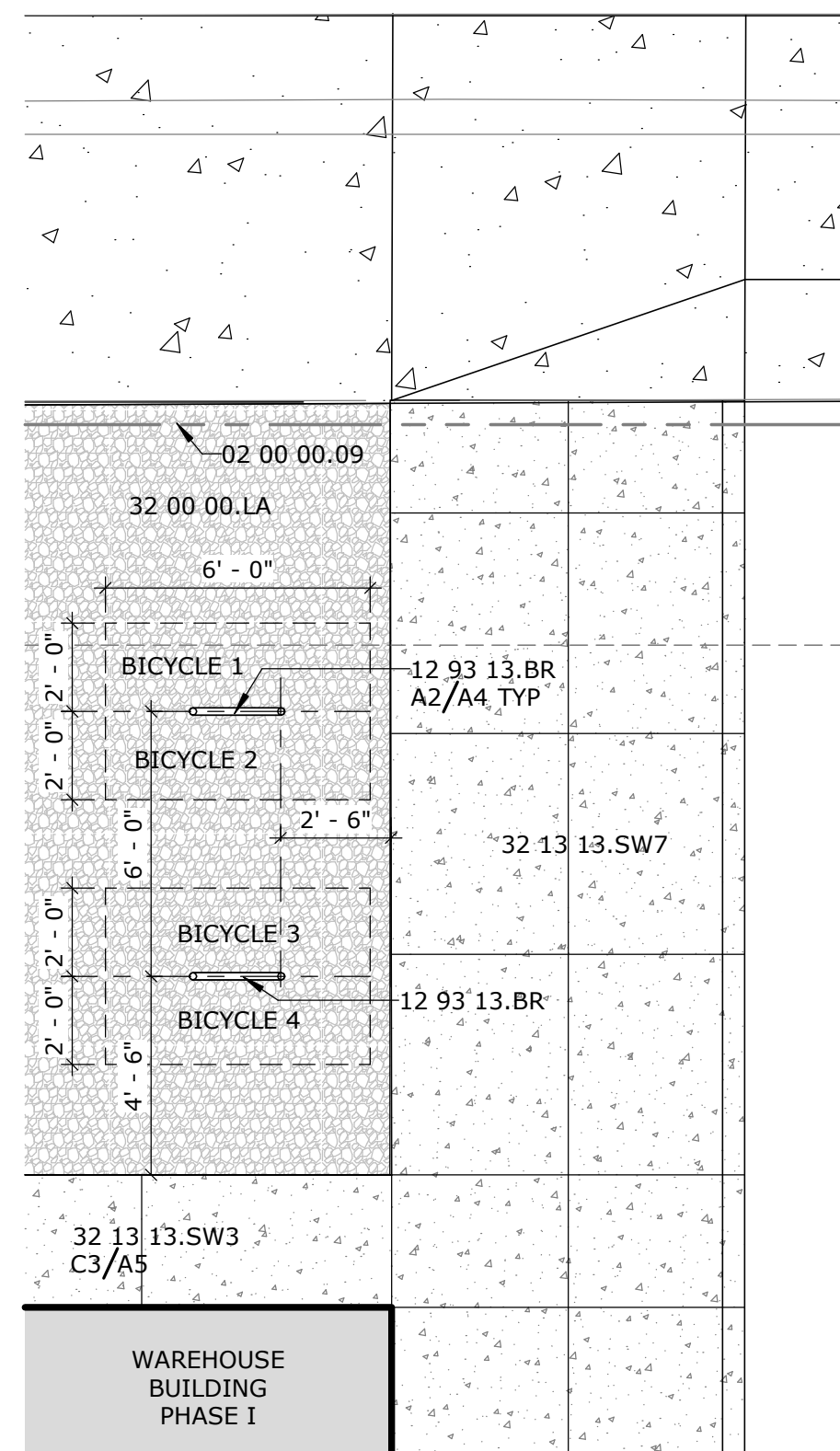
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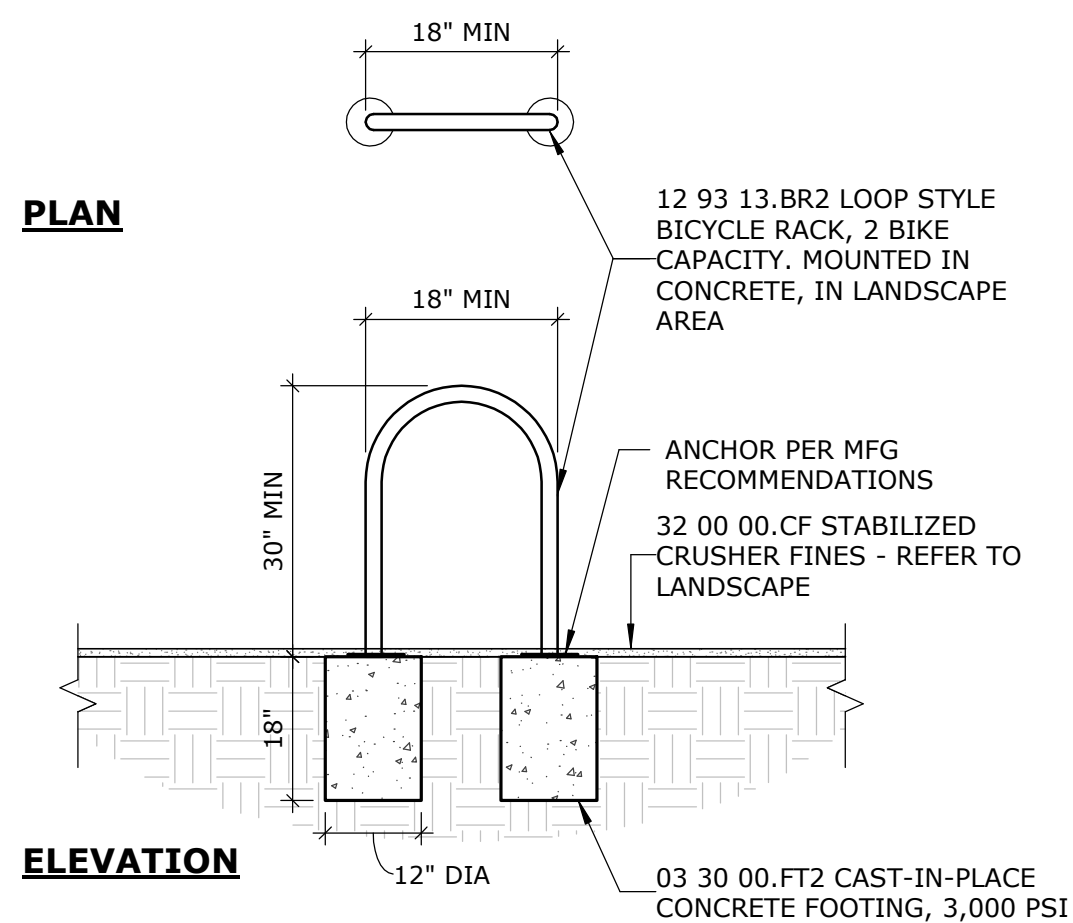
SHEET TITLE
EPC FLOOR PLAN AND ELEVATIONS

DRAWING SHEET

A3



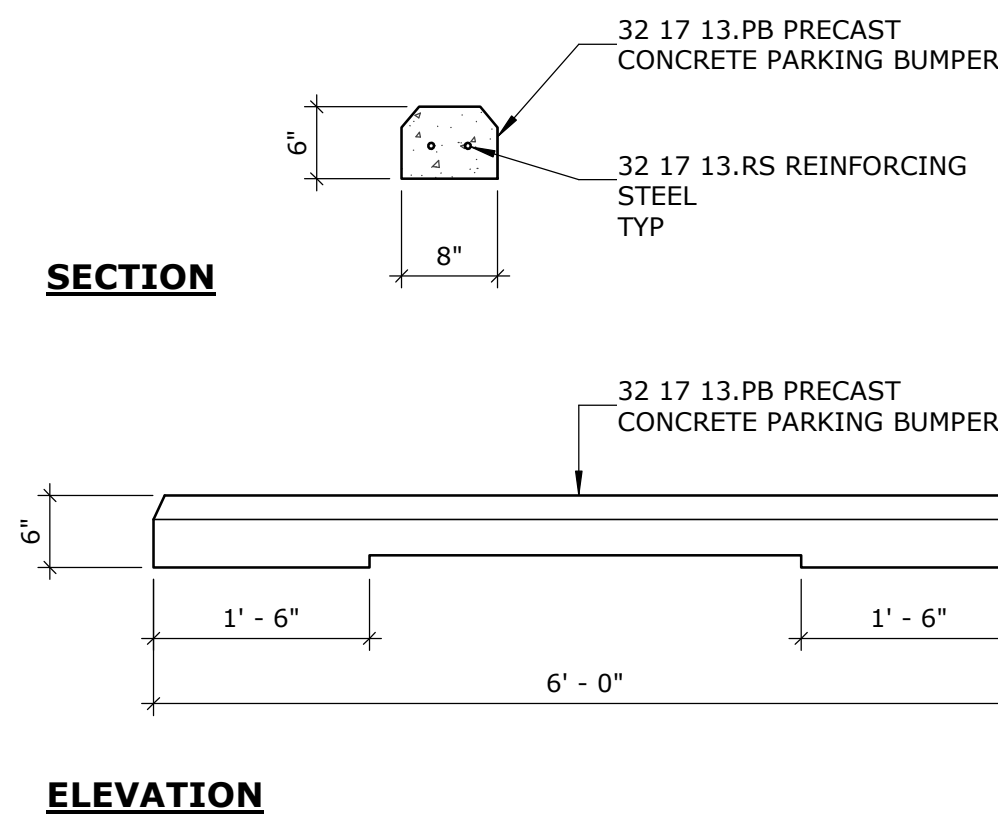
B2 ENLARGED SITE PLAN
1/4" = 1'-0"



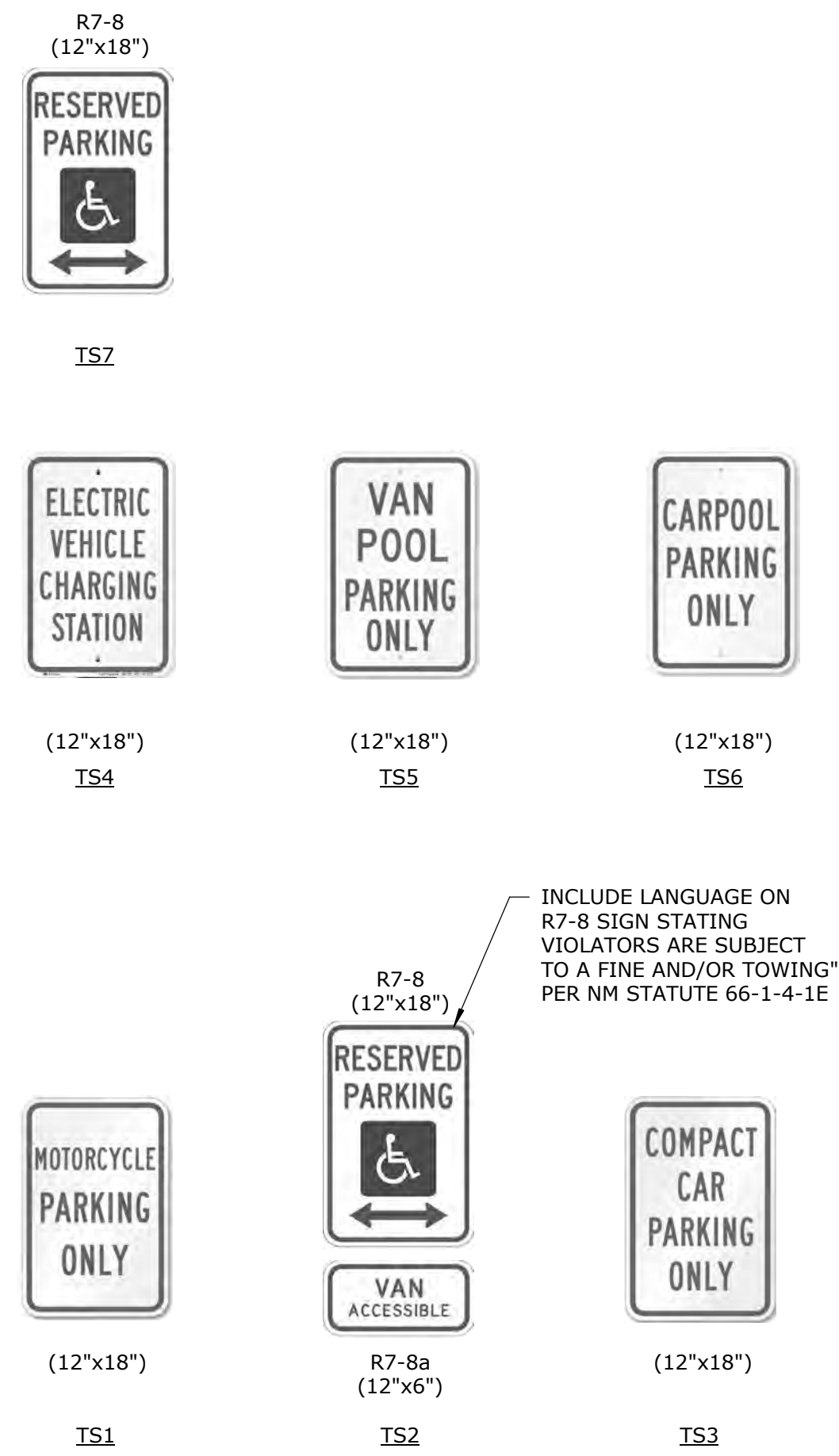
A2 BIKE RACK
1/2" = 1'-0"



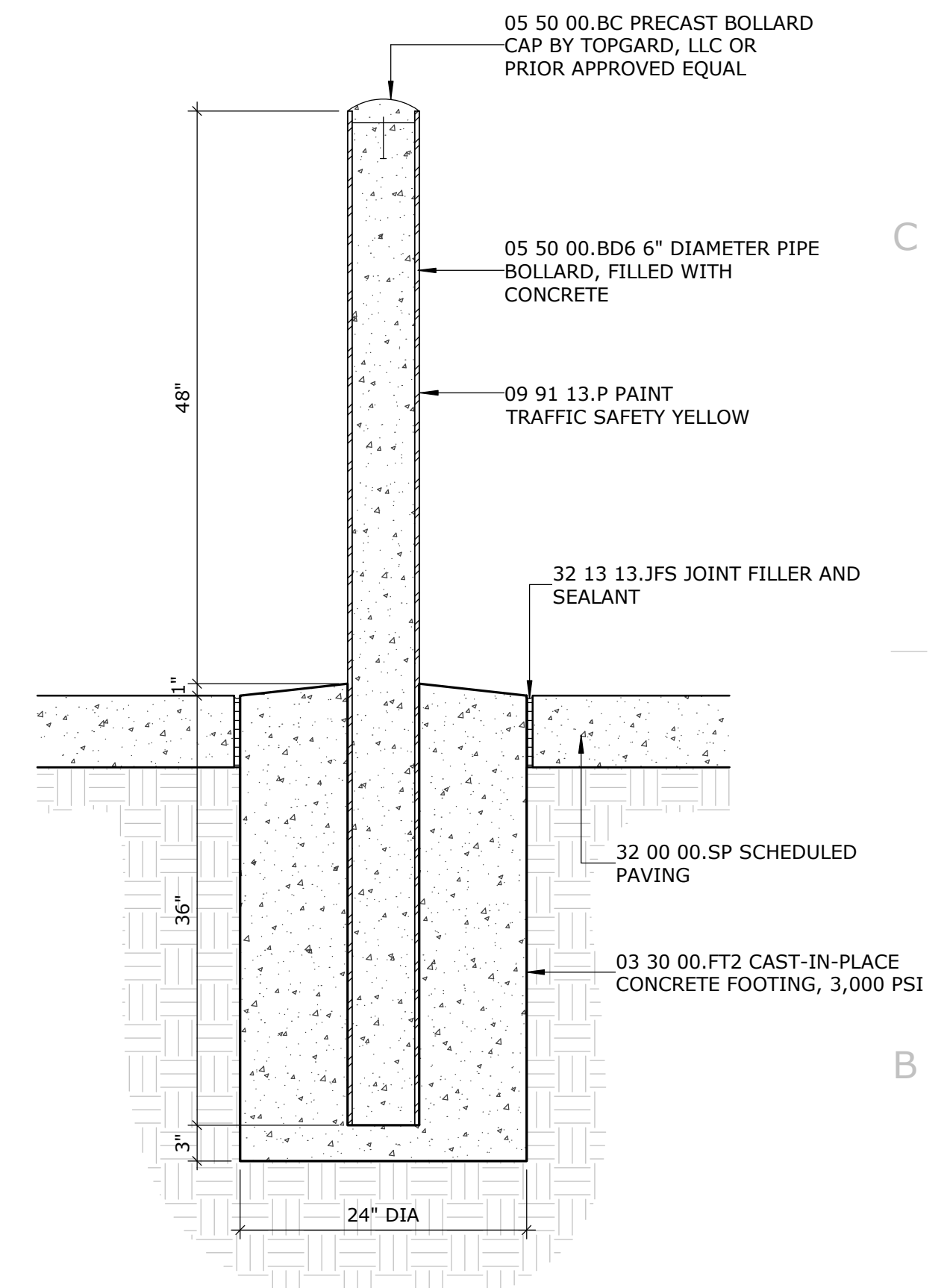
B3 TRAFFIC SIGNAGE
1" = 1'-0"



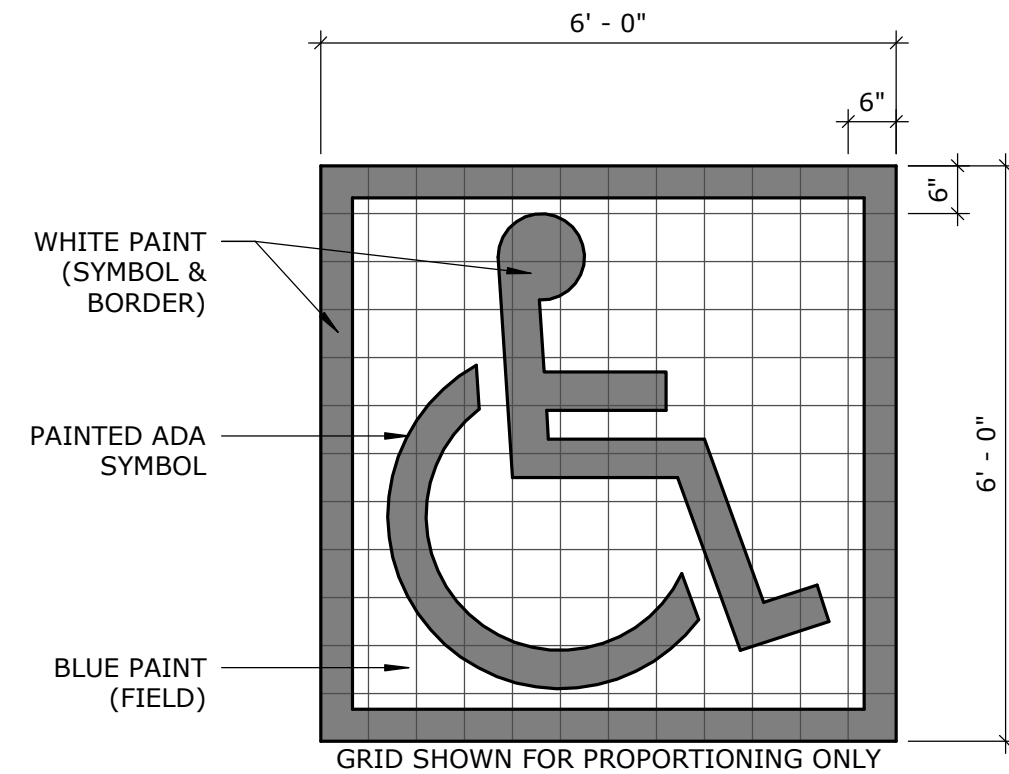
A3 PARKING BUMPER
3/4" = 1'-0"



A4 CONCRETE MOW STRIP
1 1/2" = 1'-0"



B5 BOLLARD
1" = 1'-0"



A5 PAINTED HC SYMBOL
1/2" = 1'-0"

COLLECTIONS WAREHOUSE - PHASE 1

DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION

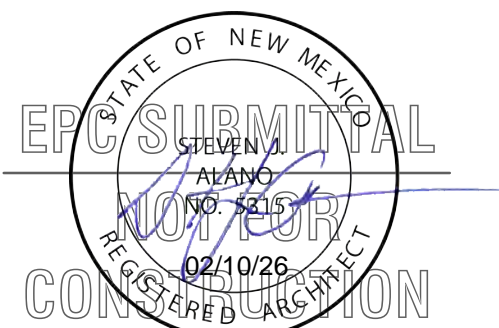
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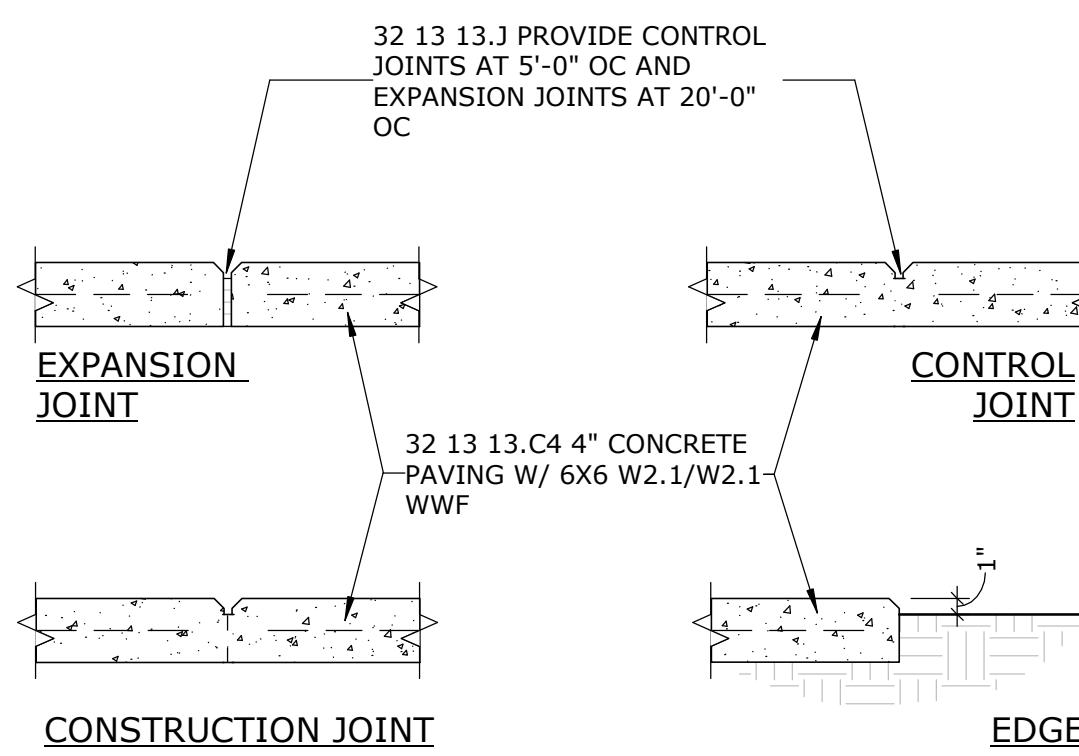
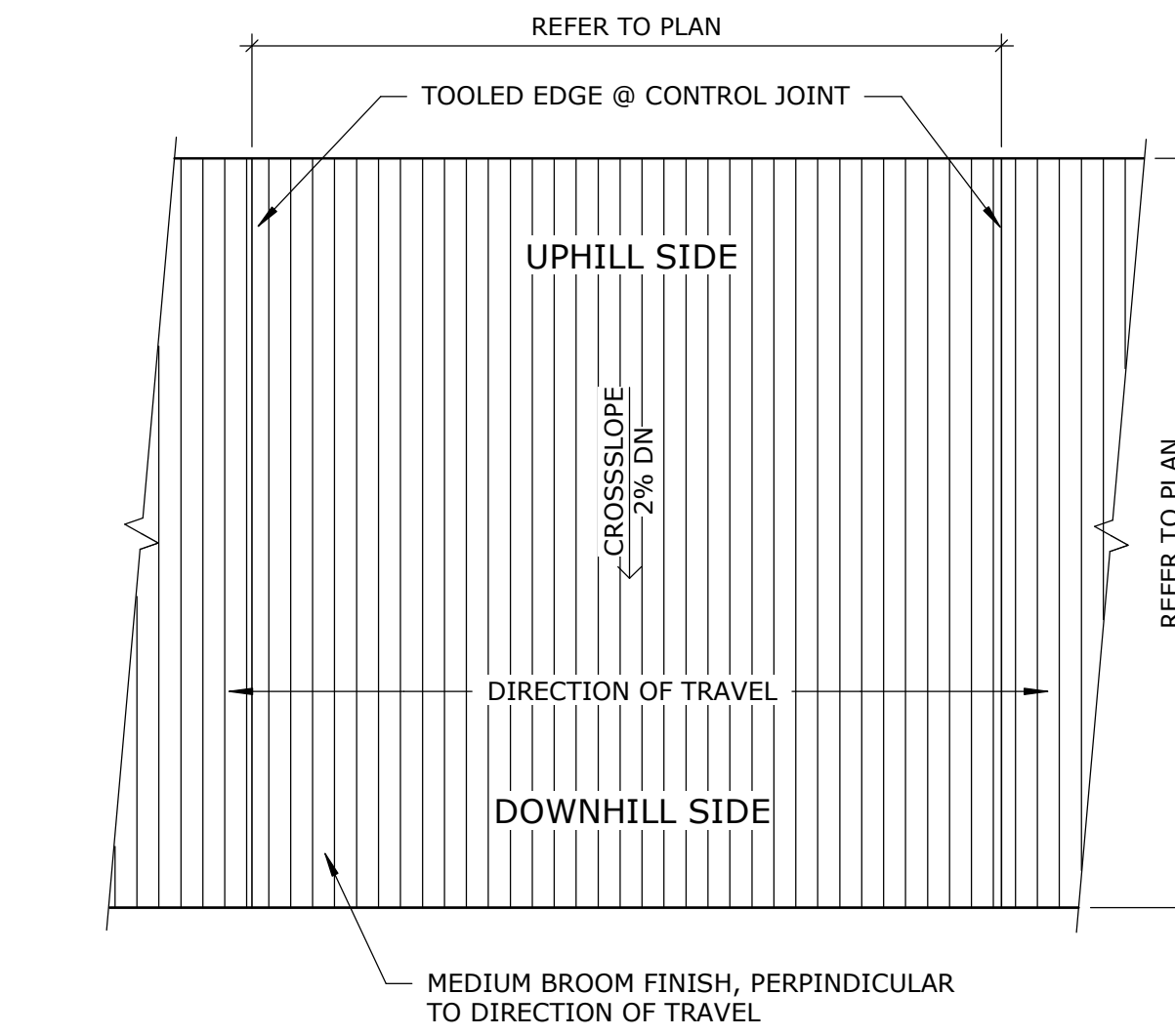
SEAL



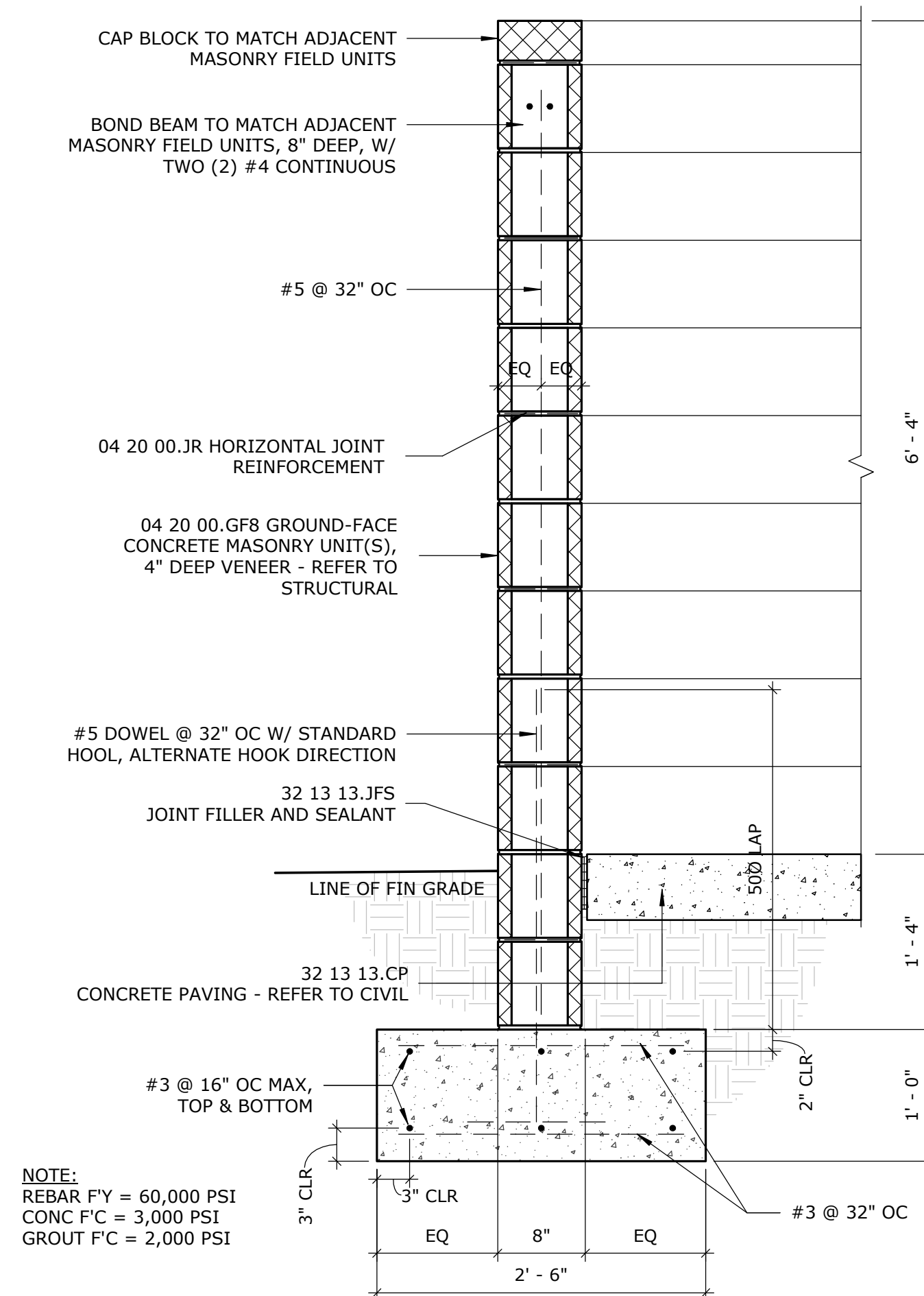
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EPC SITE DETAILS

DRAWING SHEET

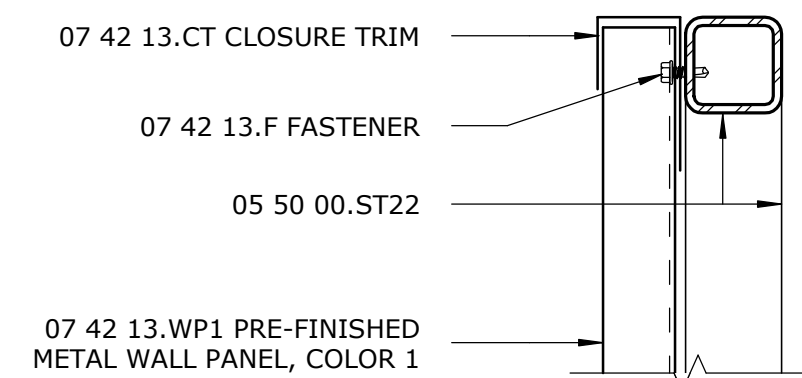
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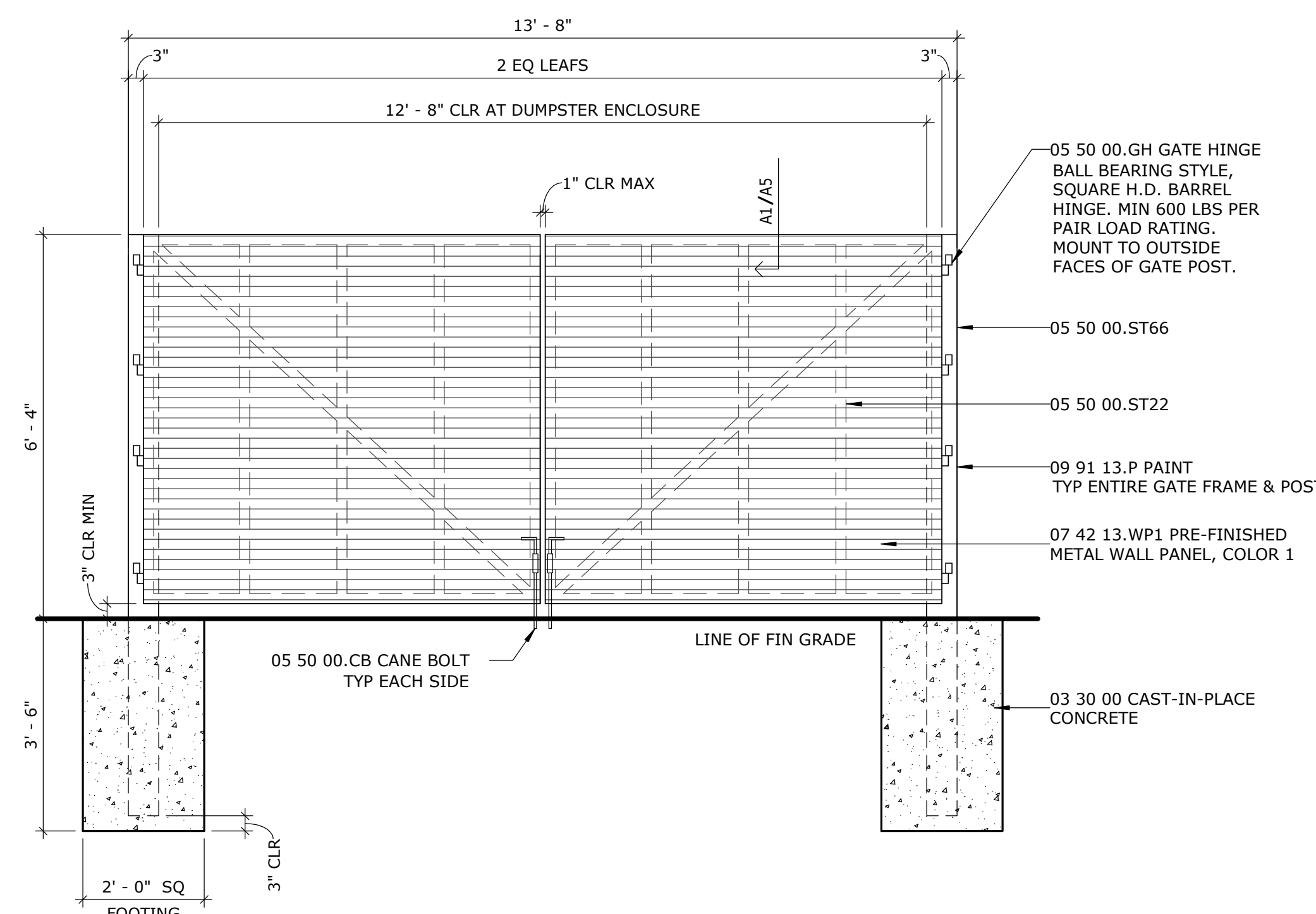
C3 CONCRETE WALK
1" = 1'-0"



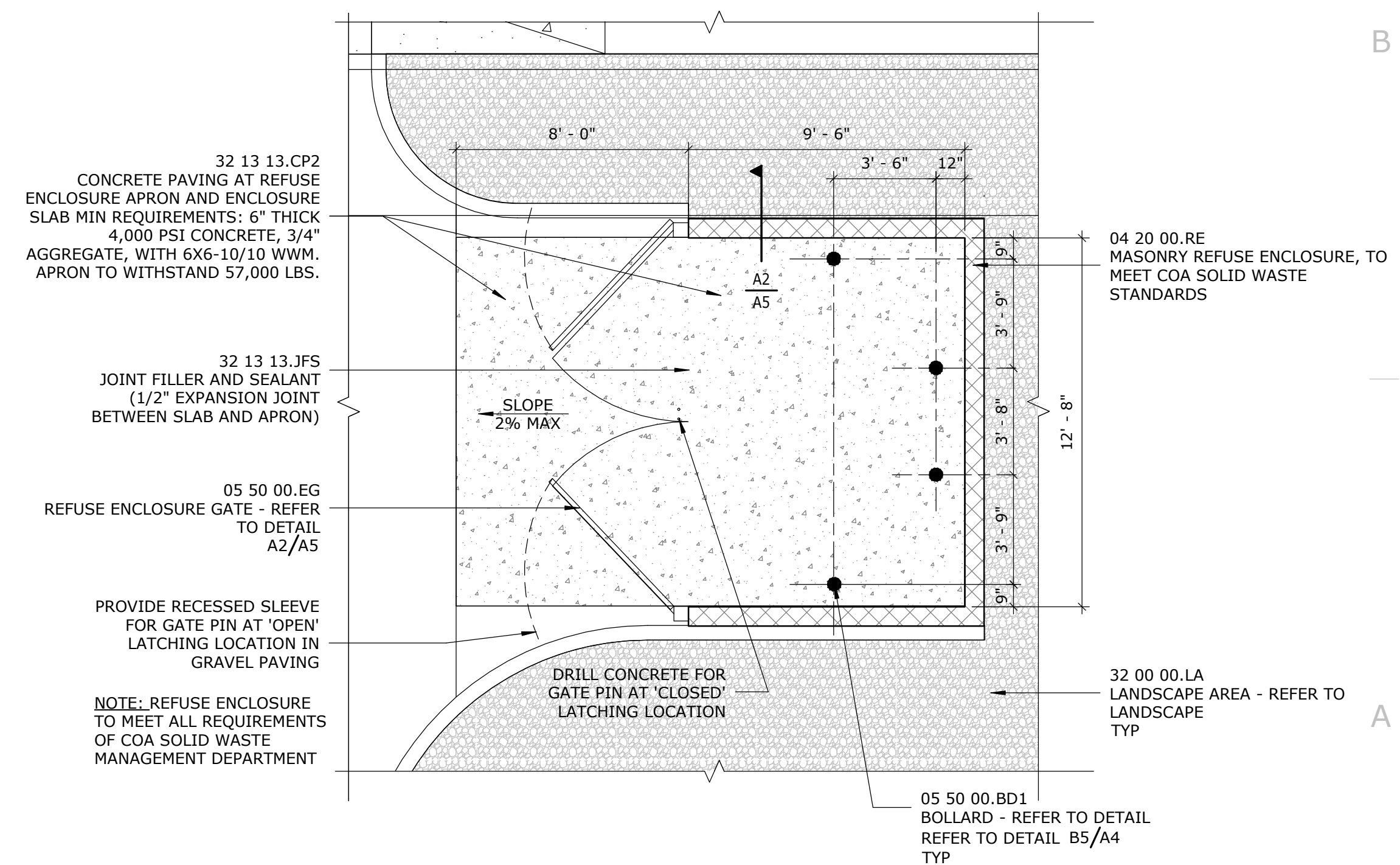
C4 REFUSE ENCLOSURE
1" = 1'-0"



A1 GATE CLADDING TRIM
3" = 1'-0"



A2 REFUSE ENCLOSURE GATE
1/2" = 1'-0"



A4 ENLARGED SITE PLAN - REFUSE ENCLOSURE
1/4" = 1'-0"

D



AERIAL FROM NE

C



AERIAL FROM NE (NEAR)

B



AERIAL FROM NW

A



AERIAL FROM SE



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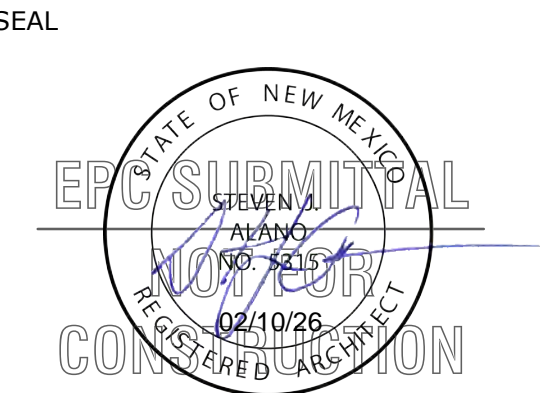
CONSULTANT

**COLLECTIONS WAREHOUSE -
PHASE 1**
DEPARTMENT OF ARTS & CULTURE
CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.02
ISSUE DATE FEBRUARY 10, 2026

NO.	DESCRIPTION	DATE

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SHEET TITLE
EPC MODEL IMAGES

DRAWING SHEET

A6

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. NO SPRAY IRRIGATION IS PROPOSED.

2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.

3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:

1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSIONS OF PAVEMENT.

2. PER 5-6(C)(5)(c), GROUND COVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 50% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.

3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.

4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

LANDSCAPE CALCULATION TABLE:

TOTAL LOT AREA:	87,107 SF
LESS TOTAL BUILDING AREA:	30,588 SF
NET LOT AREA:	56,519 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):	8,478 SF
PROVIDED LANDSCAPE AREA:	8,813 SF

REQUIRED PLANTS:	PROVIDED:
REQUIRED STREET TREES:	17
17 (431 LF ALONG MENAUL BLVD, TREES MAX. 25' O.C.)	

PARKING LOT LANDSCAPE REQUIREMENTS:	23 STALLS
TOTAL PARKING STALLS:	3 TREES
TREES REQUIRED (1 TREE PER 10 PARKING STALLS):	3 TREES
TREES PROVIDED:	3 TREES
15% OF TOTAL PARKING LOT AREA SHALL BE LANDSCAPED: 19466x0.15 =	2910 SF
TOTAL PARKING LOT LANDSCAPE AREA PROVIDED:	3222 SF

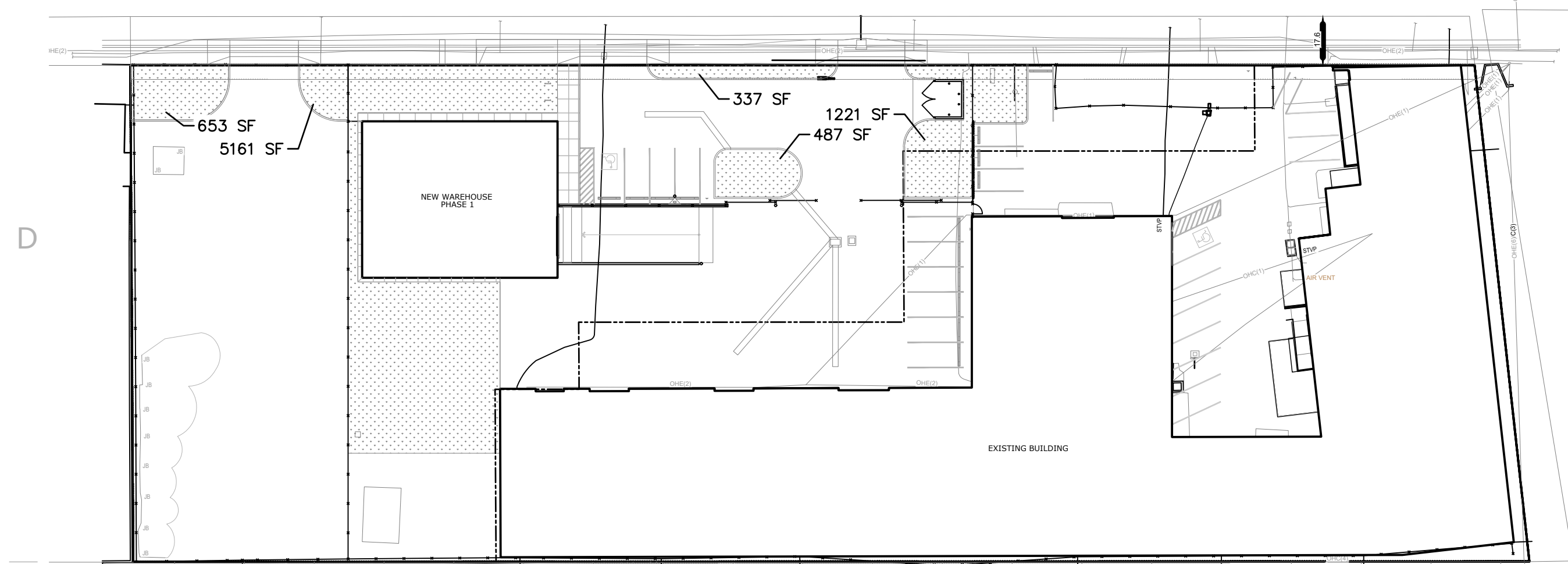
REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):	6610 SF
VEGETATIVE COVER REQUIRED:	8297 SF
PROVIDED COVERAGE:	

REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA):	2203 SF
VEGETATIVE GROUND COVER REQUIRED:	2213 SF
PROVIDED GROUND LEVEL PLANT COVERAGE:	

ORGANIC MULCH GROUND COVER (50% OF LANDSCAPE AREA):	4407 SF
REQUIRED ORGANIC MULCH GROUND COVER:	8813 SF
PROVIDED ORGANIC MULCH GROUND COVER:	

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES					SHRUBS				
	CL	5	DESERT WILLOW	CHILOPSIS LINEARIS		FP	3	APACHE PLUME	FALLUGIA PARADOXA
	UR	8	EMERALD SUNSHINE®ELM	ULMUS DAVIDIANA JAPONICA		GLS	14	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'
	UP	2	LACEBARK ELM	ULMUS PARVIFOLIA		LJ	27	HALL'S HONEYSUCKLE	LONICERA JAPONICA 'HALLIANA'
	PP	4	SCREWBEAN MESQUITE	PROSOPIS PUBESCENS		HP	19	RED YUCCA	HESPERALOE PARVIFLORA
	CO	5	WESTERN REDBUD	CERCIS OCCIDENTALIS		PC	11	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES

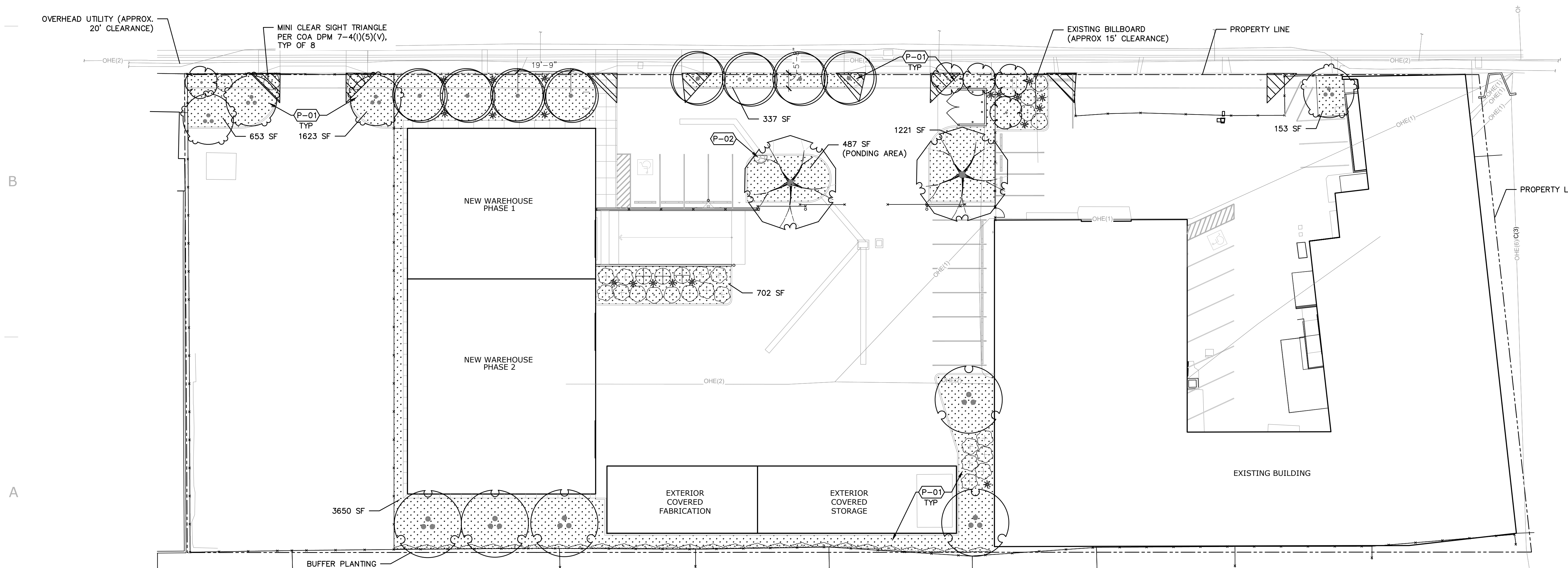


C1 PHASE ONE LANDSCAPE AREAS (REFERENCE ONLY)
SCALE: 1"=40'-0"
NORTH

PLANTING KEYED NOTES

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INSTALL WOOD MULCH. WOOD MULCH SHALL BE 'FOREST FLOOR MULCH' AS AVAILABLE FROM SOILUTIONS (505-877-0220) OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH. DO NOT INSTALL OVER WEEDBLOCK FABRIC.
	P-02	FURNISH AND INSTALL 2"-4" AGGREGATE MULCH. AGGREGATE MULCH SHALL BE 'AMARETTO' AS AVAILABLE FROM JPR (505-539-3600), OR APPROVED EQUAL. INSTALL AT A 4" DEPTH. DO NOT INSTALL OVER WEEDBLOCK FABRIC. TOP OF MULCH SHALL BE TWO INCHES BELOW THE FLOW LINE AT CURB OPENING.

SEE SHEET LS501 FOR GENERAL PLANTING NOTES AND FULL PLANTING LEGEND



A1 LANDSCAPE PLAN
SCALE: 1"=20'-0"
NORTH

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ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.02
ISSUE DATE JANUARY 23, 2026

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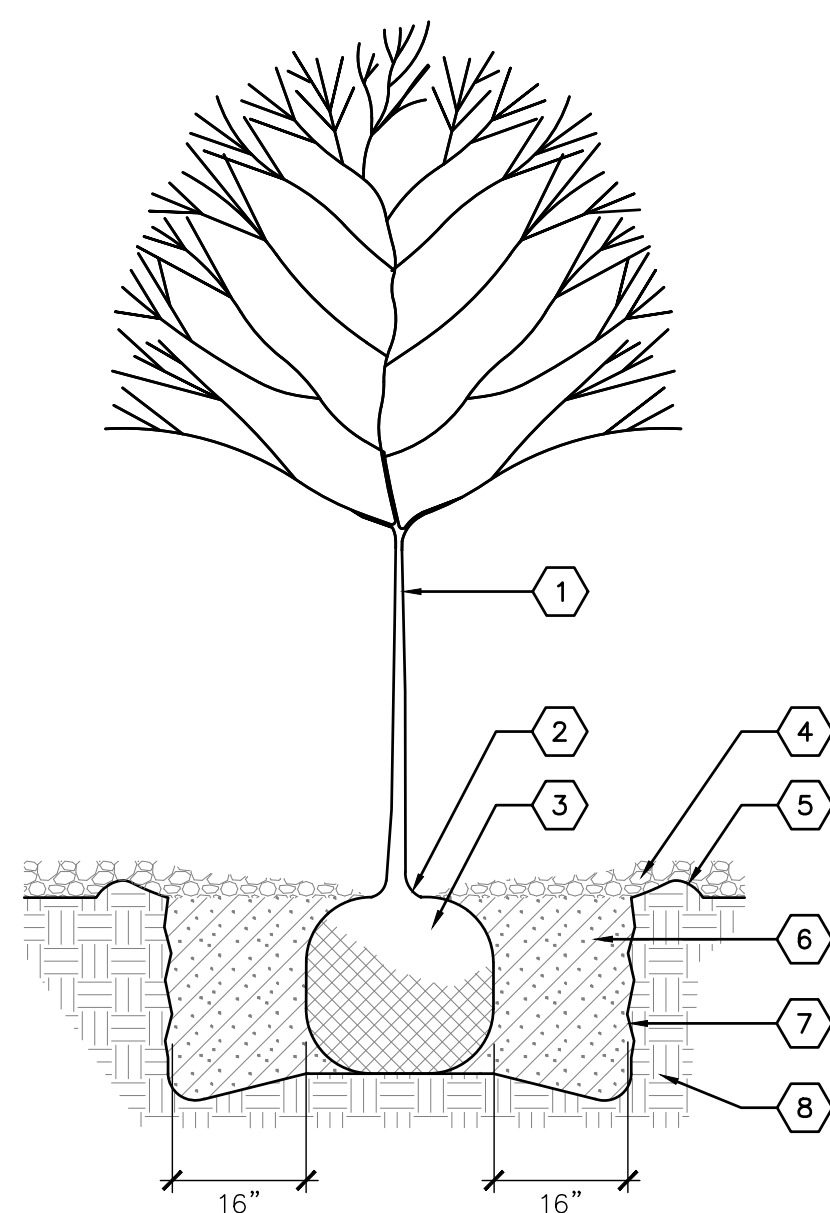
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SHEET TITLE
LANDSCAPE PLAN

DRAWING SHEET
LS101
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PLANT SCHEDULE

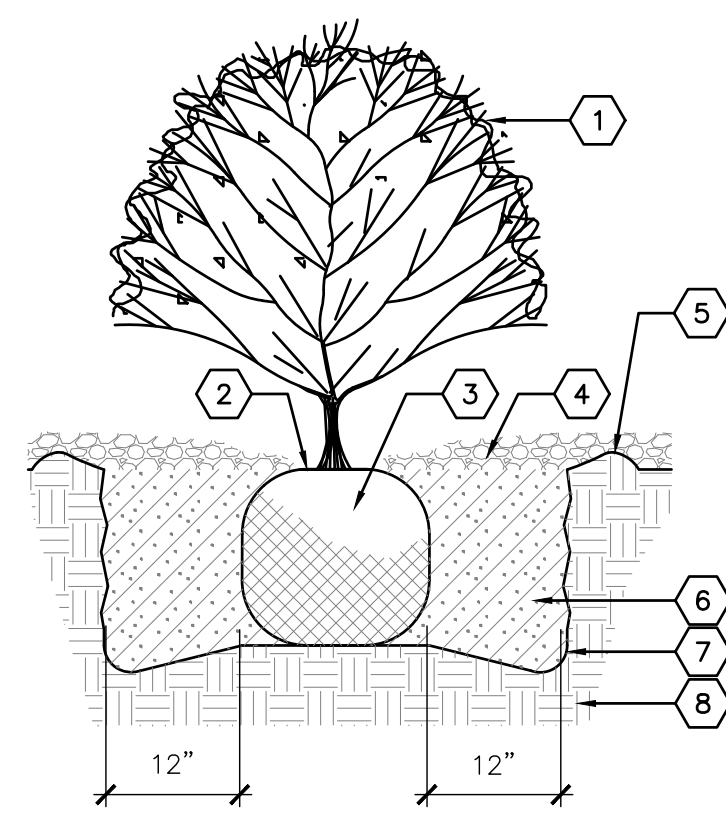
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	MATURE SIZE		
						HT.	SPD.	INSTALLED SIZE
TREES								
	CL	5	DESERT WILLOW	CHILOPSIS LINEARIS	24" BOX	20'	25'	MIN. 6' HT.
	UR	8	EMERALD SUNSHINE®ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH'	B&B	25'	20'	MIN. 6'-8' HT.
	UP	2	LACEBARK ELM	ULMUS PARVIFOLIA	B&B	40'	40'	2" CAL.
	PP	4	SCREWBEAN MESQUITE	PROSOPIS PUBESCENS	24" BOX	20'	20'	MIN. 6' HT.
	CO	5	WESTERN REDBUD	CERCIS OCCIDENTALIS	24" BOX	10'	12'	MIN. 6' HT.
SHRUBS								
	FP	3	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	GLS	14	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	3'	6'	MIN. 18" SPD.
	LJ	27	HALL'S HONEYSUCKLE	LONICERA JAPONICA 'HALLIANA'	5 GAL.	6'	8'	MIN. 12" HT.
	HP	19	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.
	PC	11	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	5 GAL.	2'	6'	MIN. 18" SPD.



KEYED NOTES

- TREE - SEE PLAN FOR SPECIES AND LOCATIONS
- REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE
- PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL
- MULCH - SEE PLAN. HOLD BACK 4"-6" FROM TREE TRUNK
- EARTHEN BERM, 6" HEIGHT
- COMPACTED BACKFILL AND SOIL AMENDMENTS - SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
- UNDISTURBED SUBGRADE

A1 TREE PLANTING
NOT TO SCALE



KEYED NOTES

- SHRUB - SEE PLAN FOR SPECIES AND LOCATIONS
- PLANT AT SAME DEPTH MAINTAINED AT NURSERY
- PLACE SHRUB IN HOLE AND STRAIGHTEN.
- MULCH - SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS
- COMPACTED EARTHEN BERM, 6" HEIGHT
- BACKFILL AND SOIL AMENDMENTS - SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
- UNDISTURBED SUBGRADE

A2 SHRUB PLANTING
NOT TO SCALE

GENERAL LANDSCAPE NOTES

CODE	DESCRIPTION
GP-01	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-02	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-03	CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-04	TREES SHALL BE INSTALLED PER COA STANDARD DETAIL A1/LS501.
GP-05	SHRUBS SHALL BE INSTALLED PER COA STANDARD DETAIL A2/LS501.
GP-06	IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-07	PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-2-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.
GP-8	PER 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
GP-9	PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL.
GP-10	PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.
GP-11	5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
GP-12	PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
GP-13	PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
GP-14	PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
GP-15	PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
GP-16	5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
GP-17	PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.
GP-18	5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
GP-21	5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.
GP-22	5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).
GP-23	5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.
GP-24	5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.
GP-25	5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
GP-26	5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.



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CONSULTANT

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PHASE 1**
DEPARTMENT OF ARTS & CULTURE
CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.02
ISSUE DATE JANUARY 23, 2026

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SEAL

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SHEET TITLE
LANDSCAPE NOTES & DETAILS
DRAWING SHEET

LS501

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LEGEND

	COMM CONDUIT		METAL SIGN GENERAL
	COMM FO PULLBOX		WATER FAUCET
	ELEC CONDUIT		WATER METER BOX
	ELEC DISCONNECT SWITCH		FIRE DEPT CONNECTION
	ELEC JUNCTION BOX		STUMP
	ELEC METER		DECIDUOUS TREE AND DIAMETER
	ELEC OUTLET		SMALL DECIDUOUS TREE
	BOLLARD FENCE		
	GUARD POST		
	GATEPOST		
	FENCE		
	HAND RAIL		
	GAS METER		
	GAS SERVICE		
	AREA LIGHT		
	METAL LIGHT POLE		
	WOODEN LIGHT POLE		
	WOODEN POWER POLE		
	GUY WIRE ANCHOR		
	SAS SINGLE CO		
	ROOF DRAIN		

APWA UTILITY COLOR CODE LEGEND

RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	- E - E - E - E - E -
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	- G - G - G - G - G -
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	- C - C - C - C - C -
ORANGE - COMMUNICATION, FIBER OPTIC LINES	- FO - FO - FO - FO - FO -
BLUE - POTABLE WATER	- W - W - W - W - W -
GREEN - SANITARY SEWER AND DRAIN LINES	- SAS - SAS - SAS - SAS - SAS -
GREEN - STORM SEWER AND DRAIN LINES	- SD - SD - SD - SD - SD -
RED - TRAFFIC SIGNALS	- TS - TS - TS - TS - TS -

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 79°46'44" E	30.09'
L2	N 09°54'42" E	24.00'

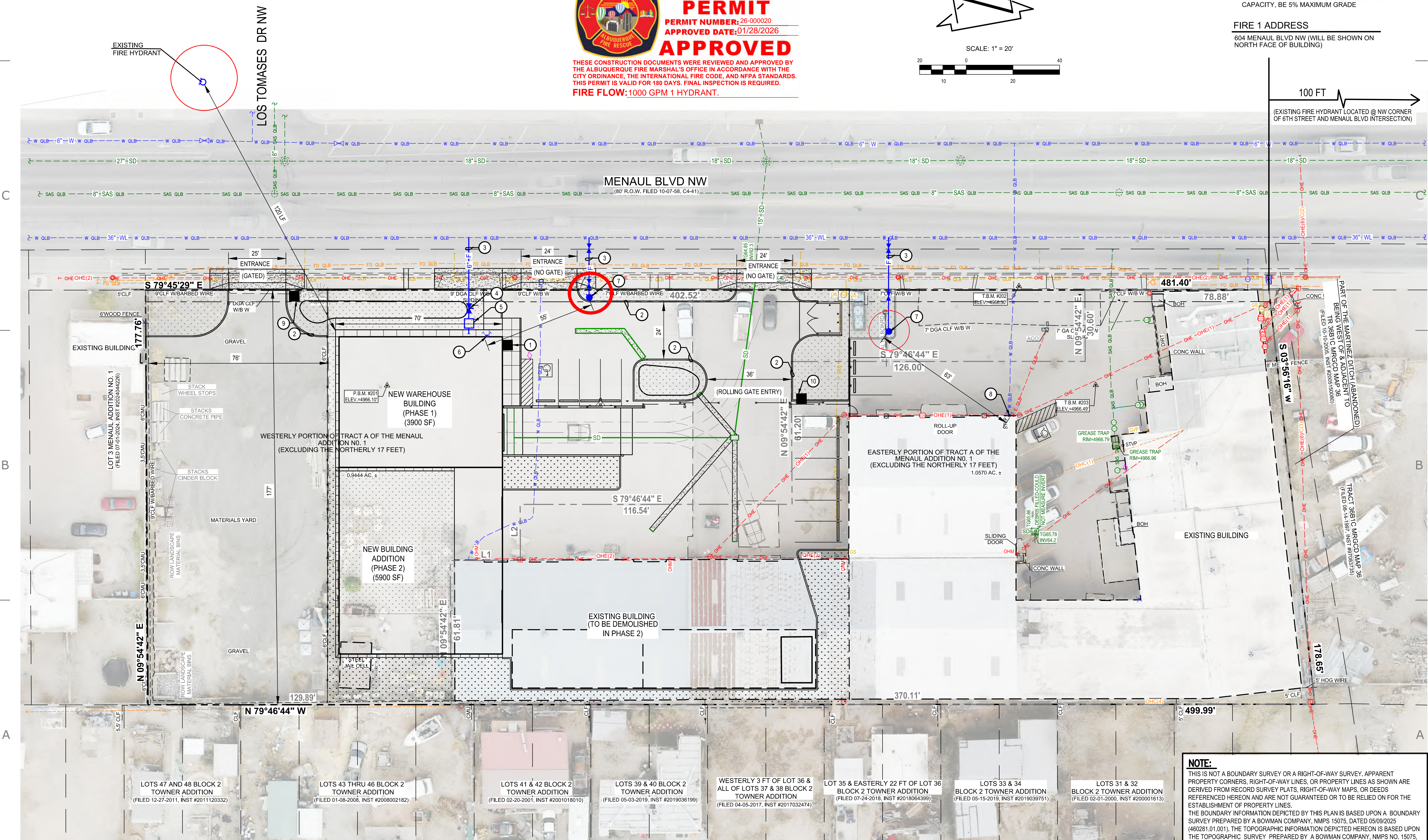
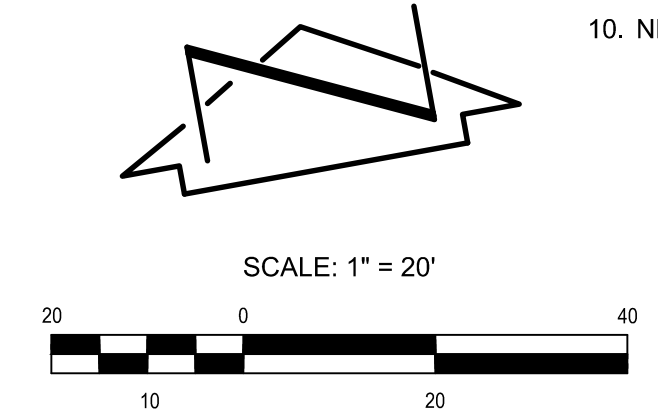
- KEYED NOTES:**
- NEW KNOX BOX @ MAIN ENTRANCE
 - NEW CURBS PAINTED RED WITH "NO PARKING-FIRE ROAD" STENCILED ON FACE OF CURB
 - NEW FIRE PROTECTION LINE CONNECTION TO PUBLIC WATER MAIN
 - NEW PIV
 - NEW BACKFLOW PREVENTER
 - NEW BUILDING MOUNTED FDC
 - NEW PRIVATE FIRE HYDRANT
 - EXISTING WALL MOUNTED FDC
 - NEW KNOX BOX AT EXISTING GATE
 - NEW KNOX BOX AT NEW ROLLING GATE

- FIRE 1 CALCULATIONS**
- NEW BUILDING AREA (PHASE 1) = 3900 SF
 - NEW BUILDING AREA (PHASE 2) = 5900 SF
 - TOTAL COMBINED BUILDING AREA (NO FIRE SEPARATION) = 9800 SF
 - BUILDING TYPE = 2B
 - NEW BUILDING HEIGHT = 26 FT
 - NEW BUILDING FULLY SPRINKLED
 - REQUIRED FIRE FLOW PER 2021 IFC TABLE B105.2
 - CALCULATED FIRE FLOW = 2000 GPM FOR 2 HOURS DURATION
 - 50% SPRINKLER REDUCTION = 2000 x 0.5 = 1000 GPM
 - REQUIRED # OF FIRE HYDRANTS PER 2021 IFC TABLE C102.1
 - 1000 GPM FIRE FLOW REQUIREMENT = 1 (MINIMUM) HYDRANTS
 - ALL FIRE ROADS SHALL BE 7500 POUND LOAD CAPACITY, BE 5% MAXIMUM GRADE

FIRE 1 ADDRESS
604 MENAUL BLVD NW (WILL BE SHOWN ON NORTH FACE OF BUILDING)



THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1000 GPM 1 HYDRANT.



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COLLECTIONS WAREHOUSE - PHASE 1
DEPARTMENT OF ARTS & CULTURE
CITY OF ALBUQUERQUE
604 MENAUL BLVD, NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.1
ISSUE DATE JANUARY, 2026

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET TITLE

FIRE 1 PLAN

DRAWING SHEET

FIRE 1

GREER STAFFORD ARCHITECTURE

F) PROPOSED SITE PLAN



SITE LOCATION NO SCALE

INDEX TO DRAWINGS

- A1 EPC COVER SHEET, EXISTING SITE PLAN
- A2 EPC SITE PLAN
- A3 EPC FLOOR PLAN, ELEVATIONS
- A4 EPC FLOOR PLAN, SECTIONS, ELEVATION COVERED STORAGE
- A5 EPC SITE DETAILS
- A6 EPC SITE DETAILS
- A7 EPC MODEL IMAGES
- LS101 LANDSCAPE PLAN
- LS501 LANDSCAPE NOTES & DETAILS
- CG101-A GRADING PLAN - PHASE 1
- CG101-B GRADING PLAN - PHASE 2
- CU101 WATER AND SANITARY SEWER PLAN
- FIRE1 FIRE 1 PLAN

ZONING REVIEW

ADDRESS:
604 MENAUL BLVD NW
700 MENAUL BLVD NW

BERNALILLO COUNTY UPC:
101405922332620450
101405920033220453
101405921034020451

LEGAL DESCRIPTION:
E'LY PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY 17FT) CONT 1.3482 AC
W'LY PORT OF TR A OF THE MENAUL ADDN NO. 1 (EXCL THE N'LY 17FT) CONT 0.6520 AC
N'LY 17' OF TR A OF THE MENAUL ADD'N #1 CONT 8,404 SQ FTM/L (DOCUMENTATION OF VACTION NOT FOUND)

SITE AREAS: 2.00 ACRES

IDO ZONE ATLAS PAGE: H-14-Z

IDO ZONE DISTRICT: NR-C (NON-RESIDENTIAL - COMMERCIAL)

THE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE PROVISIONS PURSUANT TO THE NR-C ZONE DISTRICT INCLUDING LANDSCAPING, LOT SIZES, SETBACKS, PARKING, LIGHTING, AND GRADING AND DRAINAGE.

IDO ALLOWABLE USES PER TABLE 4-2-1:
WARHOUSING = PERMISSIVE (P)

OVERLAY ZONES:

USE SPECIFIC STANDARDS:

DEVELOPMENT STANDARDS:

OFF-STREET PARKING REQUIREMENTS:
WARHOUSING = NO REQUIREMENT
OFFICE = 3.5 SPACES/1,000 SF GFA

REQUIRED PARKING SPACES:
10,985 SF / 1,000 SF X 3.5 = 38 PS REQUIRED
PUBLIC TRANSIT REDUCTION (30%):* 12 PS REDUCTION

TOTAL REGULAR PARKING: 26 PS NET REQUIRED
MOTORCYCLE PARKING: 2 PS REQUIRED
BICYCLE PARKING (3, OR 10%): 3 PS REQUIRED

PROVIDED PARKING SPACES:
REGULAR PARKING SPACES: 14 PS
COMPACT PARKING SPACES: 3 PS
ADA PARKING SPACES: 2 PS 1 VAN
EV PARKING CREDIT (1:2): 4 PS 2 ACTUAL, 2 CREDIT
CARPOOL CREDIT (1:4): 4 PS 1 ACTUAL, 4 CREDIT
VANPOOL CREDIT (1:7): 7 PS 1 ACTUAL, 7 CREDIT

TOTAL NET: 34 PS PROVIDED (INCL. CREDITS)

MOTORCYCLE PARKING SPACES: 2 PS
BICYCLE PARKING: 3, OR 10% REQ'D

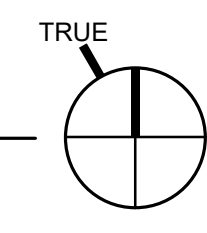
REDUCTIONS/CREDITS TO MINIMUM PARKING:
REDUCTION TO PROXIMITY TO TRANSIT - IDO 5-5(C)(5)(D): REDUCTION OF 30% IF LOCATED WITHIN 1/4 OF A TRANSIT STOP WITH PEAK FREQUENCY OF 15 MINUTES. MENAUL BLVD IS DESIGNATED A MAJOR TRANSIT CORRIDOR.

ELECTRIC VEHICLE CREDIT - IDO 5-5(C)(6)(A): EACH CHARGING STATION WITH A RATING OF 240V SHALL COUNT AS 2 VEHICLE PARKING SPACES.

CARPPOOL CREDIT - IDO 5-5(C)(6)(B): EACH DESIGNATED CARPOOL SPACE SHALL COUNT AS 4 VEHICLE PARKING SPACES.

COMPACT PARKING SPACES - IDO 5-5(F)(1): 25 PERCENT OF TOTAL PARKING SPACES MAY BE DESIGNED AS COMPACT SPACES.

C1 EPC SITE PLAN - EXISTING CONDITIONS
1" = 40'-0"



EPC SIGNATURES

Project Number: SP-2026-00030 SITE PLAN - EPC

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

EPC SITE PLAN DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
Hydrology	_____	Date	_____
Code Enforcement	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
Solid Waste Management	_____	Date	_____
Planning Department	_____	Date	_____



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CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.02
ISSUE DATE FEBRUARY 10, 2026

REVISIONS

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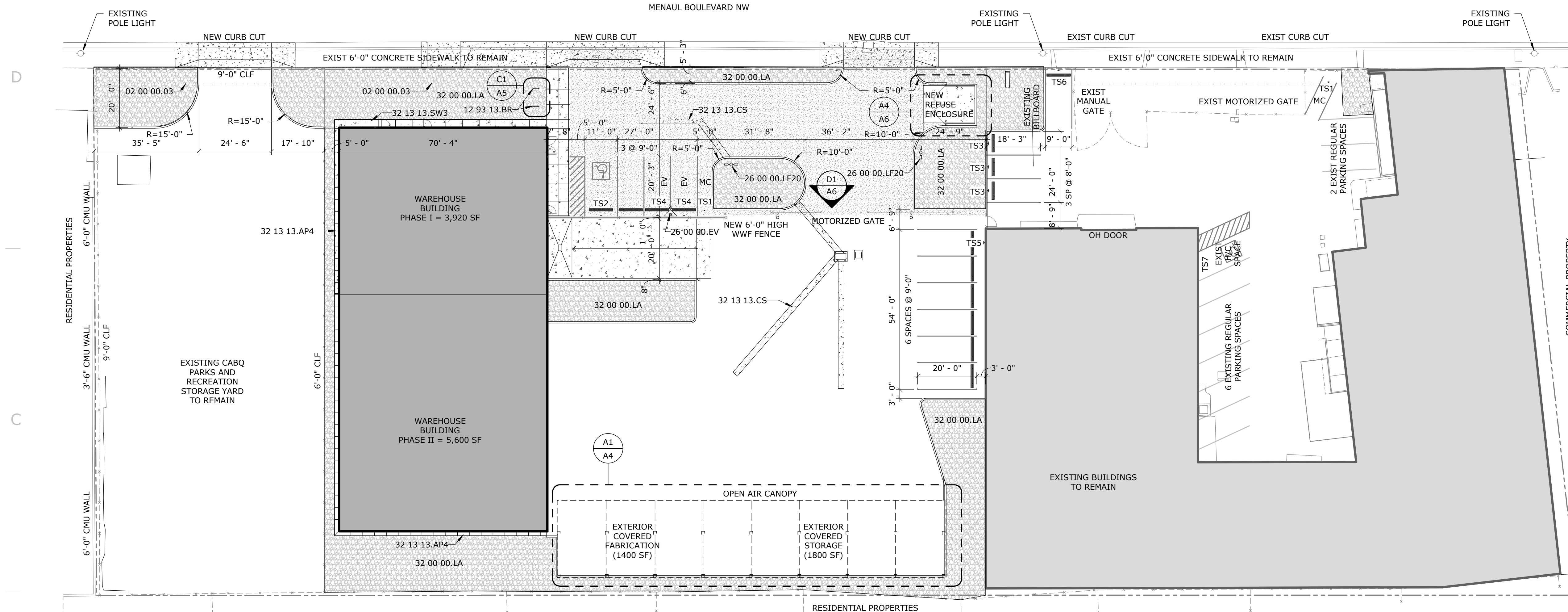
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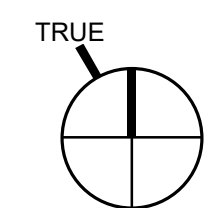
SHEET TITLE
EPC COVER SHEET, EXISTING SITE PLAN

DRAWING SHEET

A1



B1 SITE PLAN
 1" = 20'-0"



LEGEND

- EXISTING BUILDING TO REMAIN
- PHASE I BUILDING FOOTPRINT
- NEW CONCRETE PAVING/SIDEWALKS
- NEW ASPHALT PAVING

KEYNOTE LEGEND

02 00 00.03	LINE OF 5'-0" FRONT YARD SETBACK
12 93 13.BR	BICYCLE RACK
26 00 00.EV	PEDESTAL-MOUNT, DUAL EV CHARGER, PROVIDE CONCRETE BASE AS REQUIRED BY MANUFACTURER - REFER TO ELECTRICAL
26 00 00.LF20	NEW POLE-MOUNTED LIGHT FIXTURE, 20'-0". FIXTURE TO BE SHIELDED AND COMPLIANT WITH NM NIGHT SKY POLLUTION ACT, INCLUDING CABQ ADMINISTRATIVE CODE AMENDMENTS.
32 00 00.LA	LANDSCAPE AREA - REFER TO LANDSCAPE
32 13 13.AP4	CONCRETE APRON, 4" THICK
32 13 13.CS	CONCRETE SWALE - REFER TO CIVIL
32 13 13.SW3	CONCRETE SIDEWALK, 3'-0" WIDE

GENERAL NOTES

1. EXISTING SITE LIGHTING IS PROVIDED BY STREET POLE MOUNTED LIGHTS AND WALL PACKS. NO MODIFICATIONS ARE PLANNED FOR EAST AND WEST PORTIONS OF SITE. NEW LIGHTING IN CENTER ARTS & CULTURE WAREHOUSE AREA ARE INDICATED BY KEYED NOTES.
2. NEW BUILDING LIGHTING TO BE PROVIDED AT EGRESS DOORS ONLY. LIGHTING TO BE SHIELDED WALL PACKS AND PROVIDE AVERAGE 1 FOOT CANDLE AT EGRESS POINT REQUIRED BY BUILDING CODE AND NFPA-101.
3. TS# = TRAFFIC SIGN - REFER TO DETAIL ON SHEET A4.
4. NO NEW BUILDING SIGNAGE IS ANTICIPATED BEYOND 4" TALL STREET ADDRESS NUMBERS FACING MENAUL BLVD AS REQUIRED BY FIRE CODE.

COLLECTIONS WAREHOUSE - PHASE I
 DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
 604 MENAUL BLVD NW
 ALBUQUERQUE, NM 87107

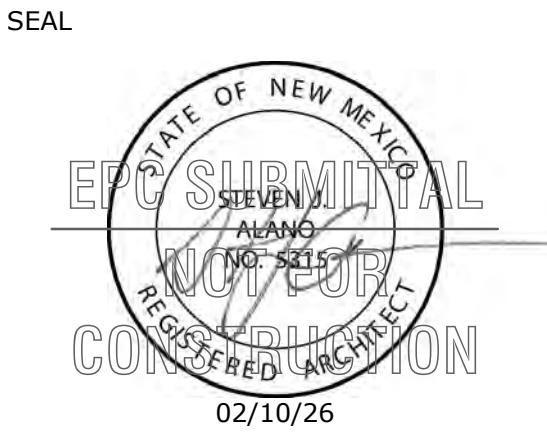
SHEET INFORMATION

GS PROJECT NO.	5506.02
ISSUE DATE	March 31, 2026

REVISIONS

NO.	DESCRIPTION	DATE
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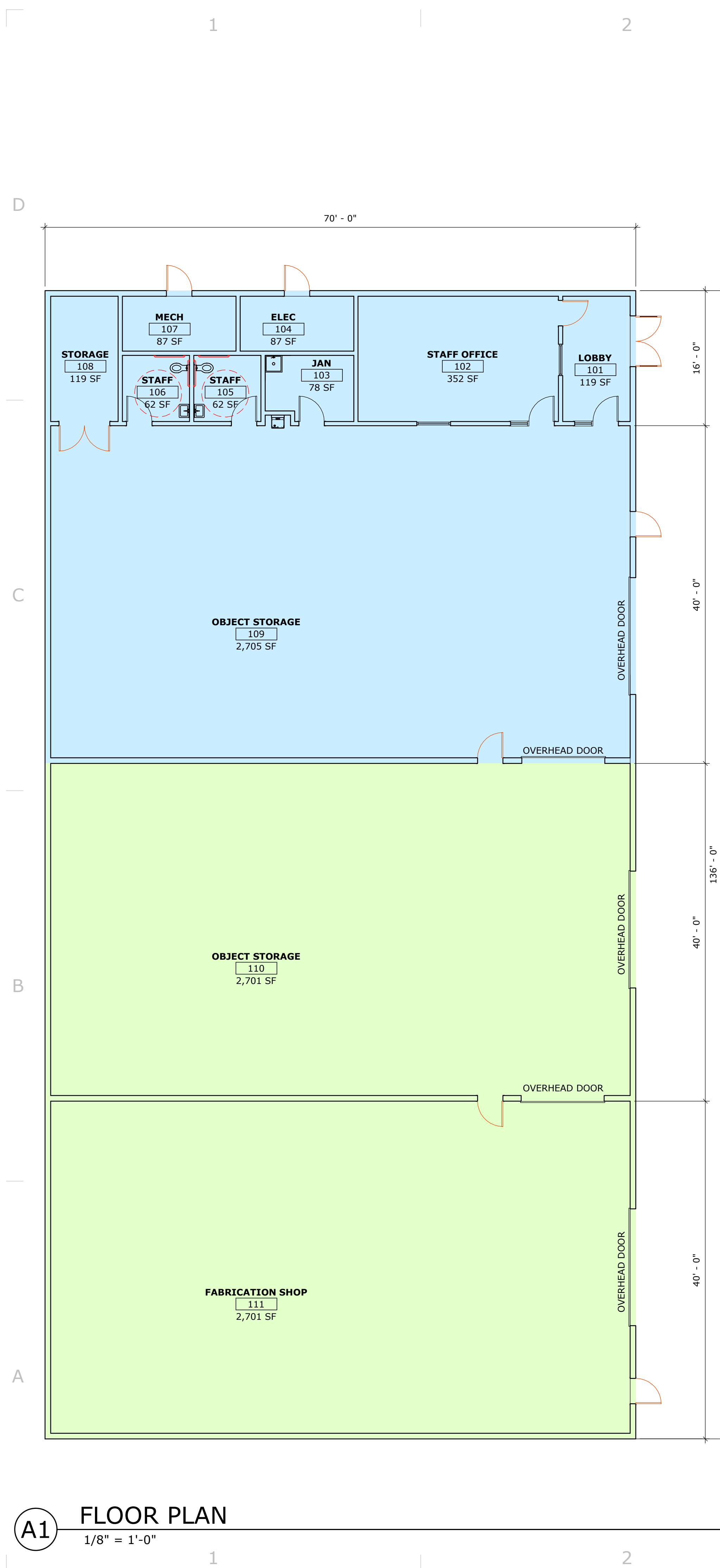
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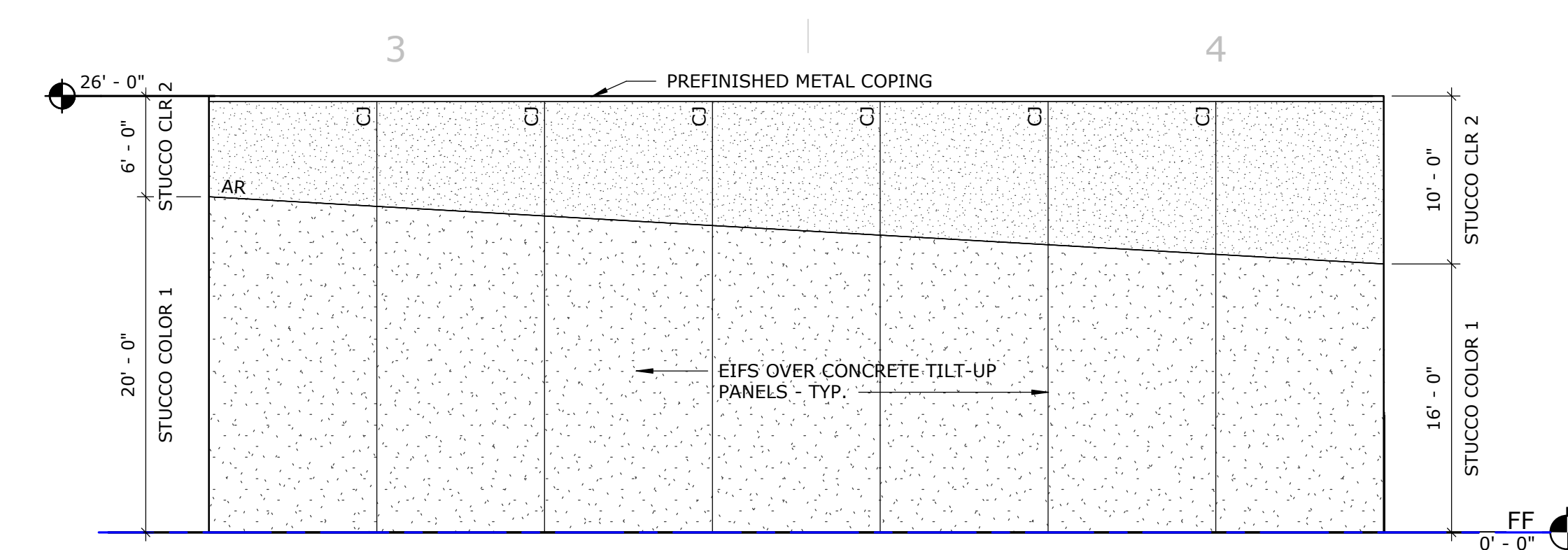
SHEET TITLE
EPC SITE PLAN

DRAWING SHEET

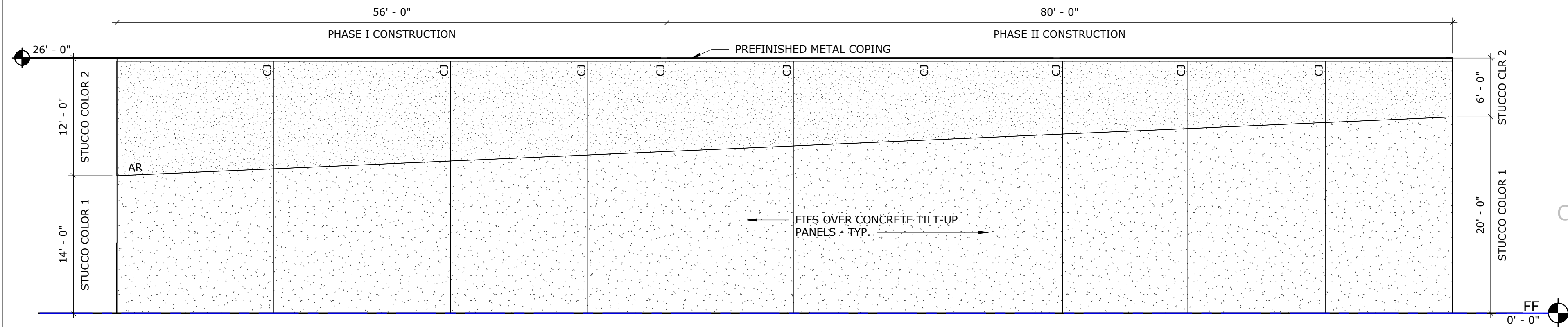
A2



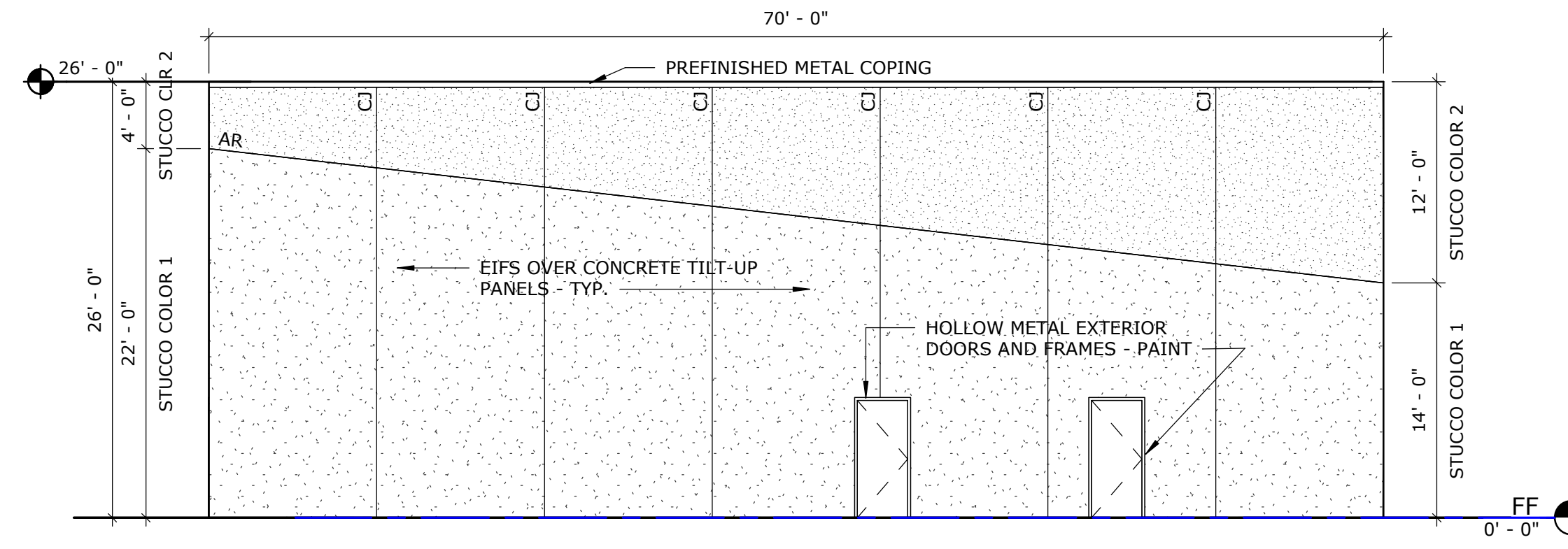
A1 FLOOR PLAN
1/8" = 1'-0"



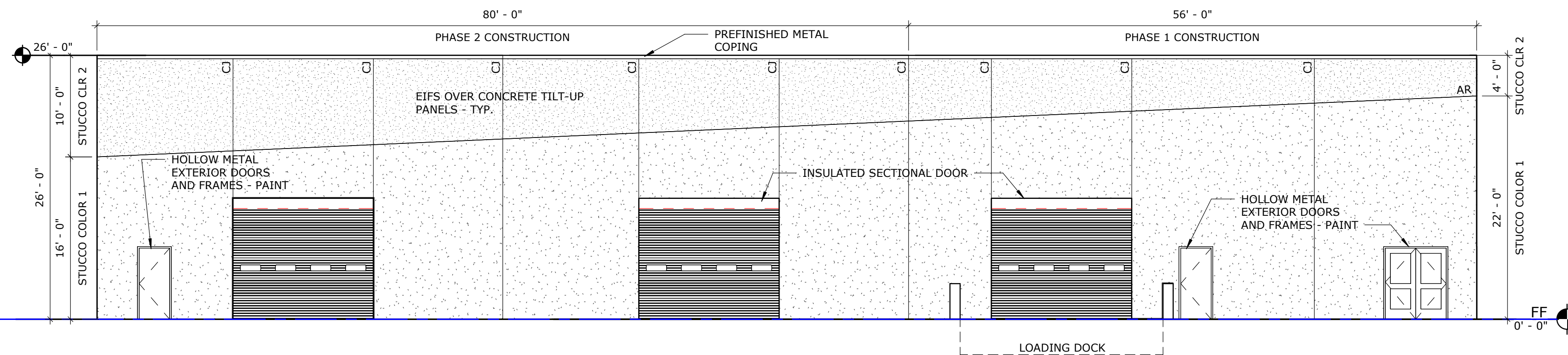
D3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



C3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



B3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



A3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

PHASING LEGEND

- PHASE 1 = 3,920 SF
- PHASE 2 = 5,600 SF

GENERAL NOTES

- STUCCO COLORS TO BE SELECTED BY CITY OF ALBUQUERQUE (OWNER) AT A LATER DATE. COLORS TO BE SELECTED FROM NATURAL BROWN EARTH TONES. GENERALLY COLORS TO BE AS NOTED BELOW AND AS SHOWN ON SHEET A6.
STUCCO COLOR 1: LIGHT BROWN
STUCCO COLOR 2: MEDIUM BROWN



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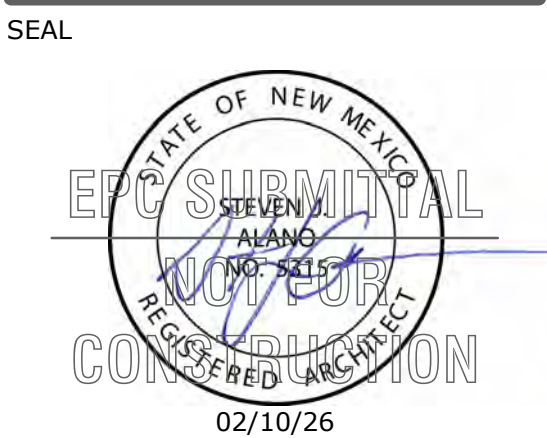
**COLLECTIONS WAREHOUSE -
PHASE 1**
DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
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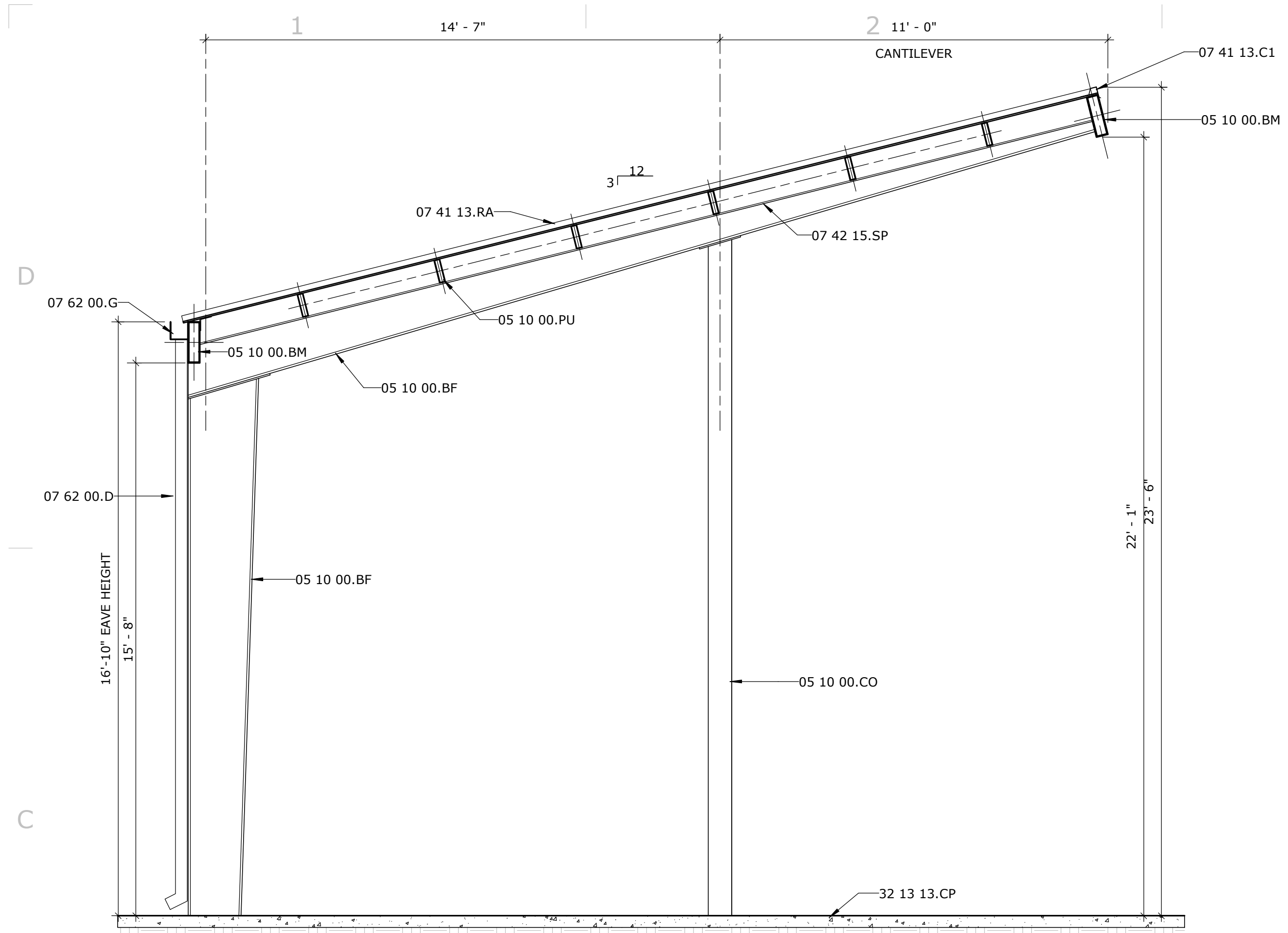
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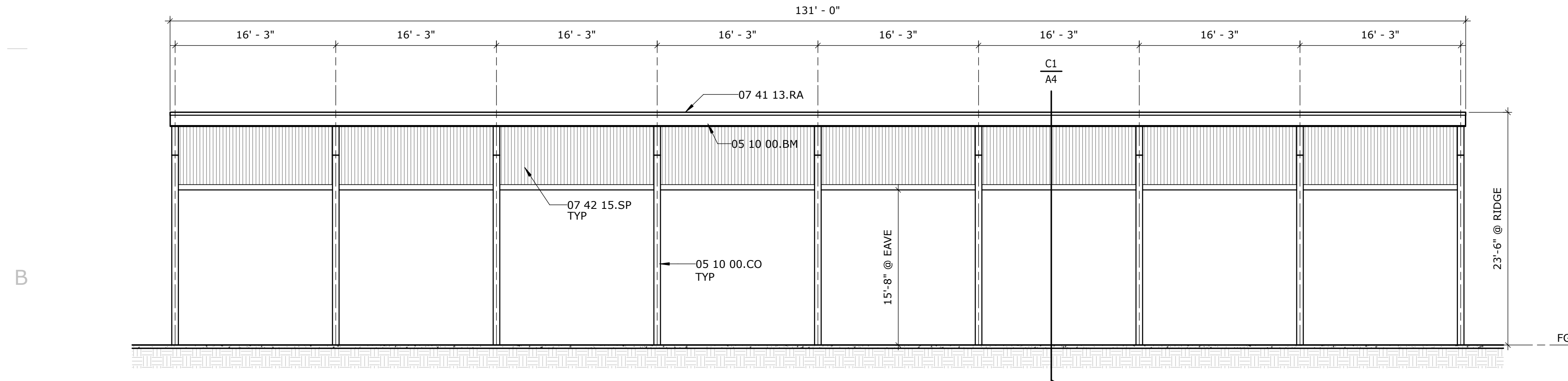
SHEET TITLE
**EPC FLOOR PLAN,
ELEVATIONS**

DRAWING SHEET

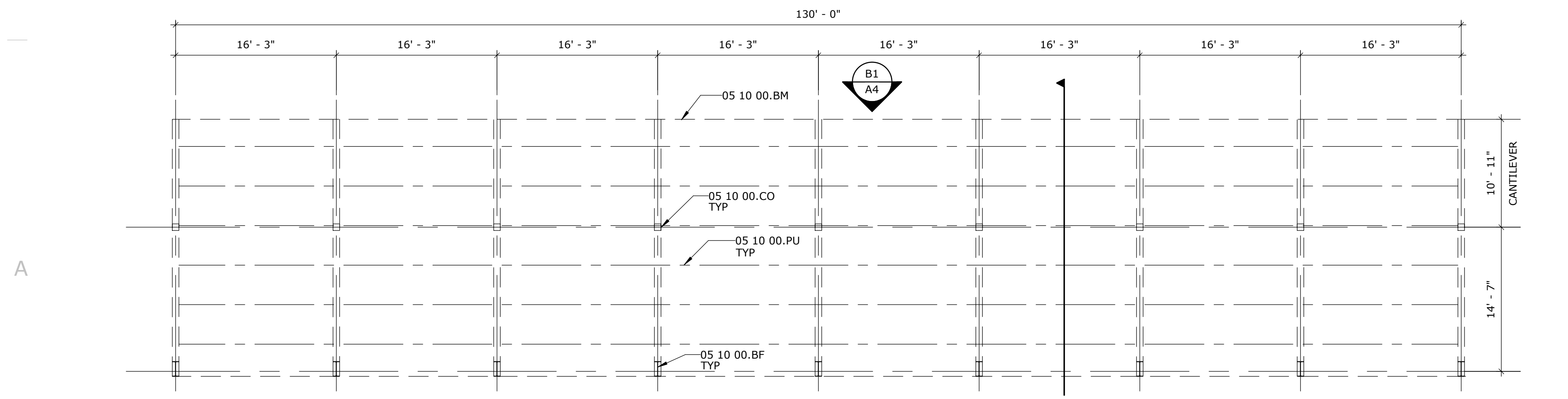
A3



C1 SECTION - EXTERIOR COVERED STORAGE
3/8" = 1'-0"



B1 NORTH ELEVATION - EXTERIOR COVERED STORAGE
1/8" = 1'-0"



A1 FLOOR PLAN - EXTERIOR COVERED STORAGE
1/8" = 1'-0"

KEYNOTE LEGEND	
05 10 00.BF	BRACE FRAME - REFER TO STRUCTURAL
05 10 00.BM	STEEL BEAM - REFER TO STRUCTURAL
05 10 00.CO	STEEL COLUMN - REFER TO STRUCTURAL
05 10 00.PU	STEEL PURLIN - REFER TO STRUCTURAL
07 41 13.C1	RIDGE CAP
07 41 13.RA	PRE-FINISHED METAL ROOF PANEL ASSEMBLY - REFER TO ROOF PLAN
07 42 15.SP	SOFFIT/FASCIA PANEL
07 62 00.D	DOWNSPOUT
07 62 00.G	PRE-FINISHED, PRE-FABRICATED GUTTER
32 13 13.CP	CONCRETE PAVING - REFER TO CIVIL



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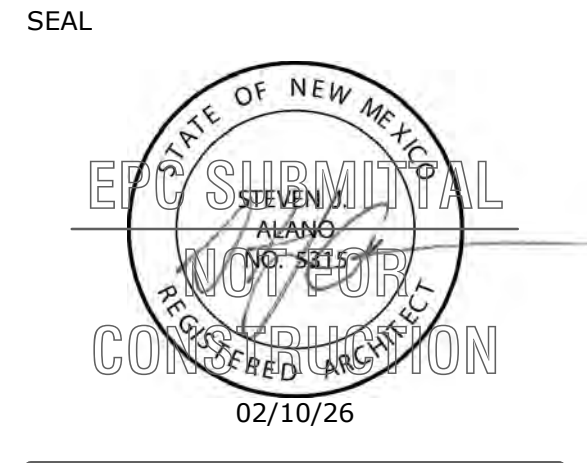
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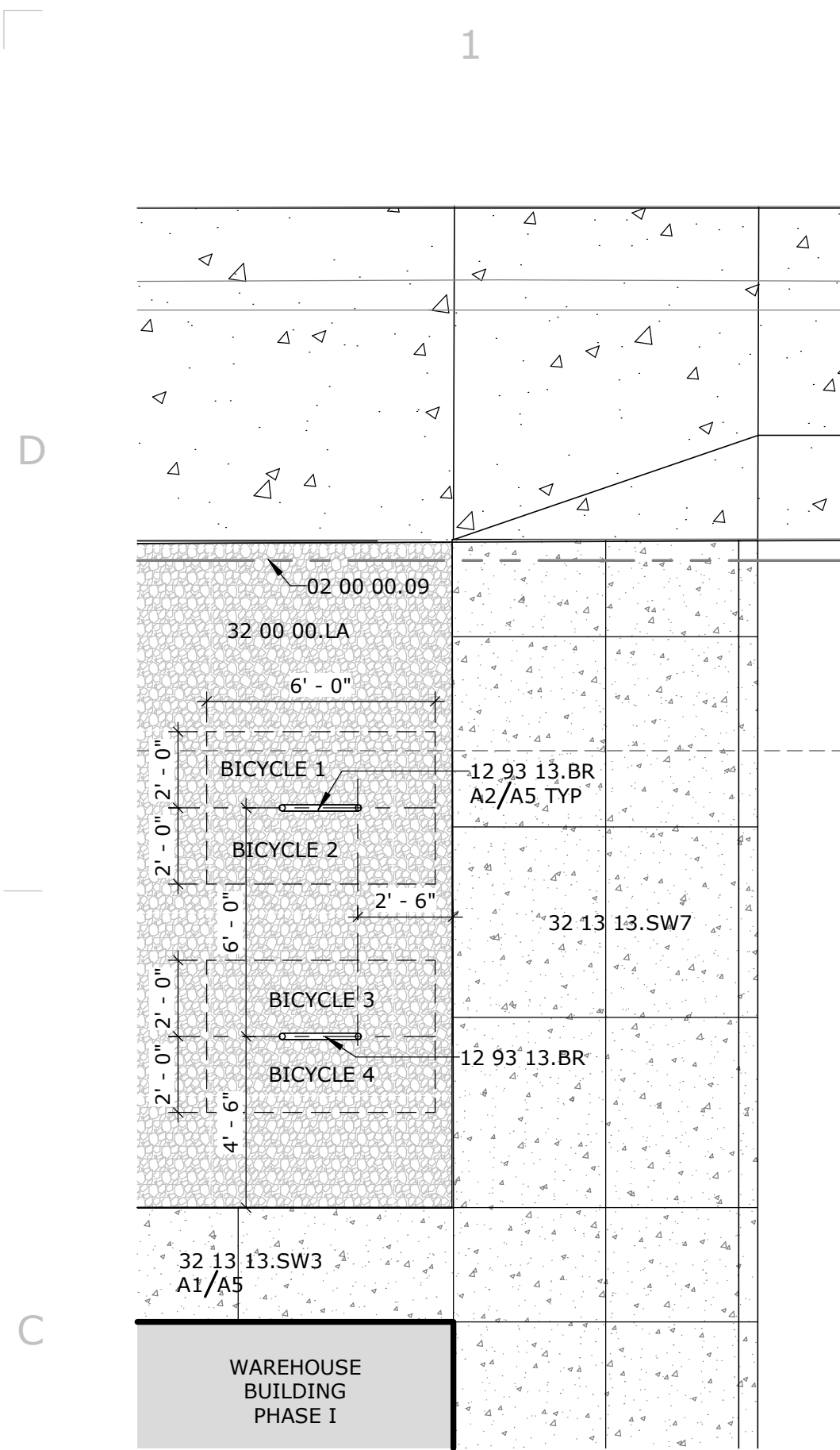
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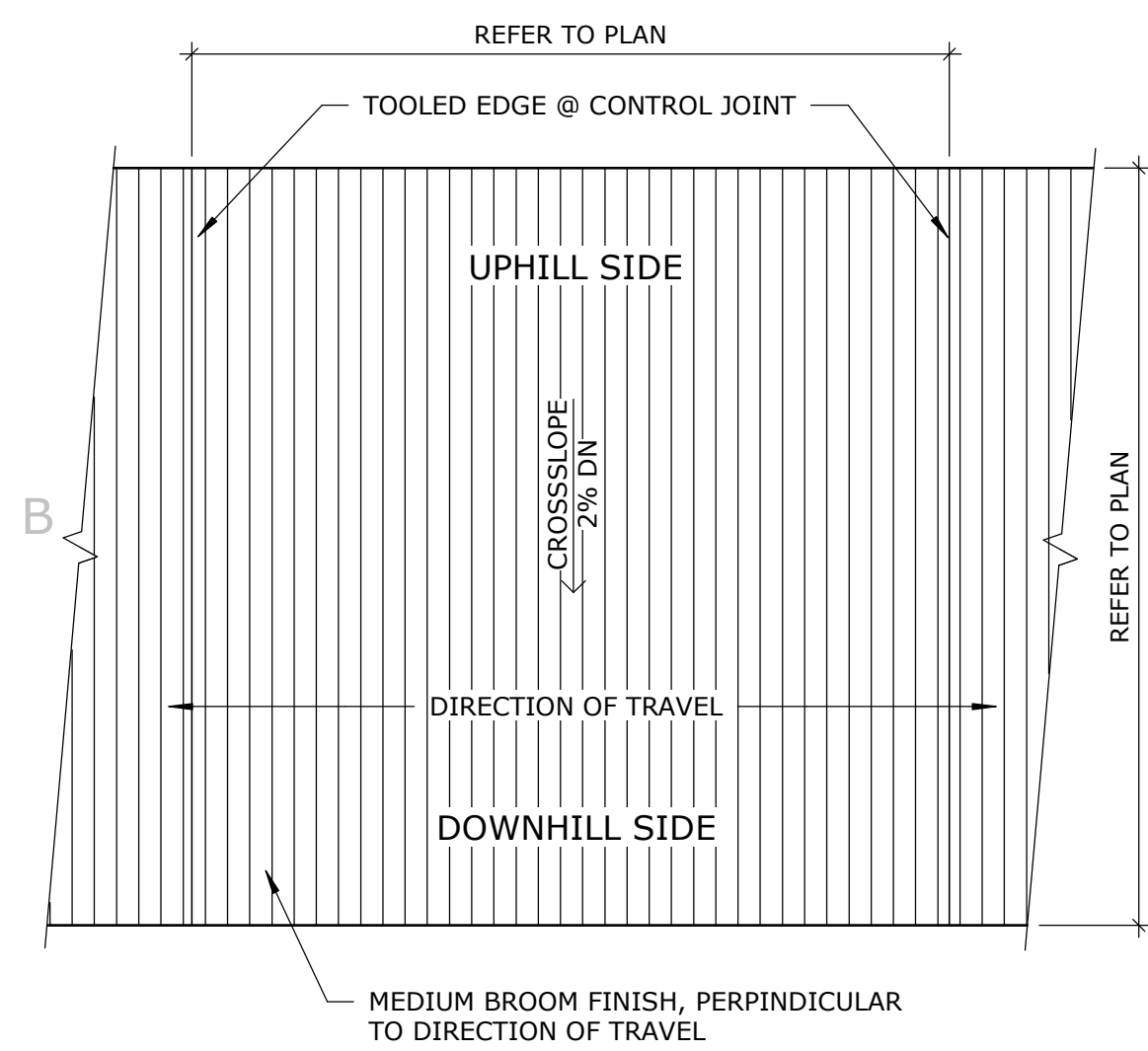
SHEET TITLE
EPC FLOOR PLAN,
SECTION, ELEVATION
COVERED STORAGE

DRAWING SHEET

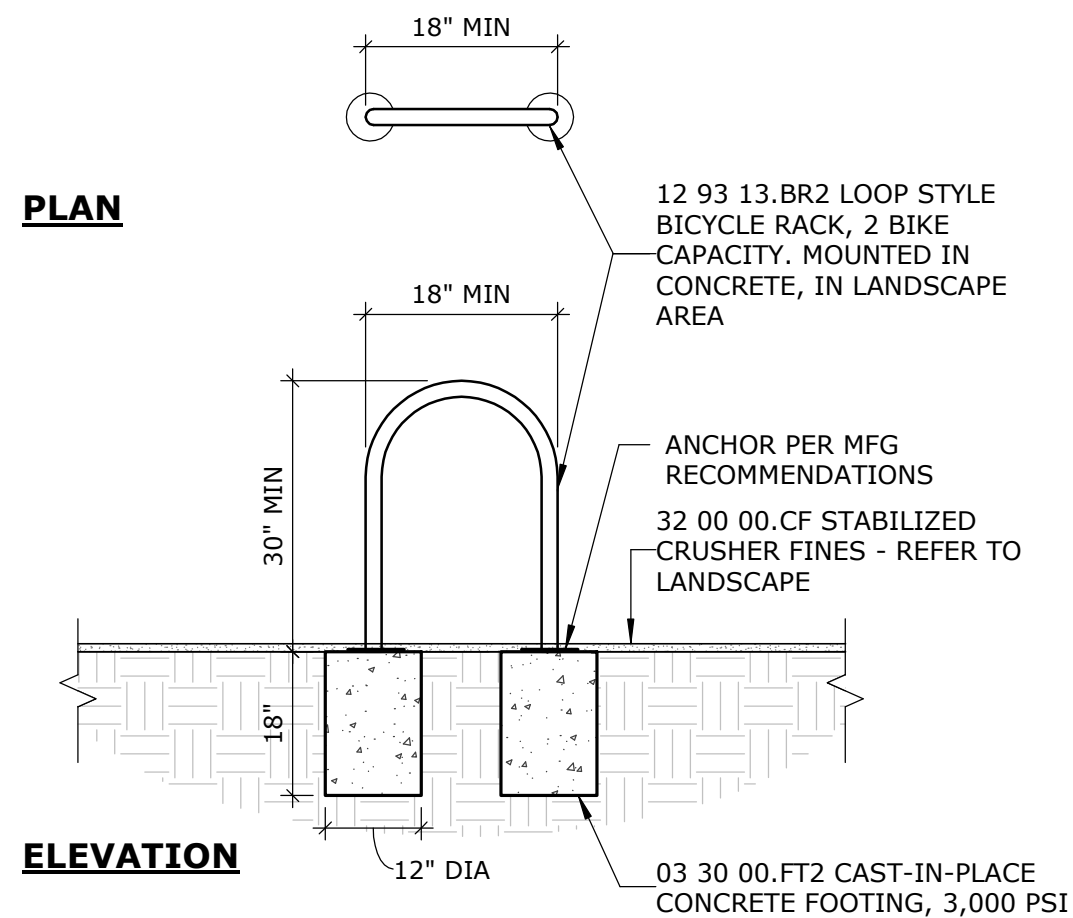
A4



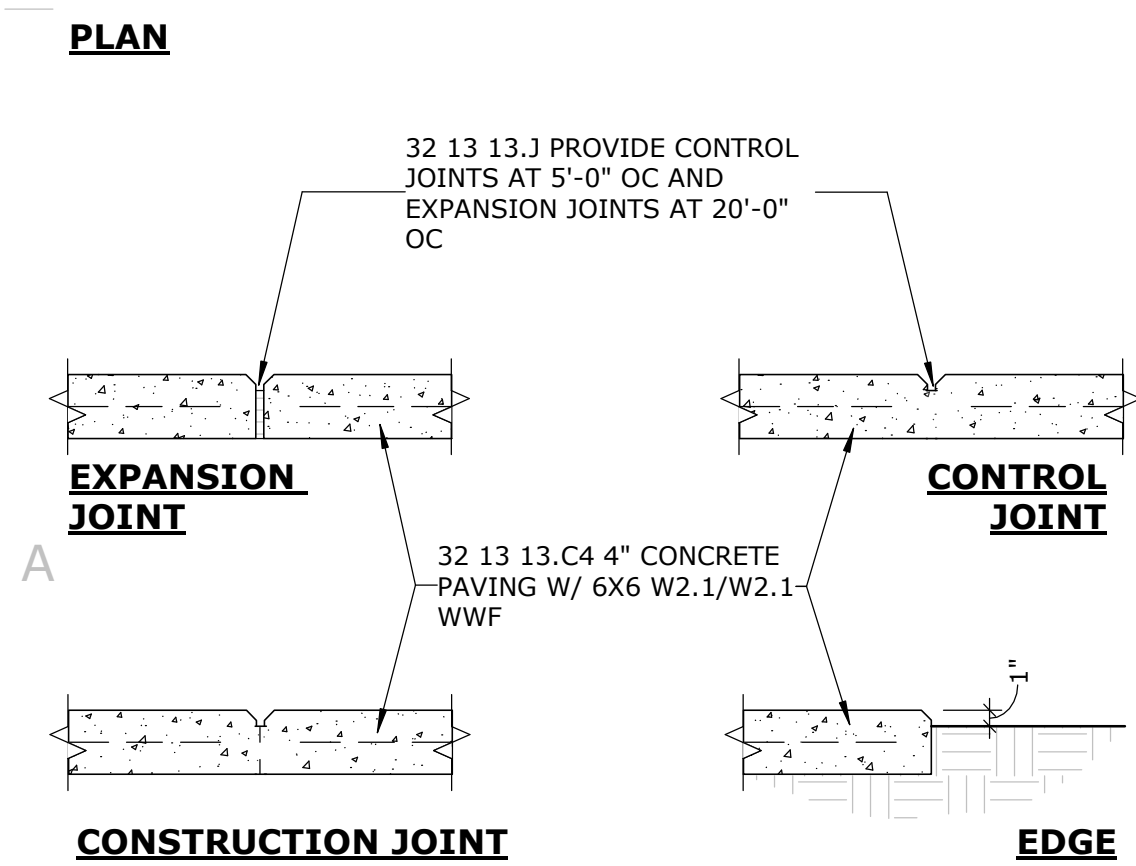
C1 ENLARGED SITE PLAN
1/4" = 1'-0"



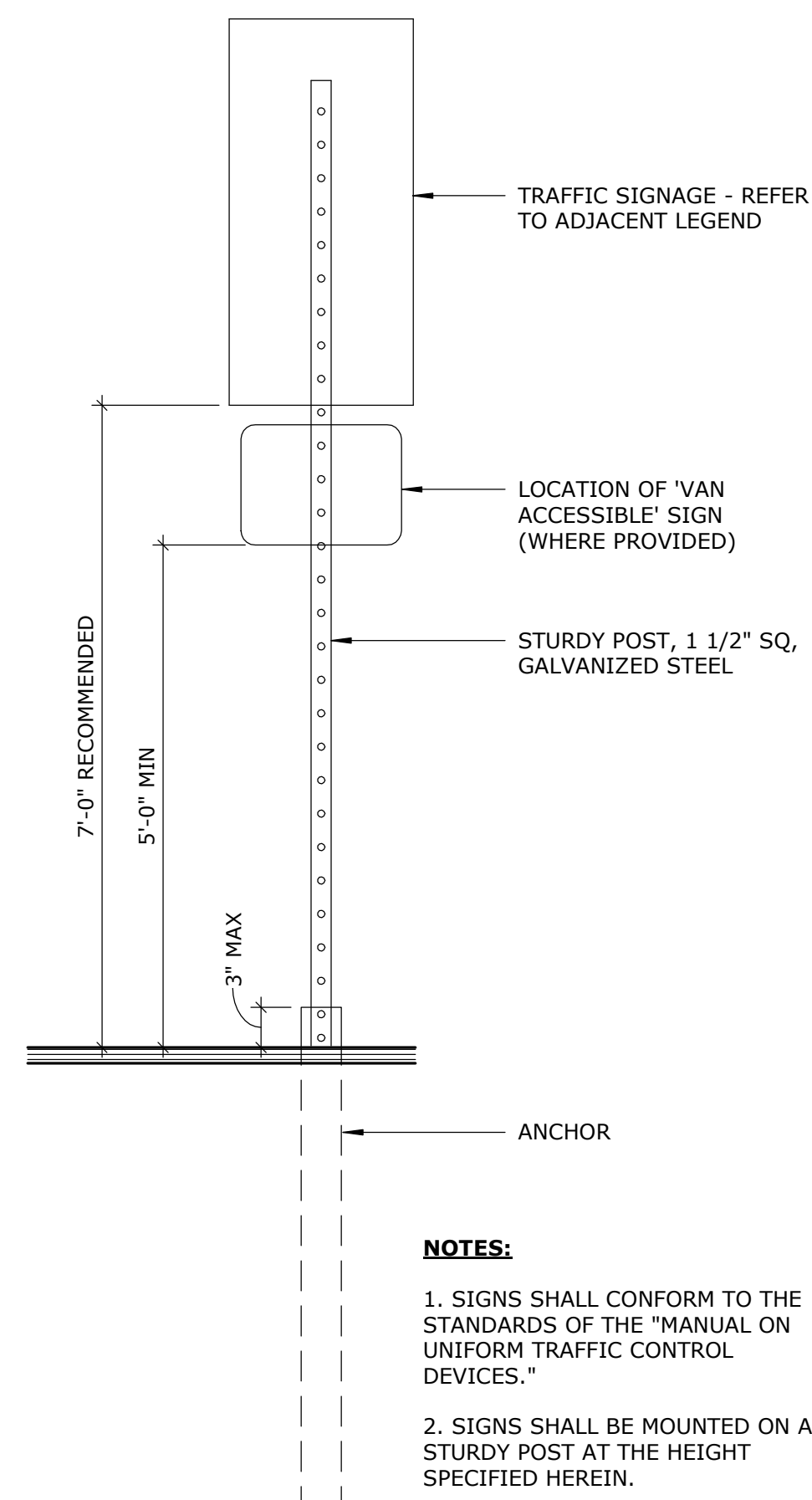
B2 TRAFFIC SIGNAGE
1" = 1'-0"



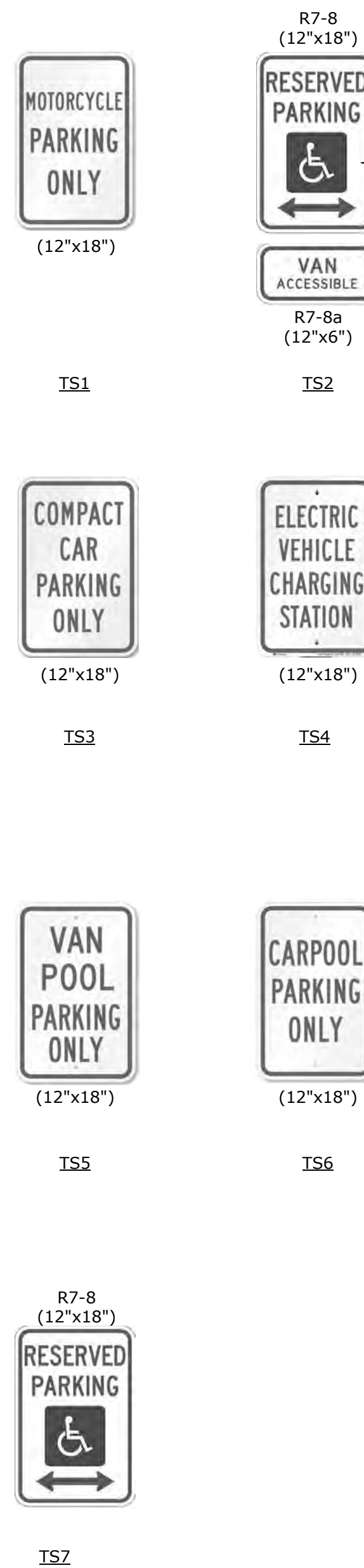
A2 BIKE RACK
1/2" = 1'-0"



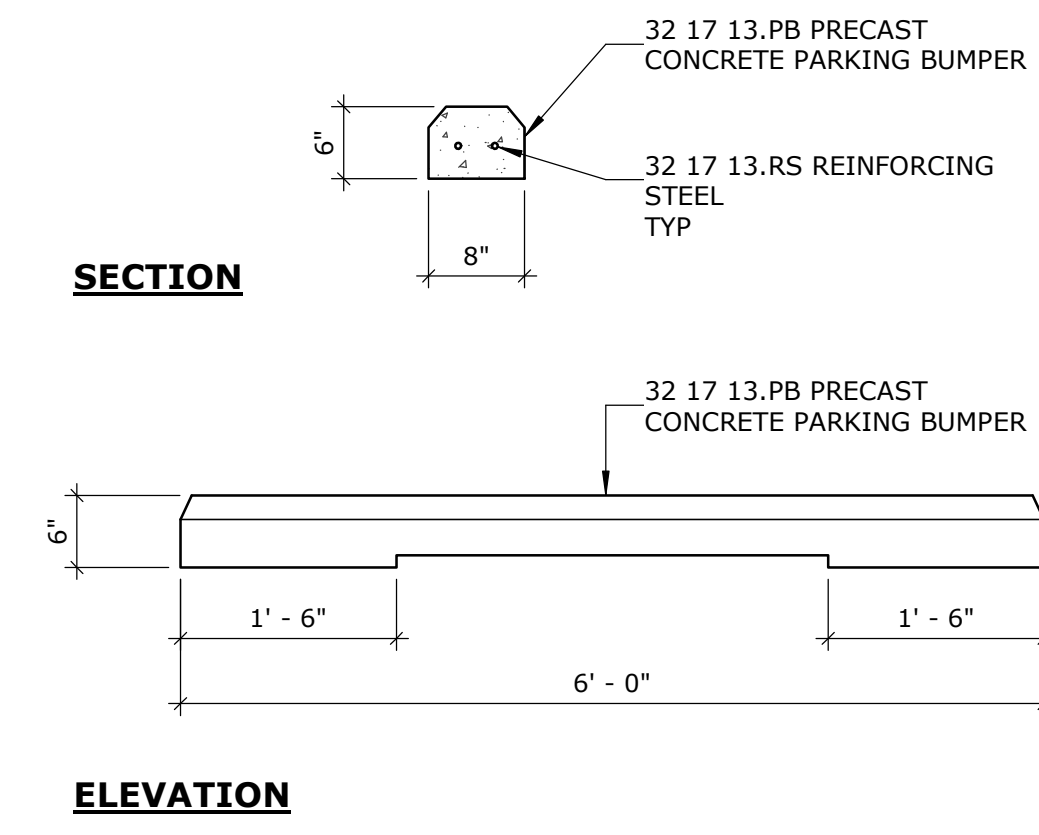
A1 CONCRETE WALK
1" = 1'-0"



NOTES:
1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

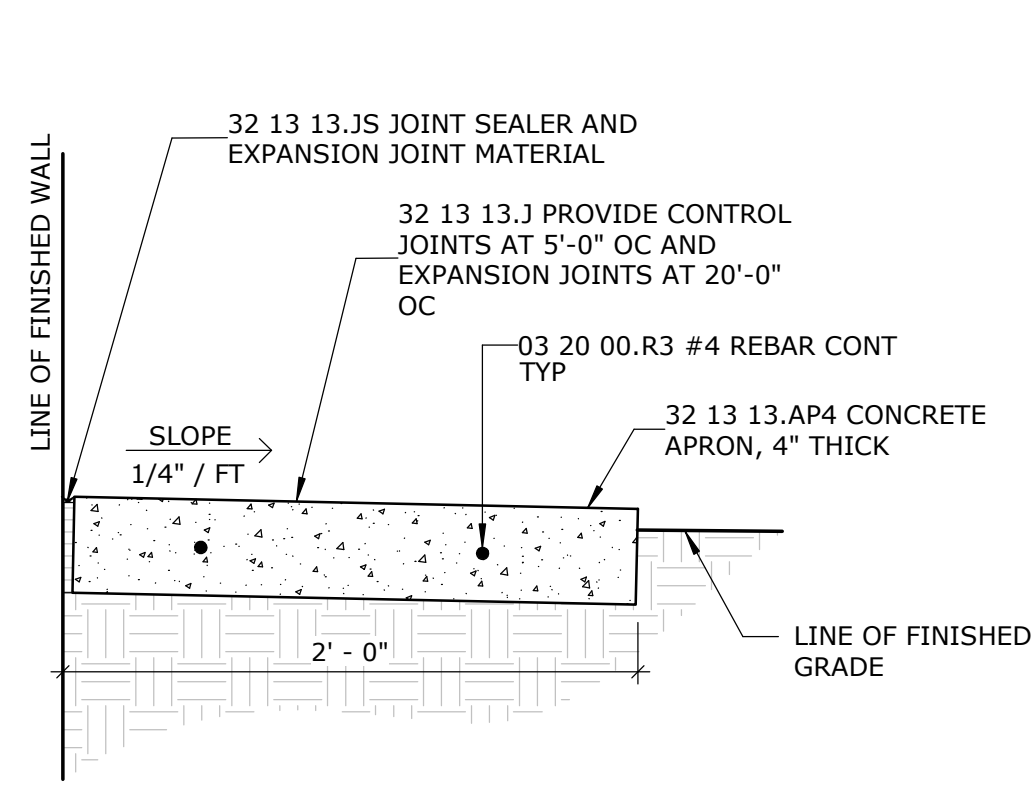
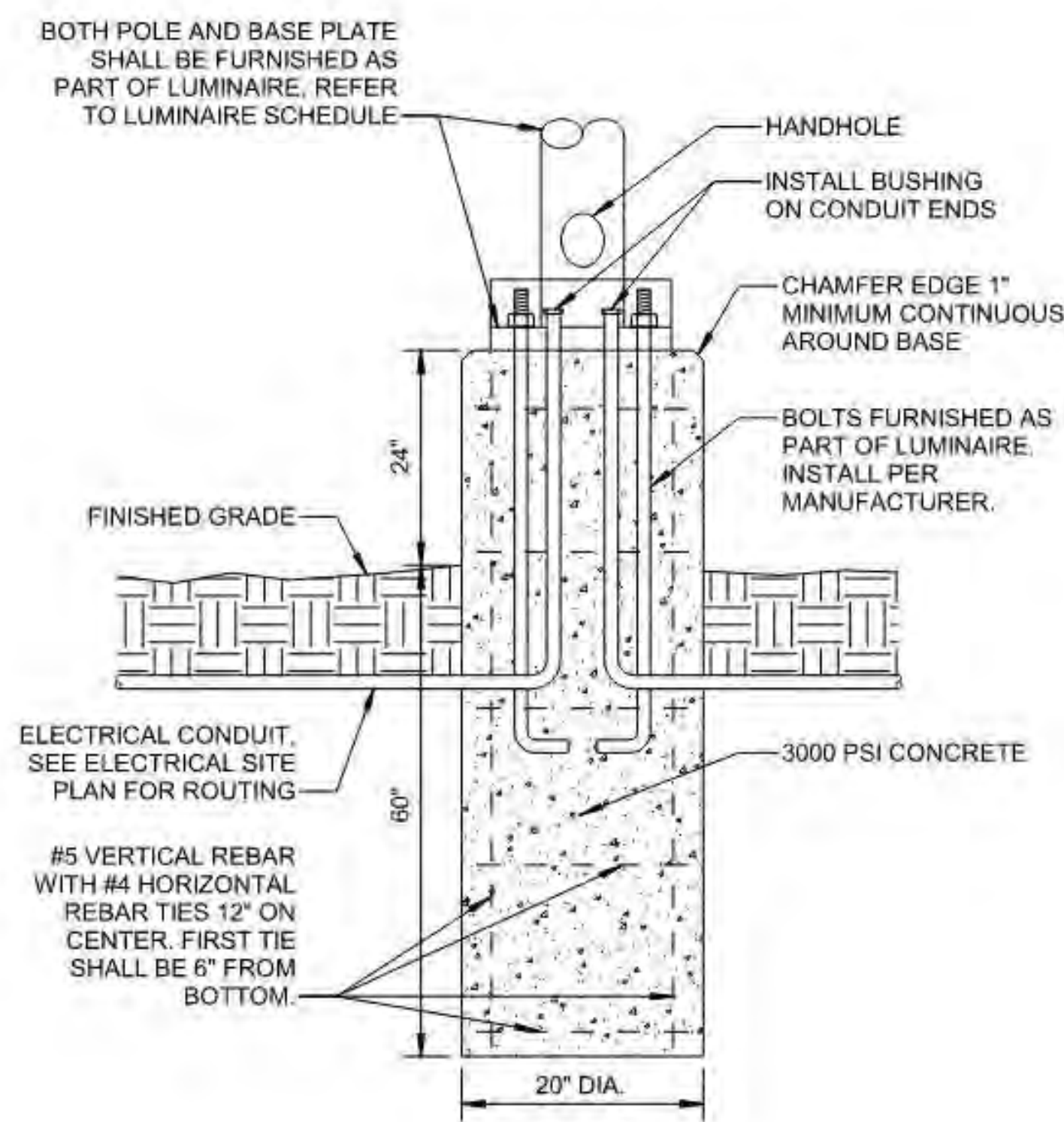


B3 LIGHT POLE BASE
1" = 1'-0"



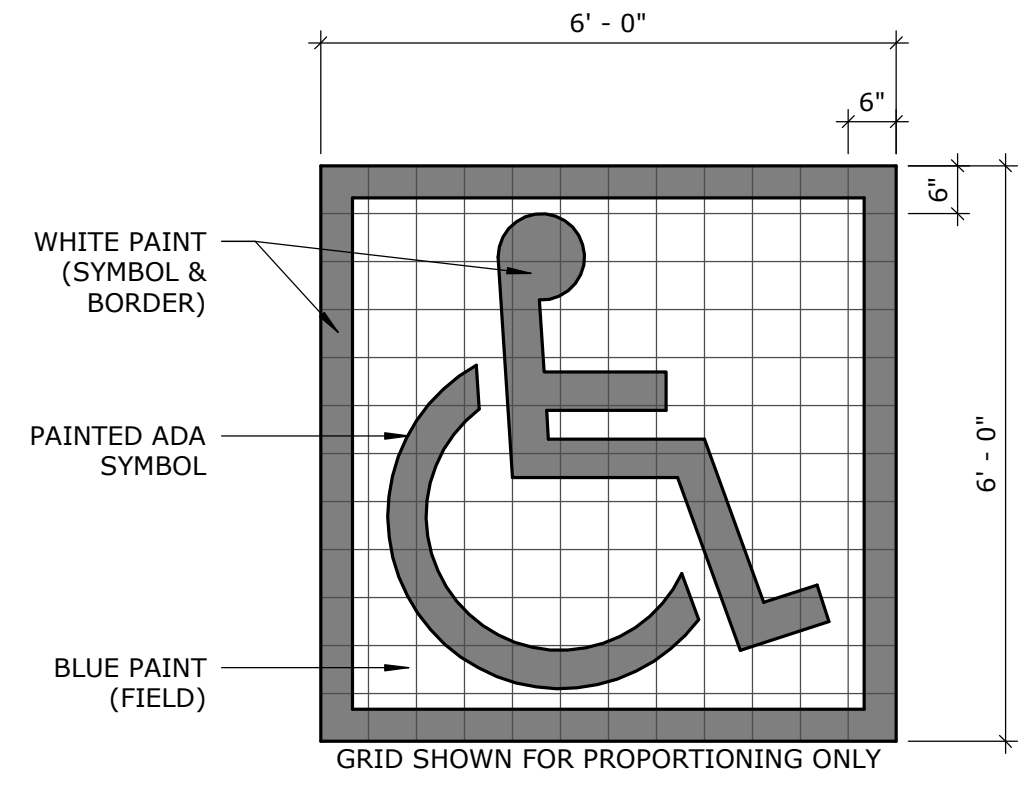
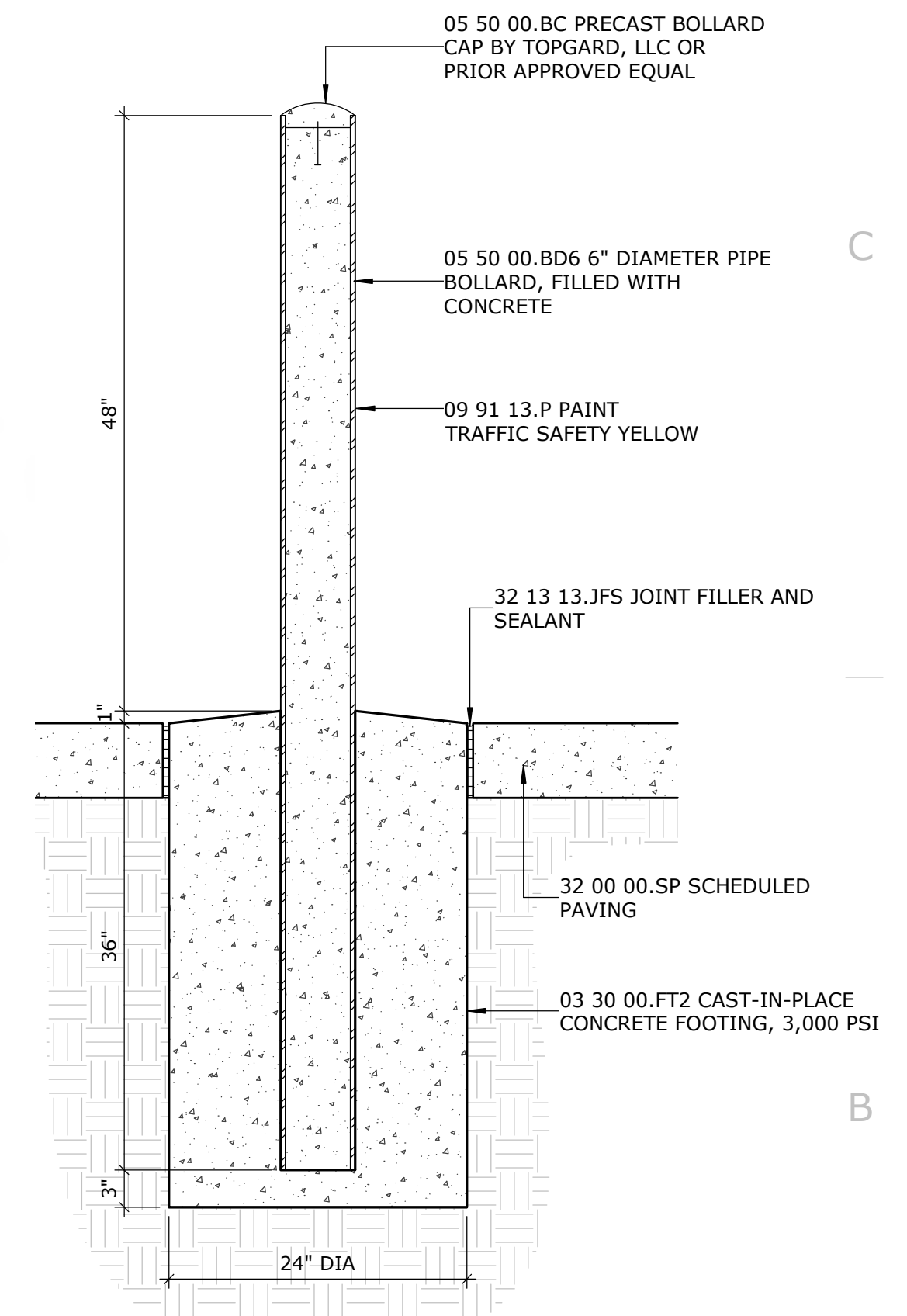
A3 PARKING BUMPER
3/4" = 1'-0"

POLE BASE NOTES:
A. ALL LIGHT POLE CONCRETE BASES SHOULD BE VERIFIED WITH STRUCTURAL ENGINEER FAMILIAR WITH THE SOIL AND WIND CONDITIONS OF THIS PROJECT.
B. G.C. TO PROVIDE AND INSTALL ENTIRE POLE BASE.
C. LIGHTING FIXTURES SHALL BE OF TYPE INDICATED ON DRAWINGS.



A4 CONCRETE MOW STRIP
1 1/2" = 1'-0"

B5 BOLLARD
1" = 1'-0"



A5 PAINTED HC SYMBOL
1/2" = 1'-0"

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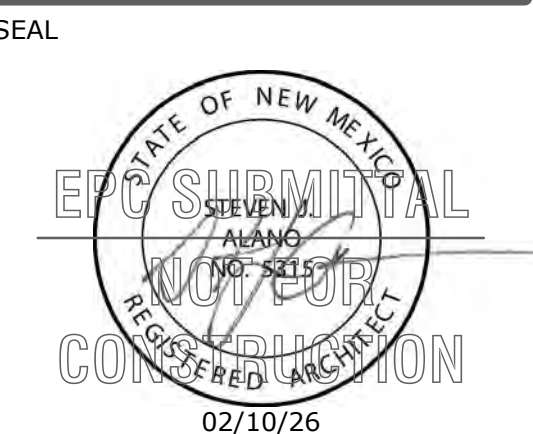
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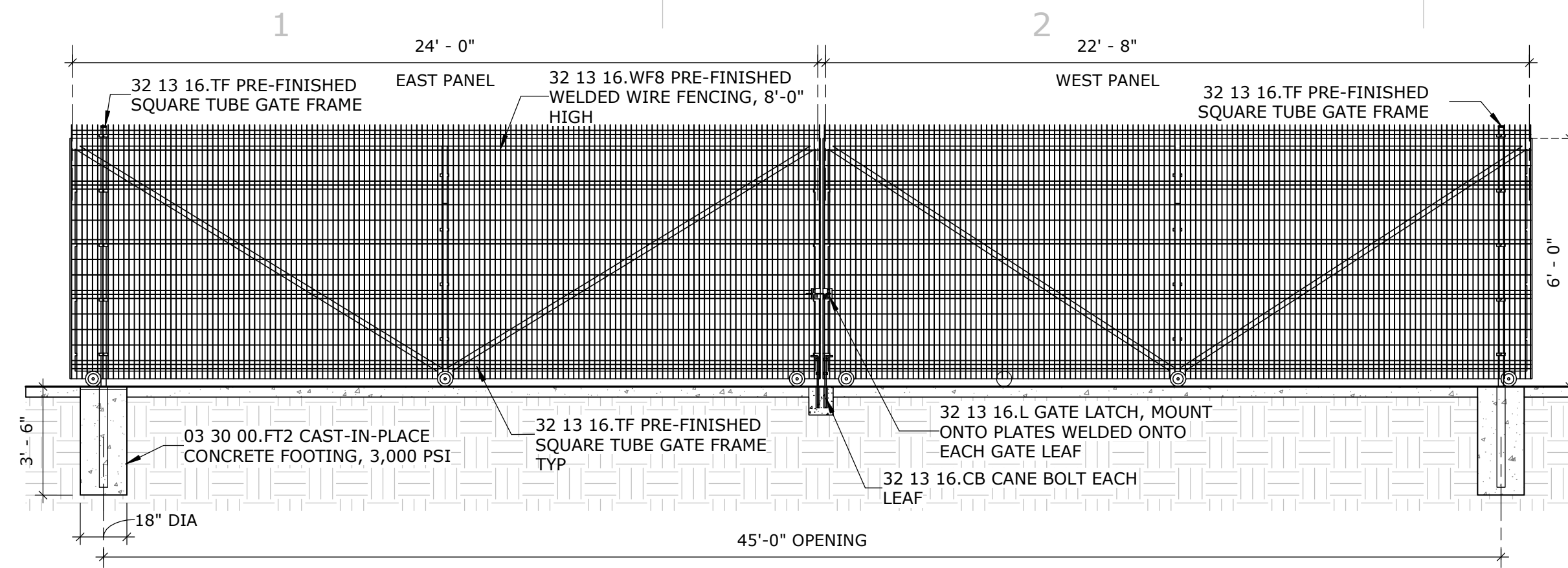
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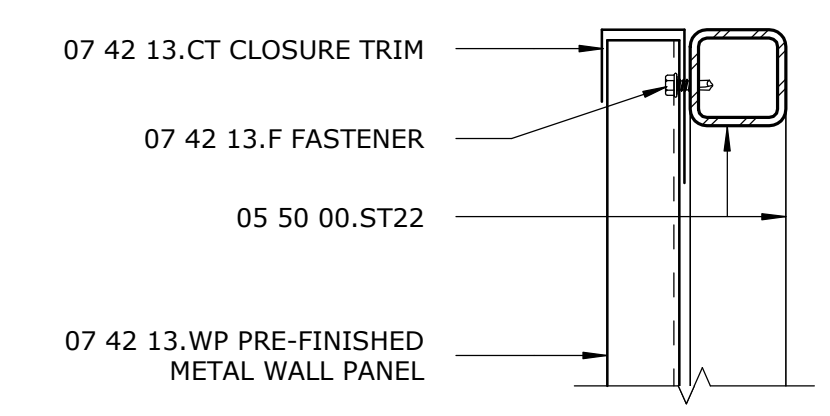
SHEET TITLE
EPC SITE DETAILS

DRAWING SHEET

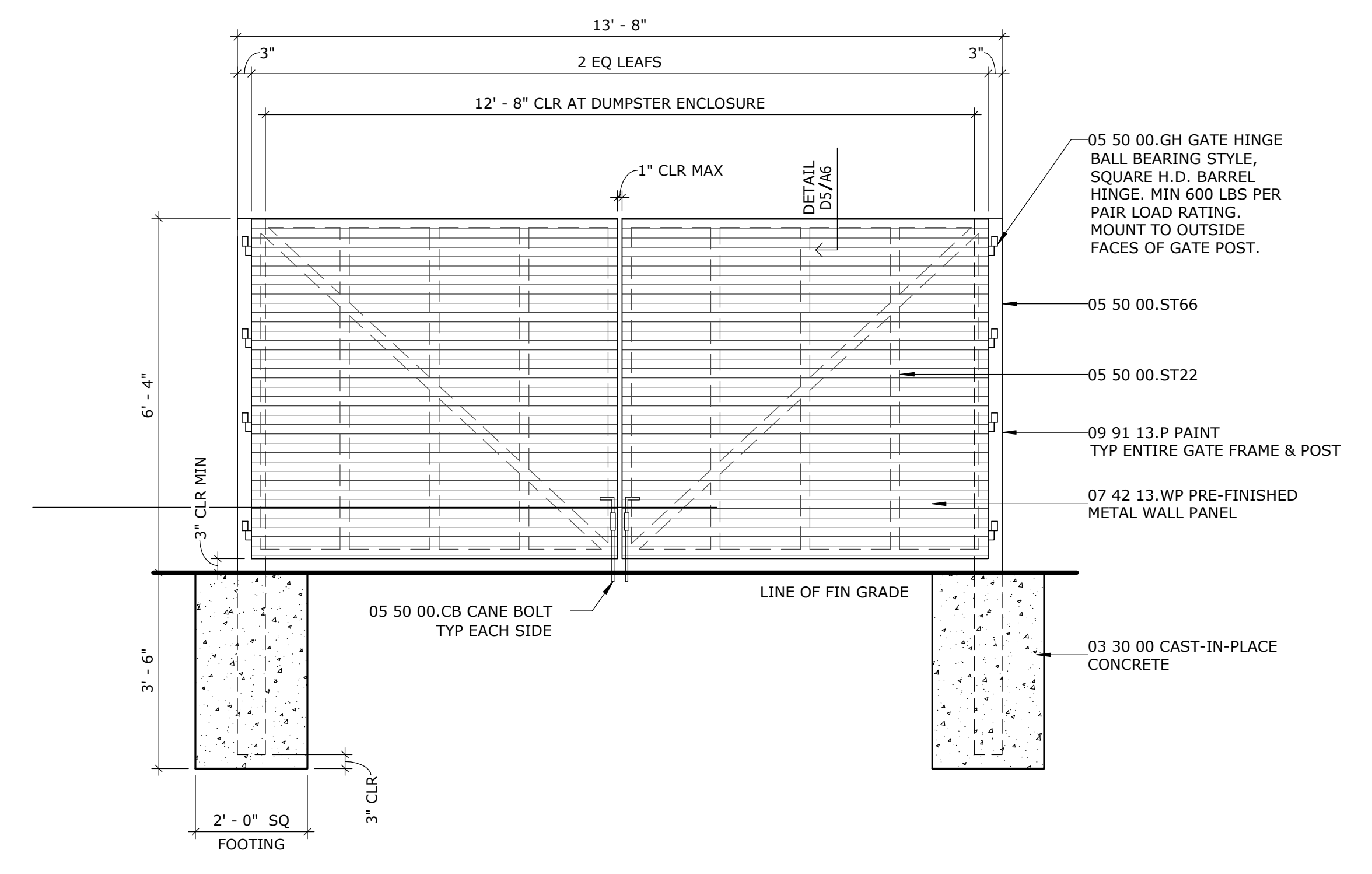


D1 ELEVATION ROLLING GATE
1/4" = 1'-0"

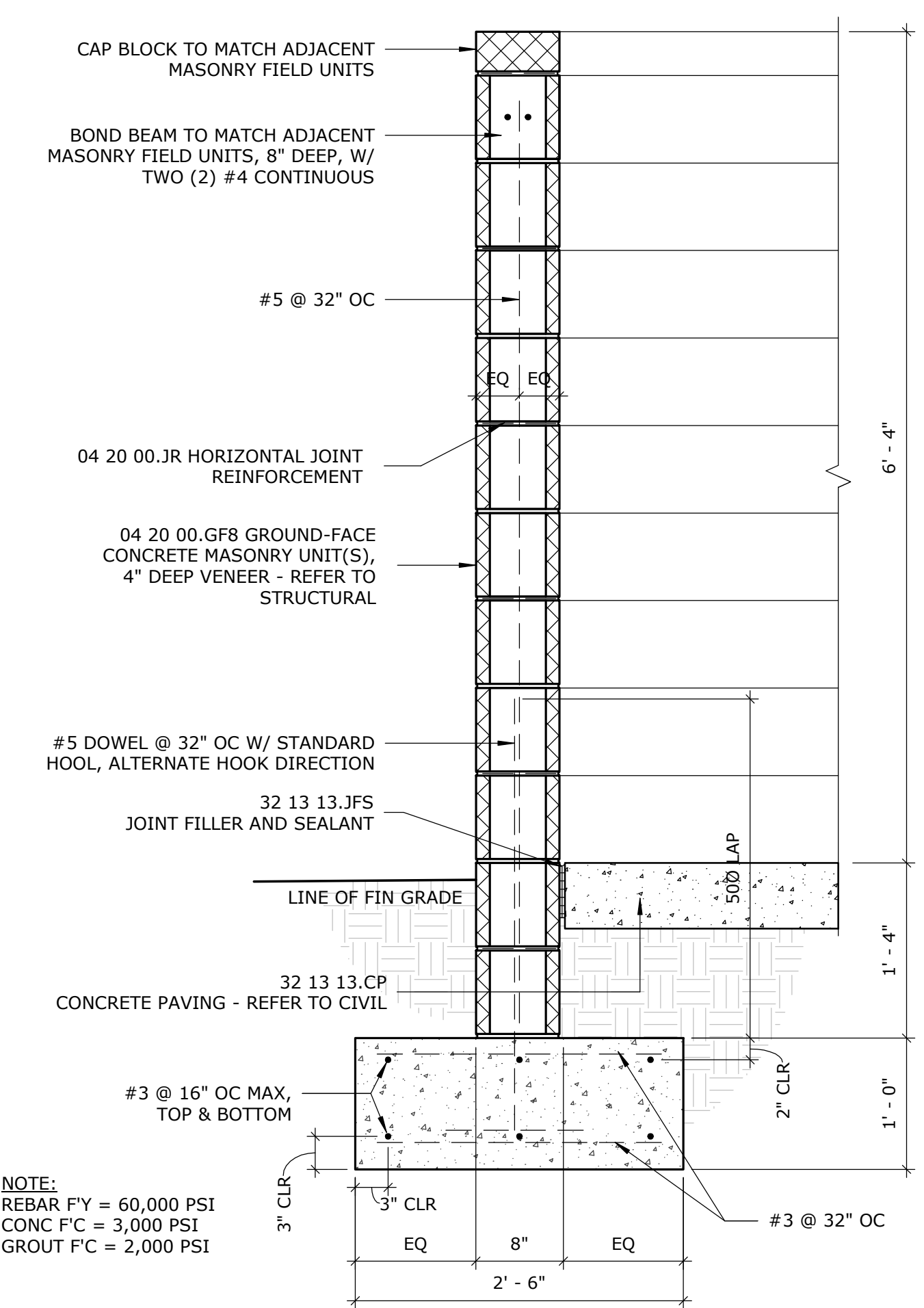
NOTE:
WELDED WIRE FENCE OF SIMILAR MATERIAL, HEIGHT, AND CONSTRUCTION.



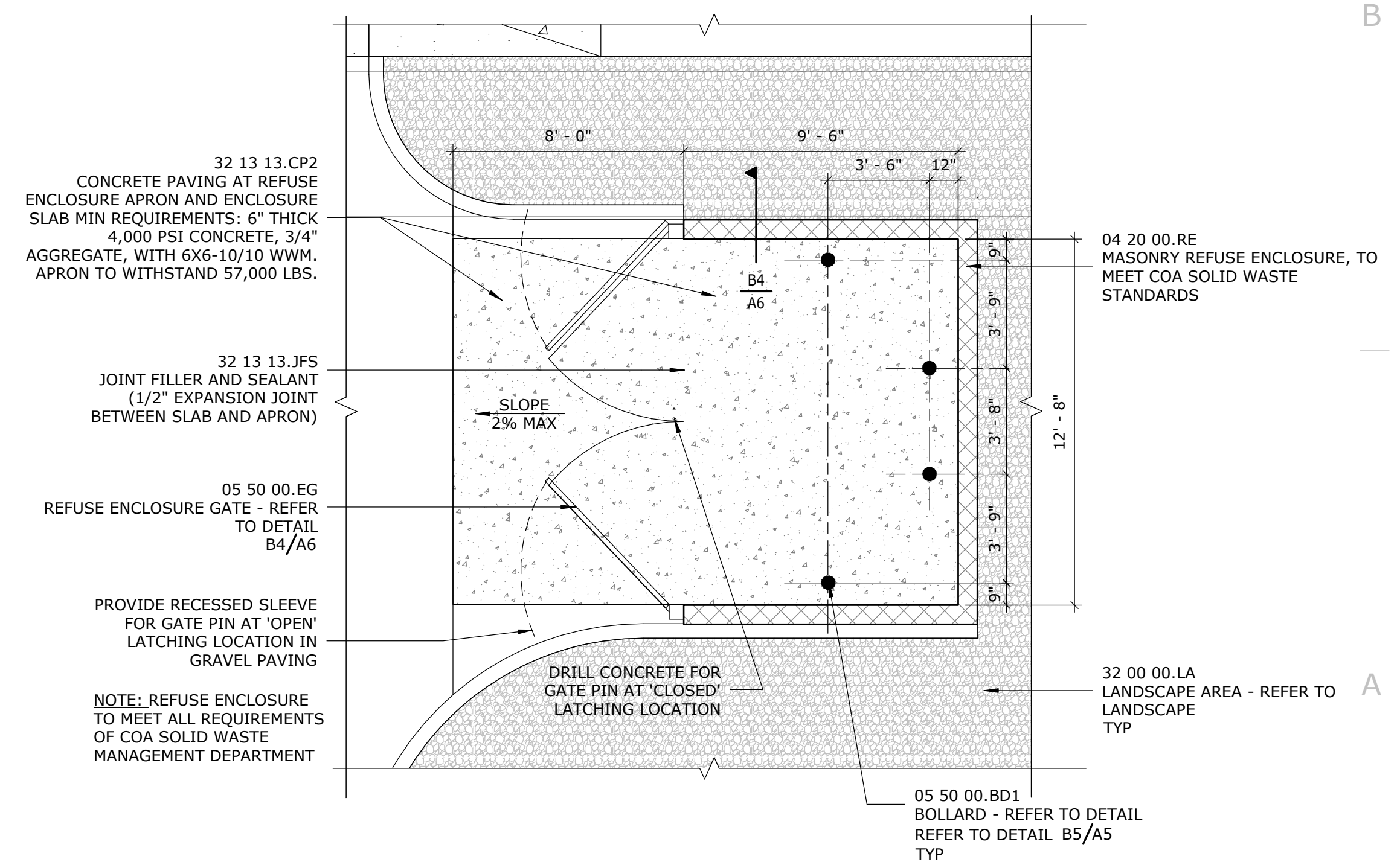
D5 GATE CLADDING TRIM
3" = 1'-0"



B4 REFUSE ENCLOSURE GATE
1/2" = 1'-0"



A2 REFUSE ENCLOSURE
1" = 1'-0"



A4 ENLARGED SITE PLAN - REFUSE ENCLOSURE
1/4" = 1'-0"

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SEAL



SHEET TITLE
EPC SITE DETAILS

DRAWING SHEET

D



AERIAL FROM NE

C



AERIAL FROM NE (NEAR)

B



AERIAL FROM NW

A



AERIAL FROM SE



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SHEET TITLE
EPC MODEL IMAGES

DRAWING SHEET

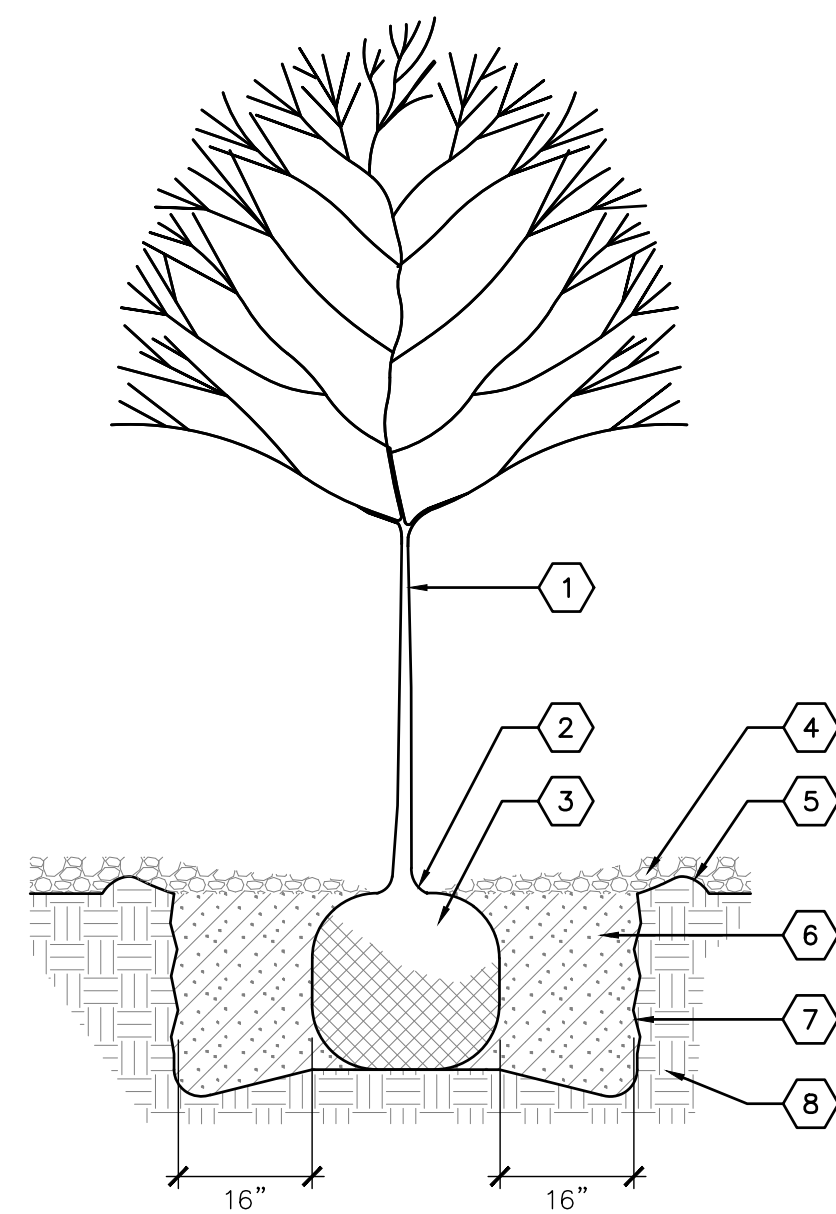
A7

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	MATURE SIZE		
						HT.	SPD.	INSTALLED SIZE
TREES								
	CL	5	DESERT WILLOW	CHILOPSIS LINEARIS	24" BOX	20'	25'	2" CAL.
	UR	8	EMERALD SUNSHINE®ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH'	B&B	25'	20'	2" CAL.
	UP	2	LACEBARK ELM	ULMUS PARVIFOLIA	B&B	40'	40'	2" CAL.
	PP	4	SCREWBEAN MESQUITE	PROSOPIS PUBESCENS	24" BOX	20'	20'	2" CAL.
	CO	5	WESTERN REDBUD	CERCIS OCCIDENTALIS	24" BOX	10'	12'	2" CAL.
SHRUBS								
	FP	3	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	GLS	14	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	3'	6'	MIN. 18" SPD.
	LJ	27	HALL'S HONEYSUCKLE	LONICERA JAPONICA 'HALLIANA'	5 GAL.	6'	8'	MIN. 12" HT.
	HP	19	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.
	PC	11	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	5 GAL.	2'	6'	MIN. 18" SPD.

NOTE

REDBUD MUST BE SINGLE TRUNK (NOT MULTI-STEM).

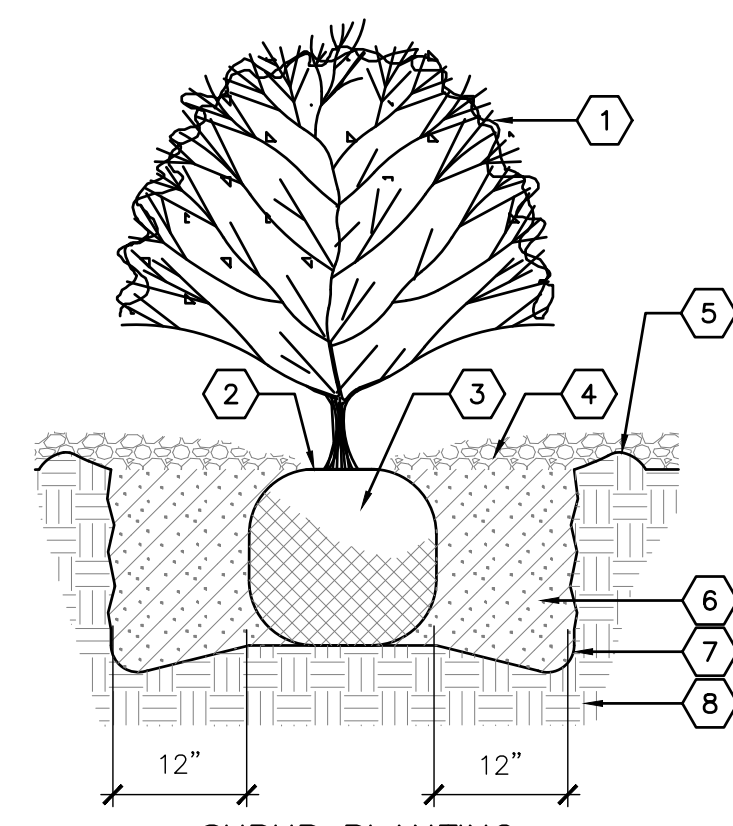


KEYED NOTES

- TREE - SEE PLAN FOR SPECIES AND LOCATIONS
- REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE
- PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL
- MULCH - SEE PLAN. HOLD BACK 4"-6" FROM TREE TRUNK
- EARTHEN BERM, 6" HEIGHT
- COMPACTED BACKFILL AND SOIL AMENDMENTS - SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
- UNDISTURBED SUBGRADE

A1 TREE PLANTING

NOT TO SCALE



KEYED NOTES

- SHRUB - SEE PLAN FOR SPECIES AND LOCATIONS
- PLANT AT SAME DEPTH MAINTAINED AT NURSERY
- PLACE SHRUB IN HOLE AND STRAIGHTEN.
- MULCH - SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS
- COMPACTED EARTHEN BERM, 6" HEIGHT
- BACKFILL AND SOIL AMENDMENTS - SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
- UNDISTURBED SUBGRADE

A2 SHRUB PLANTING

NOT TO SCALE

GENERAL LANDSCAPE NOTES

CODE	DESCRIPTION
GP-01	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-02	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-03	CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-04	TREES SHALL BE INSTALLED PER COA STANDARD DETAIL A1/LS501.
GP-05	SHRUBS SHALL BE INSTALLED PER COA STANDARD DETAIL A2/LS501.
GP-06	IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-07	PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-2-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.
GP-8	PER 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
GP-9	PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL.
GP-10	PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.
GP-11	5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
GP-12	PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.
GP-13	PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
GP-14	PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).
GP-15	PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
GP-16	5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
GP-17	PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.
GP-18	5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.
GP-21	5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.
GP-22	5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).
GP-23	5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.
GP-24	5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.
GP-25	5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
GP-26	5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.



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SHEET INFORMATION
 GS PROJECT NO. 5506.02
 ISSUE DATE JANUARY 23, 2026

NO.	DESCRIPTION	DATE
	REVISIONS FOR EPC COMMENTS	04/01/2026

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW

SEAL

EPC REVIEW
 NOT FOR CONSTRUCTION

SHEET TITLE
 LANDSCAPE NOTES & DETAILS
 DRAWING SHEET

LS501

LEGEND

- COMM CONDUIT
- COMM FO PULLBOX
- ELEC CONDUIT
- ELEC DISCONNECT SWITCH
- ELEC JUNCTION BOX
- ELEC METER
- ELEC OUTLET
- BOLLARD FENCE
- GUARD POST
- GATEPOST
- FENCE
- HAND RAIL
- GAS METER
- GAS SERVICE
- AREA LIGHT
- METAL LIGHT POLE
- WOODEN LIGHT POLE
- WOODEN POWER POLE
- GUY WIRE ANCHOR
- SAS SINGLE CO
- ROOF DRAIN
- METAL SIGN GENERAL
- WATER FAUCET
- FIRE DEPT CONNECTION
- STUMP
- DECIDUOUS TREE AND DIAMETER
- SMALL DECIDUOUS TREE

APWA UTILITY COLOR CODE LEGEND

- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
- YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
- ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- ORANGE - COMMUNICATION, FIBER OPTIC LINES
- BLUE - POTABLE WATER
- GREEN - SANITARY SEWER AND DRAIN LINES
- GREEN - STORM SEWER AND DRAIN LINES
- RED - TRAFFIC SIGNALS

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 79°46'44" E	30.09'
L2	N 09°54'42" E	24.00'

KEYED NOTES:

- NEW KNOX BOX @ MAIN ENTRANCE
- NEW CURBS PAINTED RED WITH "NO PARKING-FIRE ROAD" STENCILED ON FACE OF CURB
- NEW FIRE PROTECTION LINE CONNECTION TO PUBLIC WATER MAIN
- NEW PIV
- NEW BACKFLOW PREVENTER
- NEW BUILDING MOUNTED FDC
- NEW PRIVATE FIRE HYDRANT
- EXISTING WALL MOUNTED FDC
- NEW KNOX BOX AT EXISTING GATE
- NEW KNOX BOX AT NEW ROLLING GATE

FIRE 1 CALCULATIONS

- NEW BUILDING AREA (PHASE 1) = 3900 SF
- NEW BUILDING AREA (PHASE 2) = 5900 SF
- TOTAL COMBINED BUILDING AREA (NO FIRE SEPARATION) = 9800 SF
- BUILDING TYPE = 2B
- NEW BUILDING HEIGHT = 26 FT
- NEW BUILDING FULLY SPRINKLED
- REQUIRED FIRE FLOW PER 2021 IFC TABLE B105.2
- CALCULATED FIRE FLOW = 2000 GPM FOR 2 HOURS DURATION
- 50% SPRINKLER REDUCTION = 2000 x 0.5 = 1000 GPM
- REQUIRED # OF FIRE HYDRANTS PER 2021 IFC TABLE C102.1
- 1000 GPM FIRE FLOW REQUIREMENT = 1 (MINIMUM) HYDRANTS
- ALL FIRE ROADS SHALL BE 75000 POUND LOAD CAPACITY, BE 5% MAXIMUM GRADE

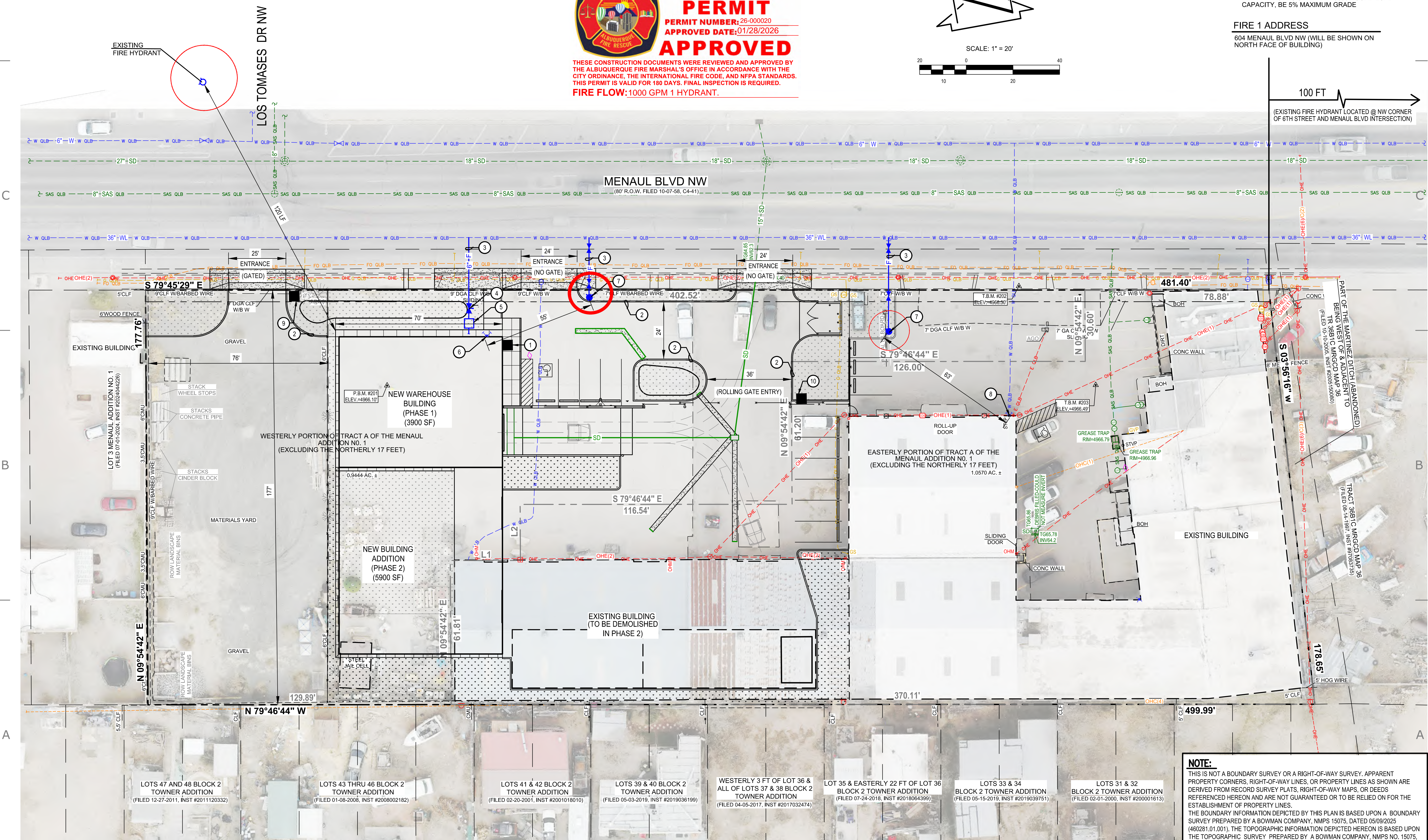
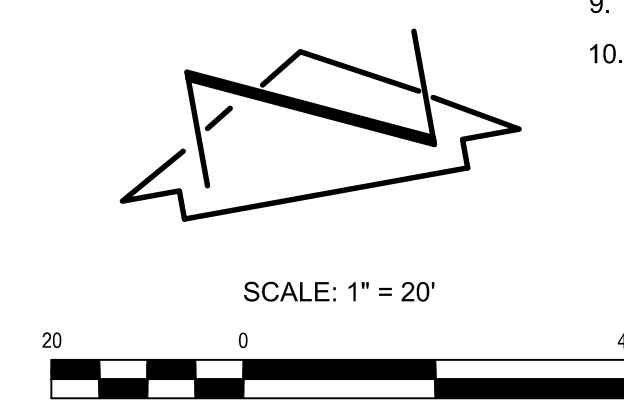
FIRE 1 ADDRESS

604 MENAUL BLVD NW (WILL BE SHOWN ON NORTH FACE OF BUILDING)



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION
PERMIT
 PERMIT NUMBER: 26-000020
 APPROVED DATE: 01/28/2026
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1000 GPM 1 HYDRANT.



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SHEET INFORMATION
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SHEET TITLE

FIRE 1 PLAN

DRAWING SHEET

FIRE 1

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