City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, October 15, 2026
CASE #:	SP-2026-00078
PROJECT #	PR-2024-011037
AGENT:	DNCA Architects
APPLICANT:	City of Albuquerque Department of Arts and Culture
APPLICATION:	Site Plan – EPC
LEGAL DESCRIPTION:	Tract 233 A1, Map 38, Section 18, T10N, R3E
ADDRESS/LOCATION:	2000 Mountain Road NW
PROPERTY AREA:	Approximately 8.5 acres
EXISTING ZONING:	MX-L
STAFF PLANNER:	Jude Miller

CASE SUMMARY: This request is a Major Amendment to an existing Site Plan – EPC to construct a 7,320-square-foot multi-purpose annex building at the Albuquerque Museum. Located within an existing landscaped area between the existing museum building and 19th Street NW, the proposed annex will provide dedicated space for classrooms, educational programming, and administrative offices. The addition is incidental to the Primary Museum land use. No structural modifications are proposed for the existing museum building.

The EPC is reviewing this request as the original decision-making body on the Site Plan. Additionally, the development impacts a mature stand of trees, which requires a sensitive lands analysis [IDO § 14-16-5-2(C)(4)].

All property owners within 100 feet of the site and all Neighborhood Associations within 660 feet of the subject site were notified as required. The applicant has demonstrated that the Major Amendment of a Site Plan-EPC is justified pursuant to IDO § 14-16-6-6(I)(3).

STAFF RECOMMENDATION: APPROVAL of Case #SP-2026-00078, PR-2024-011037 based on Findings 1-18 and subject to Conditions of Approval 1-11 in this report.

Table of Contents

I. MAPS 1

AERIAL MAP 1
IDO ZONING MAP 2
LAND USE MAP 3
HISTORY MAP 4
PUBLIC FACILITIES / COMMUNITY SERVICES MAP 5

II. INTRODUCTION 6

REQUEST 6
EPC ROLE 6
HISTORY/BACKGROUND 6
SITE CONTEXT 6
ROADWAY SYSTEM 7
BIKEWAYS / TRAILS 7
TRANSIT 7

III. ANALYSIS OF CITY PLANS AND ORDINANCES 8

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) 8
City Development Areas 8
Community Planning Area (CPA) 8
Center & Corridor Designations 8
Applicable Goals & Policies 8
INTEGRATED DEVELOPMENT ORDINANCE (IDO) 12
IDO Zoning 12
Overlay Zones 13
Definitions 13

IV. MAJOR AMENDMENT TO SITE PLAN -EPC 14

REVIEW AND DECISION CRITERIA ANALYSIS 14

V. REVIEW OF PROPOSED SITE PLAN 15

SITE PLAN DETAILS/CONFIGURATION 15
IDO §14-16-5 DEVELOPMENT STANDARDS 16
DIMENSIONAL STANDARDS 16
SITE DESIGN AND SENSITIVE LANDS: 16
Pedestrian, Bicycle and Transit Access 18
Vehicular Access, Circulation and Parking 19
Parking and Loading 19
Landscaping, Buffering, and Screening 19
Street Frontage Landscaping [IDO § 14-16-5-6(D)] 19

OUTDOOR LIGHTING 20
BUILDING DESIGN 20
Façade Design [IDO § 14-16-5-11(E)(2)] *20*
SIGNS 20
UTILITIES 20
GRADING AND DRAINAGE 20

VI. PUBLIC & AGENCY CONCERNS 21

NEIGHBORHOOD/PUBLIC 21
COMMENTING AGENCIES 21
INDIAN NATIONS, TRIBES, OR PUEBLOS 22

VII. CONCLUSION 22

RECOMMENDATION 22
FINDINGS, SITE PLAN 22
CONDITIONS OF APPROVAL 30
NOTICE OF DECISION DISTRIBUTION 32

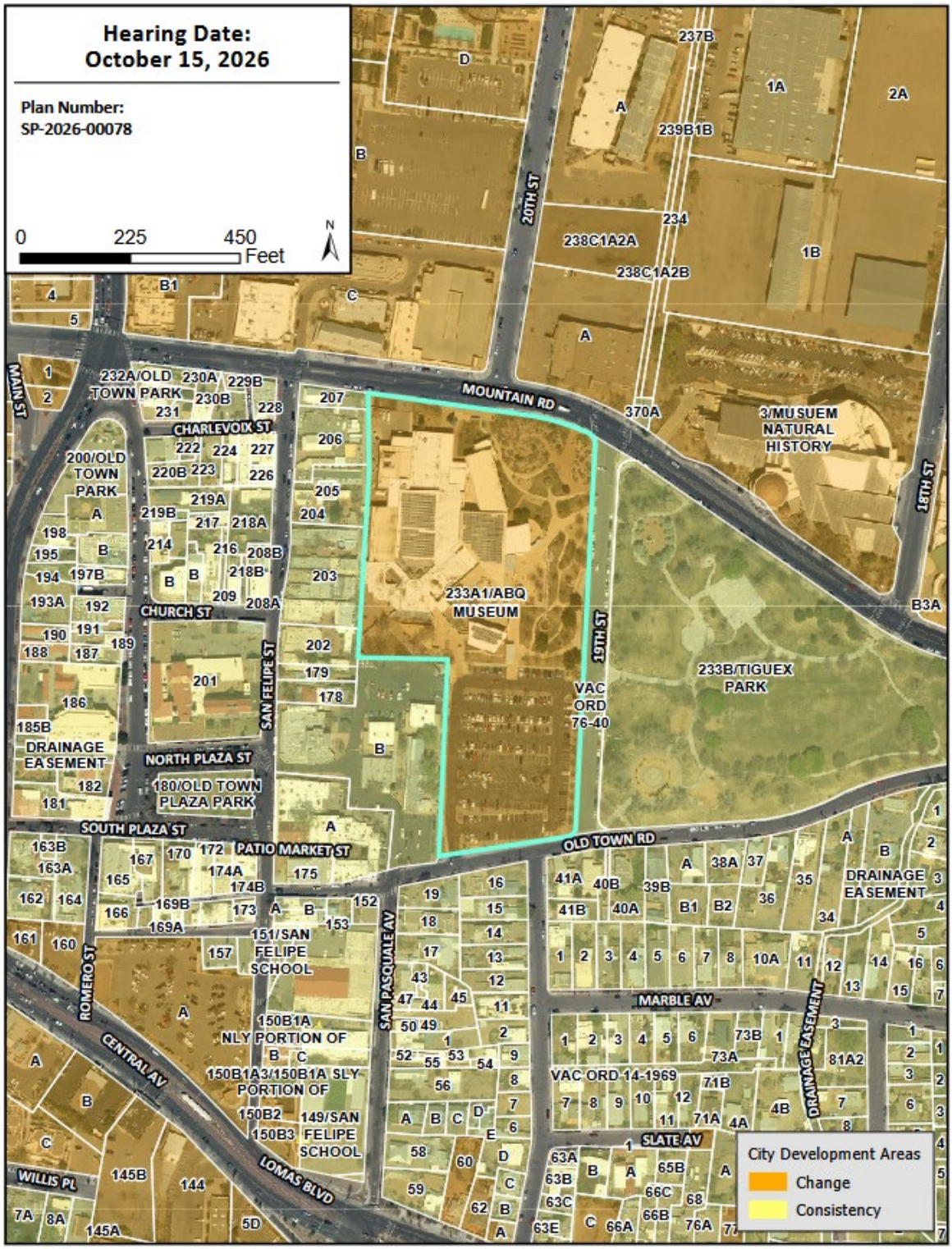
VIII. ATTACHMENTS 33

ATTACHMENTS

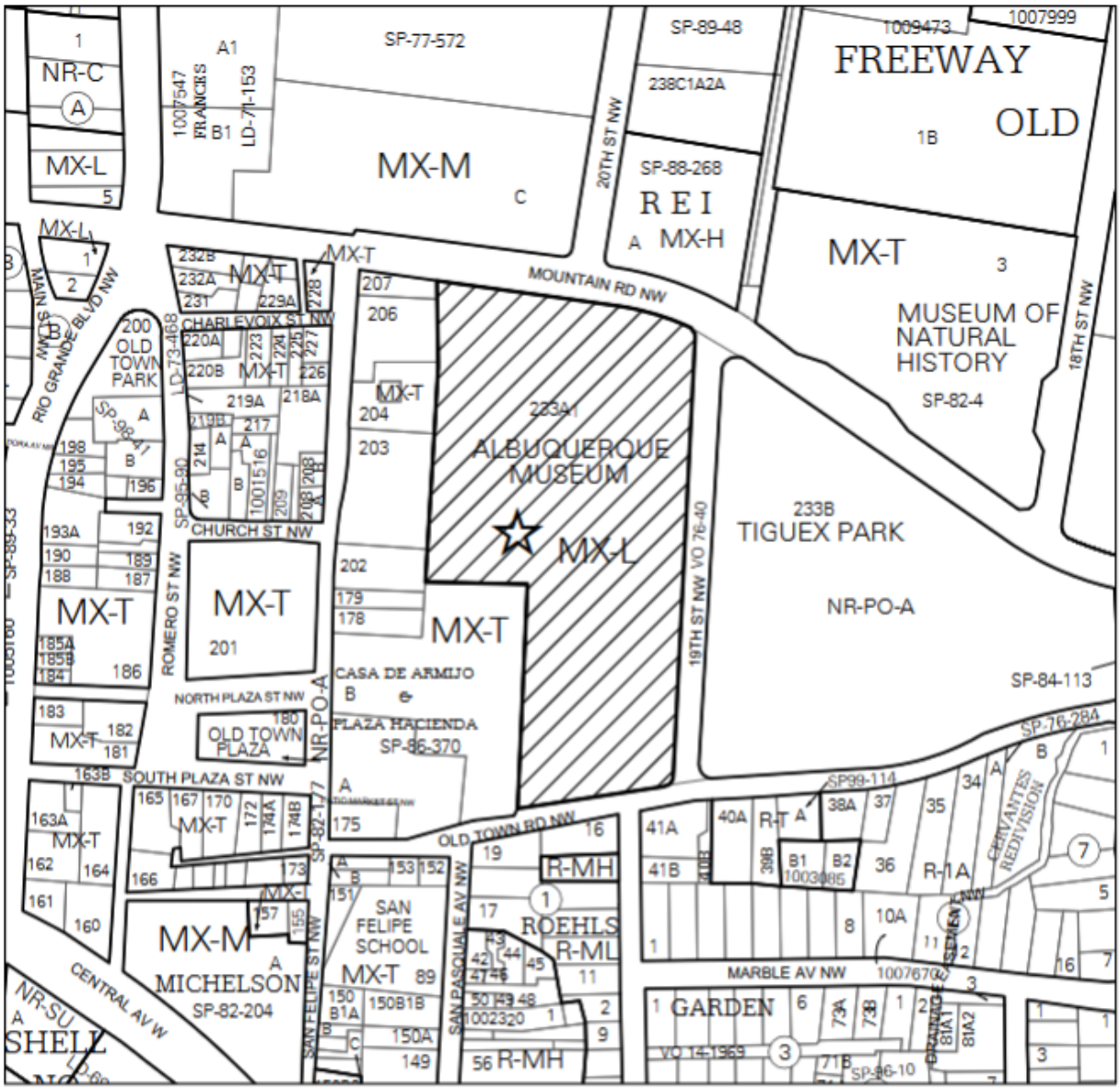
A) PHOTOGRAPHS ..... A
B) HISTORY ..... B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION ..... D
E) PUBLIC NOTICE ..... E
F) PROPOSED SITE PLAN – MAJOR AMENDMENT ..... F
G) CONTROLLING SITE PLAN ..... F
H) AGENCY COMMENTS ..... H

I. Maps

Aerial Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

0 200 Feet

Hearing Date:
10/15/2026

Plan Number:
SP-2026-00078

Zone Atlas Page:
J-13

Land Use Map





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- MULT | Multi-family
- COMM | Commercial Retail
- CMSV | Commercial Services
- OFC | Office
- IND | Industrial
- ED | Educational
- TRANS | Transportation
- PARK | Parks and Open Space
- DRNG | Drainage
- VAC | Vacant
- CMTY | Community

0 200 Feet

Hearing Date:
10/15/2026

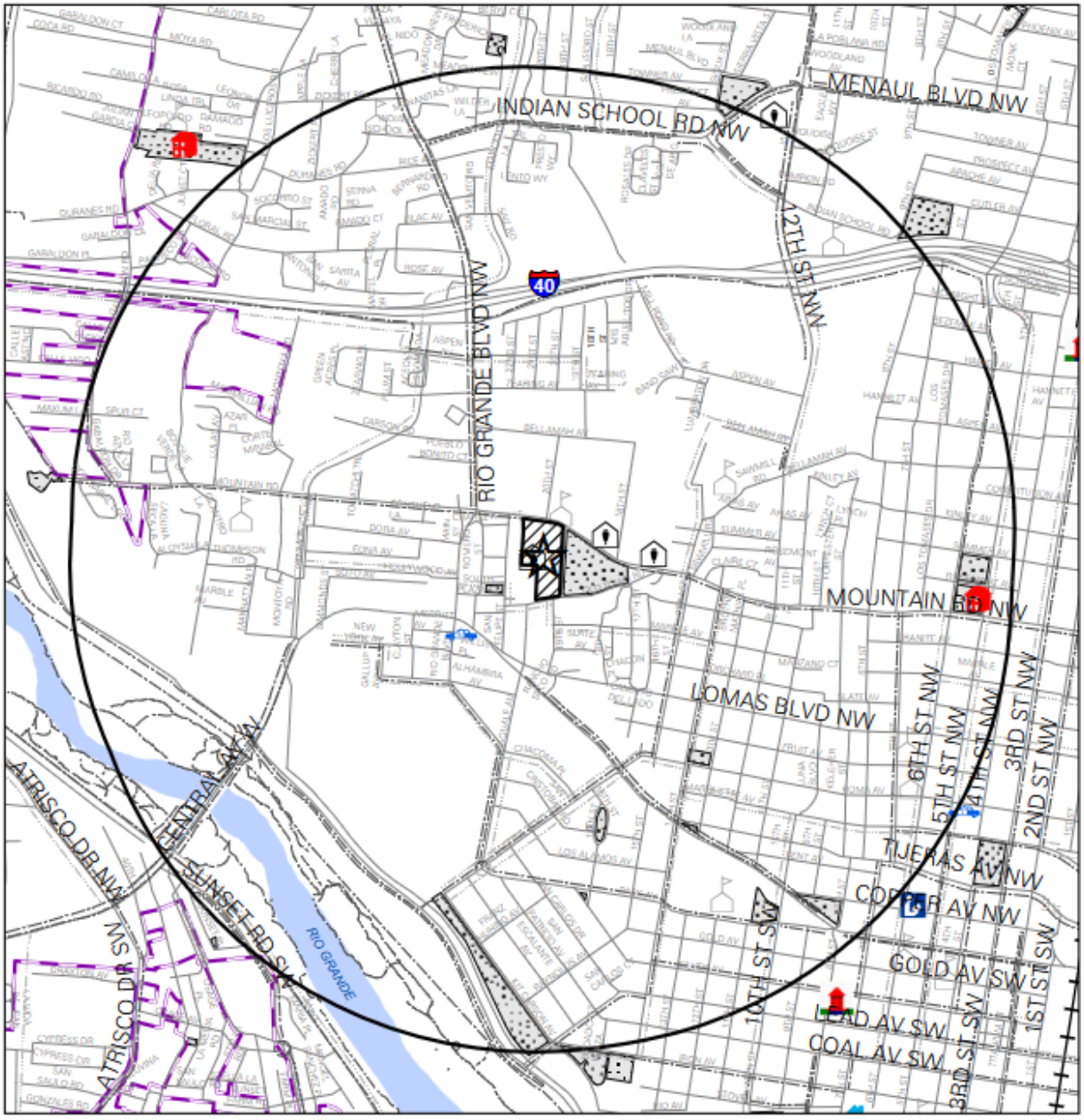
Plan Number:
SP-2026-00078

Zone Atlas Page:
J-13

History Map


LUCC-98-30
LUCC-96-20
Z-76-173
Z-81-127
LUC-83-17
LUC-87-2
V-8
ZA-78-72
ZA-88-149
MOUNTAIN RD NW
20TH ST NW
19TH ST NW
18TH ST NW
OLD TOWN RD NW
MARBLE AV NW
DRAINAGE EASEMENT
PR-2022-007153
PR-2023-008157
PR-2019-002729
PR-2023-008909
1000318
1000636
1007547
1002209
1002592
1000647
1007999
1009473
1001466
1000274
1001268
1004967
1010294
1003085
1007670
1008598
1010825
1002661
1011245
1000240
Z-83-128
BA-2007
BA-1443
ZA-74-111
ZA-91-256
ZA-85-151
ZA-97-270
ZA-83-161
ZA-75-132
BA-1701
HISTORY MAP
Note: Gray shading
Indicates County.
0
200
Feet
Hearing Date:
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SP-2026-00078
Zone Atlas Page:
J-13

Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

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

Plan Number: SP-2026-00078

0 0.5 1 Mile

II. Introduction

Request

The City of Albuquerque Department of Arts and Culture requests a Major Amendment of a Site Plan – EPC for the Albuquerque Museum, located on an approximately 8.5-acre parcel legally described as Tract 233 A1, Map 38, Section 18, T10N, R3E, located at 2000 Mountain Road NW. The amendment proposes to expand the Museum by adding new multi-purpose annex building, which is incidental to the primary museum land use, within an existing landscaped area between the existing museum building and 19th Street NW. The proposed annex will provide dedicated space for classrooms, educational programming, and administrative offices. No structural modifications are proposed for the existing museum building. The development includes changes to the existing landscaping and features on the site (See Review of Proposed Site Plan for details).

EPC Role

The EPC is the final decision-making body because this amendment to a pre-IDO Site Plan originally approved by the EPC exceeds the thresholds for a minor amendment in IDO Table 6-4-4; therefore, the request is a Major Amendment [IDO §14-16-6-4(Y)(1)(b)].

Additionally, the proposed development impacts a mature stand of trees and requires a Sensitive Lands Analysis [IDO §14-16-5-2(C)(4)]. Pursuant to IDO §14-16-6-4(O), EPC may impose conditions necessary to ensure compliance with development standards via the Review and Decision Criteria for Site Plan – EPC [IDO §14-16-6-6(I)]. This is a quasi-judicial matter.

History/Background

The Albuquerque Museum was originally established in September 1967 at the former Albuquerque Municipal Airport terminal before relocating to its current location at the intersection of Mountain Road NW and 19th Street NW. The existing museum building was designed by architect Antoine Predock and opened in 1979. In 2001, the EPC approved a Site Development Plan amendment for a major renovation and expansion [Project #01128-00754].

Site Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***MX-L***	***Area of Change***	***Museum***
North	MX-M MX-H	Area of Change	Commercial Retail
South	R-MH R-1	Area of Consistency	Low-density Residential
East	NR-PO-A	Area of Consistency	City Park
West	MX-T	Area of Consistency	Commercial Retail

The subject site is located at the intersection of Mountain Road NW and 19th Street NW. Tiguex Park is located directly east of the site across 19th Street NW. The surrounding area features a mix of residential, commercial, and institutional land uses. Properties to the south and southeast are developed with single-family and multi-family residential uses. Properties to the west encompass the historic Old Town district, with retail and commercial establishments, while parcels directly north are primarily occupied by commercial retail 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 Mountain Road NW as a Major Collector. Major Collectors serve to connect major traffic generators to the principal arterial network, accommodating higher vehicle miles traveled (VMT) and higher speed limits than Minor Collectors.

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 does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, maintained by MRCOG, designates active transportation infrastructure surrounding the subject site. Mountain Road NW is designated as an existing Bicycle Boulevard, while 19th Street NW is identified as a proposed Bicycle Boulevard.

The City completed a segment of the Albuquerque Rail Trail in 2025, extending from the roundabout at the northwest corner of the subject site north to Bellamah Avenue NW. Future phases of the Rail Trail project will extend south along 19th Street NW, connecting Old Town and the BioPark.

Transit

Public transit accessibility to the subject site is provided via ABQ RIDE service along Central Avenue and Rio Grande Boulevard. Local Routes 8 and 66 operate with approximately 30-minute weekday headways, while Albuquerque Rapid Transit (ART) Lines 766 and 777 along Central Avenue provide combined weekday headways of 12 minutes or less. The subject site is located within approximately ¼ mile (a 5-minute walk) of the Route 8 stop at Mountain Road NW and Rio Grande Boulevard NW, and within approximately ½ mile (a 10-minute walk) of the Central Avenue NW and Rio Grande Boulevard NW transit stop, which serves Routes 8, 66, 766, and 777.

III. Analysis of City Plans and Ordinances

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.

Community Planning Area (CPA)

The subject site is located within the boundary of the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.

Center & Corridor Designations

The subject site is located within 1,320 feet (¼ mile) of a Major Transit Corridor. Rio Grande Boulevard NW, located to the west, is designated as a Major Transit Corridor, which emphasizes local transit frequency, pedestrian accessibility, and multimodal access to surrounding commercial services.

While the subject site itself is not located within a designated Center, it directly adjoins the Old Town Activity Center immediately to the west. Activity Centers are intended to serve surrounding neighborhoods with a mix of residential uses and daily commercial services accessible within a 20-minute walk or brief bicycle ride.

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 5 LAND USE

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

The subject site is located within the Rio Grande Boulevard Major Transit Corridor. As a major civic and cultural facility, the proposed Albuquerque Museum annex expansion will potentially expand cultural offerings within an area easily accessible by public transportation. **The request is consistent with Goal 5.1 Centers and Corridors.**

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

The Albuquerque Museum is a regional cultural institution, drawing visitors and students from across the Albuquerque metropolitan area and beyond. Capturing this regional civic demand within an established Area of Change and designated Major Transit Corridor avoids peripheral sprawl and directs growth to existing urban infrastructure. The proposed 7,320-square-foot annex reinforces sustainable development patterns by utilizing low-impact design elements, and concentrating new educational and workforce spaces where public transit exists. **The request is consistent with Policy 5.1.1 Desired Growth.**

POLICY 5.1.11 MULTI-MODAL CORRIDORS: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

Although the site is within a Major Transit Corridor Area, the request for museum expansion does not have an effect on roadway design or managing the competing needs of multiple modes of travel. **Policy 5.1.11 Multi-Modal Corridors is not applicable to this request**.

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

> POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is within an Area of Change as designated by the Comprehensive Plan. The request to amend the site plan for the addition of a museum annex building focuses growth and higher intensity land use to an area within a Major Transit Corridor and adjacent to the Old Town activity center directing change to where it is encouraged. **The request is consistent with Goal 5.6 and Policy 5.6.2 Areas of Change.**

CHAPTER 7 URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposed site plan maintains street trees along 19th street, while constructing a multi-purpose annex building closer to the street edge to better define the pedestrian space. A new wider walkway from 19th street provides a direct linkage to the Museum

from the street. A new pavilion, and stone seat walls lie within the public space outside of the museum and connect to the surrounding streetscape. **The request is consistent with Goal 7.3 Sense of Place**.

POLICY 7.3.3 PLACEMAKING: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The Albuquerque Museum serves as an anchor institution within the Sawmill/Museum District, a distinct cultural node highlighted in the *Central Albuquerque Community Planning Area Assessment Report*. Situated alongside complementary museums, including the New Mexico Museum of Natural History and Science and Explora Science Center, the site contributes directly to a cohesive district identity. Constructing the proposed Annex building allows the museum to expand its institutional footprint and public programming. **The request is consistent with Policy 7.3.3 Placemaking.**

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed design of the museum expansion (annex building) incorporates matching earth-toned stucco materials and architectural finishes to maintain visual cohesion with the main complex. Furthermore, the closer setback and building placement intentionally frame the primary museum entrance, enhance the street wall, and establish new exterior public plazas and pedestrian gathering spaces that activate the streetscape. The annex is to be built of similar style, building materials, and massing as the existing Albuquerque Museum, and is consistent with massing and proportions are of similar proportions to structures that surround the site including the Natural History Museum and the parking structure to the north of the site. The proposed site plan increases the museum's footprint while maintaining landscaped areas that provide shade and compliment the landscaping on the existing site. **The request is consistent with Policy 7.3.4 Infill.**

GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed site plan includes building and landscape design that responds to the high desert environment. Light colored stucco finishes help the new building reflect light and heat while plantings and a new pavilion that provide shade make the site more hospitable for people using the site. **The request is consistent with Goal 7.5 Context-Sensitive Site Design.**

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

The proposed landscaping will reduce the amount of high-water use turf landscaping approved for the site. The selected trees for the landscape are included in the official Albuquerque Plant Palette which have been selected for being adapted to the local

environment and lower water use. New planting areas incorporate storm-water retention features that are intended to keep water on-site**. The request is consistent with Policy 7.5.1 Landscape Design.**

POLICY 7.5.2 SITE DESIGN: Incorporate local climate conditions into site design.

The Proposed Site landscape plan takes local climate conditions into account by providing plantings that are approved in the official Albuquerque Plant Palette, incorporating structures that provide shade, and providing on-site rainwater harvesting by way of small water-detention areas within the landscape. **The request is consistent with Policy 7.5.2 Site Design.**

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed site plan incorporates natural stone salvaged from the existing landscape and reduces the overall need for landscape irrigation by reducing the amount of irrigated turf grass on the site. Site grading and drainage is intended to reduce the amount of water-runoff from the site. **The request is generally consistent with Goal 7.6 Context-Sensitive Infrastructure.**

POLICY 7.6.1 STORMWATER TREATMENTS: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The landscaping plan calls for site grading around the new annex building to be focused around a series of green storm water retention ponds and planting areas. Although the peak flow of runoff is higher than the current site conditions due to increased hard surfaces, the proposed plan generally reduces runoff in regular rain events by allowing providing for on-site retention of runoff from the new building and hardscapes in new planted areas. **The request is consistent with Policy 7.6.1 Stormwater Treatments.**

CHAPTER 11 HERITAGE CONSERVATION

GOAL 11.5 CULTURAL TRADITIONS & THE ARTS: Emphasize and support cultural traditions and arts as vital components of the community's identities and well- being.

The Albuquerque Museum has resided on the current site since 1979 showcasing local art and history of Albuquerque and the surrounding region. This new annex building and associated outdoor areas will provide additional space for hosting cultural events, classes, and other museum programming. **The request is consistent with Goal 11.5 Cultural Traditions and the Arts.**

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.

The proposed museum annex expansion strengthens the Albuquerque Museum's physical and operational footprint, reinforcing its role as a regional cultural anchor. Expanding exhibition and administrative capacity enhances the local cultural tourism sector and elevates quality-of-life amenities in the Sawmill/Museum District. **The request is consistent with policy 11.5.1 Arts Promotion**.

POLICY 11.5.2 CULTURAL FACILITIES: Provide and maintain high-quality public, cultural, and arts facilities to best serve the Public

Constructing a new annex directly addresses facility capacity needs by modernizing and expanding public infrastructure dedicated to art, history, and education. The addition provides enhanced space for classrooms, museum educators, and event space, directly maintaining high facility standards for a municipally owned civic institution. **The request is consistent with Policy 11.5.2 Cultural Facilities.**

POLICY 11.5.3 CULTURAL PROGRAMS: Promote programs that encourage greater understanding of area history and cultural traditions.

The additional square footage created by the proposed annex dedicated to education, museum education staff, and event space allows the museum to expand its event and educational offerings. By providing dedicated physical space for educational staffing and community programming, the expansion enhances the museum's ability showcase and interpret the region's history and diverse cultural traditions for residents and visitors. **The request is consistent with Policy 11.5.3 Cultural Programs**.

*CHAPTER 12 COMMUNITY FACILITIES

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

> *POLICY 12.2.2 EXISTING FACILITIES: Maintain and improve existing community facilities to better and more equitably serve the community

The proposed Museum expansion builds upon an existing municipal asset within a designated transit corridor area. Expanding the facility by adding the Annex building enhances the Albuquerque Museum's capacity to offer educational workshops, and other museum programming for residents across Albuquerque. **The request is consistent with Goal 12.2 Community Facilities and Policy 12.2.2 Existing Facilities.**

Integrated Development Ordinance (IDO)

The application for this request was submitted on September 2, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

IDO Zoning

The Subject site is zoned MX-L (Mixed-Use – Low Intensity). The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination

retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

Overlay Zones

The subject site is not within any overlay 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.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Large Stand of Mature Trees: At least 3 trees with trunks at least 8 inches in diameter at breast height (DBH), as measured by the City Forester, on a subject property

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

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings

Site Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

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

IV. Major Amendment to Site Plan -EPC

Review and Decision Criteria Analysis

Pursuant to § 14-16-6-6(I)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

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

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 5 – Land Use; Chapter 7 – Urban Design; Chapter 11 – Heritage Conservation; and Chapter 12 – Community Facilities.

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

The subject site is zoned MX-L and is not located in a previously approved NR-SU or PD zoning district; Criterion b does not apply.

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

The request is for a major amendment to a Site Plan – EPC to expand the Primary Museum by adding a new multi-purpose annex building within an existing landscaped area between the existing museum building and 19th Street NW. The request complies with all applicable provisions of the IDO, the Development Process Manual (DPM), and other adopted City regulations. The proposed 7,320-square-foot annex fully conforms to the dimensional, setback, height, and site development standards of the MX-L zone district, and no variances or deviations are requested or required. Based on review by CABQ Traffic Engineering, a Traffic Impact Study (TIS) was not required for this application. Pursuant to IDO § 14-16-6-4(O), the EPC may impose conditions necessary to ensure full compliance prior to Development Facilitation Team (DFT) final sign-off and building permit issuance.

(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 maximum extent practicable.

The subject site is served by existing infrastructure and public facility improvements. Any future capacity needs will be addressed through the Development Facilitation Team (DFT) and/or building permit process. All permits required with this request will comply with all required city standards.

(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Development on the subject site within the area of work complies with all development and use specific standards within the IDO. On-site pedestrian access is improved while existing off-street parking is not impacted. The Planning Department's Transportation Development Section reviewed the submittal and concluded that the expanded facility will not generate a significant number of new vehicular trips. Environmental impacts are mitigated through updated landscaping, including a roughly 50% reduction in high-water turf, replacement with low-water xeric plantings, along with new micro-detention ponds that provide green stormwater infrastructure to manage localized drainage.

(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 site is not within an approved Master Development Plan; criterion (f) does not apply.

(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Small Area; no cumulative impact analysis is required.

(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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The request does not trigger new outdoor site lighting requirements. All new lighting within the site plan area of work will meet the requirements of § 14-16-5-8 and will not exceed the lumen allowance set forth in Table 5-8-5. The new site lighting must comply with Lighting Requirement Lz1 because it is in an MX-L zone district adjacent to a low-density residential land use.

V. Review of Proposed Site Plan

Site Plan Details/Configuration

The proposed development consists of a two-story, 7,320-square-foot annex building located along the eastern portion of the Albuquerque Museum site. Situated between the existing main museum building and 19th Street NW—just north of the primary parking lot—the annex occupies the current site of the sculpture garden. Architectural design for the addition is

intended to complement the main museum structure. To manage environmental impacts, new landscape detention basins will be integrated across the site to reduce overall stormwater runoff and capture drainage from the new building and associated hardscape.

The proposed Site Plan submittal includes an updated Overall Site Plan EPC Amendment page representing as-built conditions and the proposed new development (Sheet EPC-1A), Enlarged Site Plan showing the amended area (Sheet EPC-1B), Details Sheet (Sheet EPC-1C), Landscaping Plans and Details (Sheets EPC-2A and 2B), Grading & Drainage Plan (Sheet C-104), Utility Plan (Sheet EPC-4), and Elevations: East, West, North, and South (Sheets EPC-5 and 5A). Redline markups of the original site plan are also included to highlight the proposed amendments.

IDO §14-16-5 Development Standards

Dimensional Standards

All development must meet the standards in Subsection 14-16-5-1(D)(1) and based on IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards. The proposed development complies with the MX-L zone district development standards; front, rear and side setback requirements. The front of the new annex building is set back 21 feet from the 19th St. NW frontage and 284 feet from Its side frontage along Mountain Rd. NW. Proposed building elevations show maximum structure height at 33.5 feet tall which is well below the allowable 50-foot maximum height limit for MX-L zoned properties within Major Transit Corridor areas set forth in Table 5-1-2 for the MX-L zone district.

Site Design and Sensitive Lands:

The proposed area of work contains a large stand of mature trees, which are considered sensitive land. A site analysis shall be included with an application for subdivision or Site Plan where development on or near sensitive lands cannot be avoided, which the applicant has provided (see attachments).

Pursuant to IDO § 14-165-2(C)(1) the site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site. The City Forrester has reviewed this application.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

5-2(C)(2)(a) Arroyos

There are no Arroyos on the site.

5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas

The subject site is not within a special flood hazard area.

5-2(C)(2)(c) Irrigation Facilities (acequias)

There are no Irrigation facilities are on site.

5-2(C)(2)(d) Large stands of mature trees

Large stands of mature trees exist on the subject site and within the area of proposed work within the Site Plan. The applicant provided a sensitive lands analysis showing that there are 52 existing trees within the proposed area of work and that 38 of those existing trees would be removed through this project.

Pursuant to IDO § 14-16-5-2(C), applicants are required to consider site layout alternatives that avoid impacts to sensitive features prior to proposing mitigation. Staff explored potential avoidance strategies, including shifting the proposed building footprint to the existing surface parking area on the site. Because the property is located within a designated Major Transit (MT) Area, IDO §14-16-5-5(B)(2)(a) imposes no minimum off-street parking requirements, making a reduction or relocation of surface parking legally viable under land use regulations. See comments from the City Forrester in Appendix H.

However, full avoidance via parking lot re-siting was determined to be infeasible for the applicant due to operational requirements to maintain existing on-site parking capacity for museum patrons, logistical constraints given the advanced stage of design, and spatial configuration requirements for loading and site access. Because full avoidance of the mature tree stand cannot be achieved, IDO § 14-16-5-2(C)(4) functions as the procedural trigger that elevates the application from administrative review to a public hearing before the Environmental Planning Commission (Site Plan – EPC).

To mitigate the removal of the 38 mature trees and ensure long-term urban canopy protection, the applicant must satisfy both the sensitive lands provisions of IDO § 14-16-5-2(C) and the municipal requirements of the City Street Tree Ordinance (ROA 1994 Article 6-6). Based on technical agency feedback provided by the Parks and Recreation Department / Urban Forestry Division on September 17, 2026 (Appendix H), full compliance requires the resolution of several plan discrepancies and technical design standards prior to final administrative sign-off:

- ***Caliper-for-Caliper Replacement:*** Pursuant to ROA 1994 Article 6-6, the applicant is required to provide a 1:1 caliper inch replacement—replacing each inch of DBH (Diameter at Breast Height) removed with an equivalent cumulative total caliper inch of new, healthy replacement trees installed either on-site or off-site. The applicant must coordinate directly with the Urban Forestry Division prior to Development Facilitation Team (DFT) final sign-off to reconcile tree removal counts across all plan sheets, re-evaluate trees slated for removal, and secure approval of the final mitigation planting plan.

- ***On-Site Tree Protection Protocols:*** For the 14 mature trees designated for retention, the Site Plan and Landscaping Plan sets must be updated to include explicit construction notes establishing sturdy Tree Protection Zones (TPZs) extending at least 1 foot beyond the tree drip line during all construction activity, in accordance with IDO § 14-16-5-6(C)(12)(b).
- ***Street Canopy Optimization:*** To fulfill the street shading mandates of IDO § 14-16-5-6(A)(8), the Landscaping Plan must be modified to replace all proposed small street trees along public rights-of-way with approved large-canopy shade tree species.
- ***Infrastructure & Utility Buffers:*** The Landscaping and Utility Plans must be reconciled to guarantee that no trees or shrubs are sited within utility easements or within 10 feet of the centerline of any water, sewer, or gas main (whichever distance is greater). Any trees currently depicted over gas lines or within recorded easements must be relocated outside these restricted buffers.
- ***Municipal Protection & Liability:*** The Landscaping Plan set must incorporate a formal construction note referencing ROA 1994 § 6-6-1-9 (Responsibility for Damaging Trees on Public Property), establishing repair, replacement, and liability obligations for any public tree damage incurred during construction.

5-2(C)(2)(e) Riparian Areas

There are no riparian areas on the subject site.

5-2(C)(2)(f) Rock outcroppings

There are no rock outcroppings on the subject site.

5-2(C)(2)(g) Significant archaeological sites

There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was issued on September 15, 2026.

5-2(C)(2)(h) Steep slopes and escarpments

There are no steep slopes on the subject site.

5-2(C)(2)(i) Wetlands

There are no wetlands on the subject site.

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access to the site. The existing sidewalk along the edges of the site are to remain unchanged. Pedestrian access within the site will be modified with new 24-foot-wide sidewalk connecting 19th Street directly to the front door of the main museum

building and the new annex building. The sidewalk connecting the museum's parking lot will be re-constructed 22-foot-wide sidewalk.

The proposed site plan proposes sidewalks no less than 4 ft wide and all perimeter sidewalks and the ADA accessible path of travel meet this IDO standard.

The nearest bus stop is less than ¼ mile from the subject site west of the subject site on north/south bound Rio Grande Blvd. NW. An Albuquerque Rapid Transit (ART) stop is located approximately ½ mile southwest of the subject site.

Vehicular Access, Circulation and Parking

No changes to vehicular access or parking are proposed at this time. New bicycle racks will be installed adjacent to the new annex building in addition to the existing bicycle parking on the site.

Parking and Loading

No changes to parking and loading are proposed as part of this request. The subject site is within a Major Transit area and is therefore exempt from off-street parking

Landscaping, Buffering, and Screening

The proposed landscaping plan complies with IDO § 14-16-5-6(A)(1–8) for visually attractive desert landscaping and IDO § 14-16-5-6(D)(1) for Street Frontage Landscaping, with all new plant species adhering to the drought-tolerant City of Albuquerque Plant Palette. Per IDO § 14-16-5-6(C)(2), a minimum of 15% of the net lot area (51,952 sq. ft. based on a 346,346 sq. ft. lot) must be landscaped; the proposed amendment provides 60,911 sq. ft. (18%), exceeding the code minimum. To accommodate the new 7,320 sq. ft. annex building, the development will dismantle the existing outdoor sculpture garden along the eastern museum frontage, removing an artificial water feature, established turf grass, and a large stand of mature trees. The applicant's Sensitive Lands Analysis identifies 52 existing trees within the immediate construction footprint, 38 of which will be removed to construct the building and site improvements

Under the proposed amendment, net landscape area (excluding hardscape) is adjusted from 71,400 sq. ft. (21%) down to 60,911 sq. ft. (18%), turf area drops significantly from 41,000 sq. ft. (41% of landscape) to 19,783 sq. ft. (24%), low-water xeric landscaping increases from 30,400 sq. ft. to 41,128 sq. ft., and site hardscape decreases from 26,600 sq. ft. to 23,064 sq. ft. Site-wide, the overall number of trees on site will decrease from 187 to 163.

Street Frontage Landscaping [IDO § 14-16-5-6(D)]

Landscaping along the 19th Street NW frontage has been adjusted to meet the IDO street tree requirement, which mandates one street tree every 25 feet. Several existing trees located within 20 feet of the back of curb count toward this requirement. Four new supplemental trees are included in the landscape plan to meet the standard;

however, there are areas directly in front of the proposed annex building where utility easements prevent tree planting.

Outdoor Lighting

Outdoor lighting on the subject site complies with IDO section 5-8(A) Outdoor Site Lighting. The proposed lighting are as follows, ground mounted wall wash light fixtures, 10-foot-tall pole mounted light fixtures, and 3'-6" bollard mounted lighting. The pole and bollard mounted LED lights contain external glare shielding that prevent up-light. All outdoor lighting shall be aimed so that no light spills over onto an area 10 feet beyond the property line. Lighting in the area of work will comply with lighting output restrictions of Lighting Zone 1 (Lz1) as per Table 5-8-2 because the site is in an MX-L zone district and is adjacent to low-density residential properties.

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 MX-L zone district within Major Transit (MT) areas, which is not to exceed 50 feet, the proposed building is 33.5 feet tall, therefore, will not exceed the allowable height, therefore meets standards for building design.

Façade Design [IDO § 14-16-5-11(E)(2)]

Façades are designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels. As required by § 14-16-5-11-E(2)(b) over 30 percent of the street facing façade is composed of transparent windows. Additionally, the design includes windows on the upper floors, and, overhangs over windows. The two glass window areas are set back from the other two wall surfaces of the building to create wall plane projections and recesses.

Signs

The only proposed new sign is a wall-mounted composed of individual metal letters. The overall sign area is 12-feet wide by 6 inches high. Per IDO §14-16-5-12(D)(1), no sign permit is required.

Utilities

The new building has proposed connection to the following utilities: Fire Protection water line, sewer line, High pressure gas, electric line, and potable water line. One PNM electric pad mount transformer protected by bollards is proposed at the south side of the existing museum building. The site has existing street light poles, in the adjacent parking lot.

Grading and Drainage

The overall site has existing drainage infrastructure prior to development of this Site Plan. The Site Plan includes a conceptual grading and drainage plan for the site, which provides information on proposed conditions. New detention ponds within the landscaping are

designed to keep water from the new annex building and new hardscapes on site to the maximum extent possible.

VI. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes See Appendix E
Posted Sign	Yes	Yes Posted 09/30/2026
Published Legal Ad	Yes	Yes Published 09/28/2026
Web Posting	Yes	Yes Posted 10/08/2026

Neighborhood/Public

The Office of Neighborhood Coordination verified that there are four recognized neighborhood association (NA) within 660 ft of the subject site, the Downtown Neighborhoods Association, Historic Old Town Association, Sawmill Area Neighborhood Association, and West Old Town Neighborhood Association, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required. Notification documents are included in appendix E.

Commenting Agencies

The Planning Department's Long Range Planning Division supports the proposed request, noting that the multi-purpose Annex Building aligns with Central Albuquerque CPA policies, respects the adjacent Old Town Historic District, and strengthens cultural, educational, and youth/family programming in an Area of Change along the Rio Grande Blvd. Major Transit Corridor. External reviewing agencies reported no major objections: Albuquerque Public Schools, Bernalillo County, and the Environmental Health Department had no adverse comments or landfill-related concerns, while both the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) and Public Service Company of New Mexico (PNM) requested standard coordination, including a formal Request for Availability submittal to ABCWUA and site plan mapping/easement verification for PNM's distribution lines along 19th Street NW.

Parks and Recreation / Urban Forestry provided conditional support, subject to resolving technical site plan details and tree mitigation strategies prior to final sign-off. Urban Forestry highlighted the need to establish sturdy Tree Protection Zones (1 foot beyond the drip line), swap small street tree species for large shade trees, ensure proper 10-foot utility line separations, and resolve discrepancies in tree removal counts across plan sheets. They emphasized adherence to City Street Tree Ordinance § 6-6-1-9, enforcing a

1:1 caliper replacement ratio for removed trees, suggesting potential off-site planting locations such as Tiguex Park, and requested further review to preserve high-value mature canopy, including a heritage-status Afghan Pine currently slated for removal.

Full text of agency comments can be found in appendix H.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer is not required [IDO § 14-16-6-4(B) and Table 6-1-1].

VII. Conclusion

Recommendation

APPROVAL of Plan #: SP-2026-00078, Project # PR-2024-011037, a request for a Major Amendment of a Site Plan – EPC for the Albuquerque Museum, located on an approximately 8.5-acre parcel legally described as Tract 233 A1, Map 38, Section 18, T10N, R3E, located at 2000 Mountain Road NW, based on Findings 1-18 and subject to Conditions of Approval 1-11.

Findings, Site Plan

Plan #: SP-2026-00078

1. This is a request for a Major Amendment of a Site Plan – EPC for the Albuquerque Museum, located on an approximately 8.5-acre parcel legally described as Tract 233 A1, Map 38, Section 18, T10N, R3E, located at 2000 Mountain Road NW.
2. The purpose of the amendment is to facilitate the addition of a 7,320-square-foot multi-purpose annex building at the Albuquerque Museum. Located within an existing landscaped area between the existing museum building and 19th Street NW, the proposed annex will provide dedicated space for classrooms, educational programming, and administrative offices. The annex building is incidental to the existing museum land use. No structural modifications are proposed for the existing museum building. The proposed use is permissive under the MX-L zone district.
3. The EPC is reviewing this request as the original decision-making body on the Site Plan. Additionally, the development impacts a mature stand of trees, which requires a sensitive lands analysis [IDO § 14-16-5-2(C)(4)].
4. The Albuquerque Museum was originally established in September 1967 at the former Albuquerque Municipal Airport terminal before relocating to its current location at the intersection of Mountain Road NW and 19th Street NW. The existing museum building was designed by architect Antoine Predock and opened in 1979. In 2001, the EPC approved a Site Development Plan amendment for a major renovation and expansion [Project #01128-00754].
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance (IDO), relevant Rank 2 Facility Plans or Rank 3 plans (MRAP Master Plans,

Resource Management Plans) are incorporated herein by reference and made part of the record for all purposes.

6. 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.
7. The Albuquerque Museum was originally established in September 1967 at the former Albuquerque Municipal Airport terminal before relocating to its current location at the intersection of Mountain Road NW and 19th Street NW. The existing museum building was designed by architect Antoine Predock and opened in 1979. In 2001, the EPC approved a Site Development Plan amendment for a major renovation and expansion [Project #01128-00754].
8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 5: Land Use.

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

    The subject site is located within the Rio Grande Boulevard Major Transit Corridor. As a major civic and cultural facility, the proposed Albuquerque Museum annex expansion will potentially expand cultural offerings within an area easily accessible by public transportation.

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

    The Albuquerque Museum is a regional cultural institution, drawing visitors and students from across the Albuquerque metropolitan area and beyond. Capturing this regional civic demand within an established Area of Change and designated Major Transit Corridor avoids peripheral sprawl and directs growth to existing urban infrastructure. The proposed 7,320-square-foot annex reinforces sustainable development patterns by utilizing low-impact design elements, and concentrating new educational and workforce spaces where public transit exists.

    C. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is within an Area of Change as designated by the Comprehensive Plan. The request to amend the site plan for the addition of a museum annex building focuses growth and higher intensity land use to an area within a Major Transit Corridor and adjacent to the Old Town activity center directing change to where it is encouraged.

9. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design.

   A. GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

      The proposed site plan maintains street trees along 19th street, while constructing a multi-purpose annex building closer to the street edge to better define the pedestrian space. A new wider walkway from 19th street provides a direct linkage to the Museum from the street. A new pavilion, and stone seat walls lie within the public space outside of the museum and connect to the surrounding streetscape.

   B. POLICY 7.3.3 PLACEMAKING: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

      The Albuquerque Museum serves as an anchor institution within the Sawmill/Museum District, a distinct cultural node highlighted in the *Central Albuquerque Community Planning Area Assessment Report*. Situated alongside complementary museums, including the New Mexico Museum of Natural History and Science and Explora Science Center, the site contributes directly to a cohesive district identity. Constructing the proposed Annex building allows the museum to expand its institutional footprint and public programming.

   C. POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

      The proposed design of the museum expansion (annex building) incorporates matching earth-toned stucco materials and architectural finishes to maintain visual cohesion with the main complex. Furthermore, the closer setback and building placement intentionally frame the primary museum entrance, enhance the street wall, and establish new exterior public plazas and pedestrian gathering spaces that activate the streetscape. The annex is to be built of similar style, building materials, and massing as the existing Albuquerque Museum, and is consistent with massing and proportions are of similar proportions to structures that surround the site including the Natural History Museum and the parking structure to the north of the site. The proposed site plan increases the museum's

footprint while maintaining landscaped areas that provide shade and compliment the landscaping on the existing site.

D. GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed site plan includes building and landscape design that responds to the high desert environment. Light colored stucco finishes help the new building reflect light and heat while plantings and a new pavilion that provide shade make the site more hospitable for people using the site.

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

The proposed landscaping will reduce the amount of high-water use turf landscaping approved for the site. The selected trees for the landscape are included in the official Albuquerque Plant Palette which have been selected for being adapted to the local environment and lower water use. New planting areas incorporate storm-water retention features that are intended to keep water on-site**.**

F. POLICY 7.5.2 SITE DESIGN: Incorporate local climate conditions into site design.

The Proposed Site landscape plan takes local climate conditions into account by providing plantings that are approved in the official Albuquerque Plant Palette, incorporating structures that provide shade, and providing on-site rainwater harvesting by way of small water-detention areas within the landscape.

G. GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed site plan incorporates natural stone salvaged from the existing landscape and reduces the overall need for landscape irrigation by reducing the amount of irrigated turf grass on the site. Site grading and drainage is intended to reduce the amount of water-runoff from the site.

H. POLICY 7.6.1 STORMWATER TREATMENTS: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The landscaping plan calls for site grading around the new annex building to be focused around a series of green storm water retention ponds and planting areas. Although the peak flow of runoff is higher than the current site conditions due to increased hard surfaces, the proposed plan generally reduces runoff in regular rain events by allowing providing for on-site retention of runoff from the new building and hardscapes in new planted areas.

10. The request is consistent with the following Comprehensive Plan Goal and Policies from Chapter 11: Heritage Conservation.

    A. GOAL 11.5 CULTURAL TRADITIONS & THE ARTS: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

       The Albuquerque Museum has resided on the current site since 1979 showcasing local art and history of Albuquerque and the surrounding region. This new annex building and associated outdoor areas will provide additional space for hosting cultural events, classes, and other museum programming.

    B. 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.

       The proposed museum annex expansion strengthens the Albuquerque Museum's physical and operational footprint, reinforcing its role as a regional cultural anchor. Expanding exhibition and administrative capacity enhances the local cultural tourism sector and elevates quality-of-life amenities in the Sawmill/Museum District.

    C. POLICY 11.5.2 CULTURAL FACILITIES: Provide and maintain high-quality public, cultural, and arts facilities to best serve the Public

       Constructing a new annex directly addresses facility capacity needs by modernizing and expanding public infrastructure dedicated to art, history, and education. The addition provides enhanced space for classrooms, museum educators, and event space, directly maintaining high facility standards for a municipally owned civic institution.

    D. POLICY 11.5.3 CULTURAL PROGRAMS: Promote programs that encourage greater understanding of area history and cultural traditions.

       The additional square footage created by the proposed annex dedicated to education, museum education staff, and event space allows the museum to expand its event and educational offerings. By providing dedicated physical space for educational staffing and community programming, the expansion enhances the museum's ability showcase and interpret the region's history and diverse cultural traditions for residents and visitors.

11. The request is consistent with the following Comprehensive Plan Goal and Policy from Chapter 12: Public Facilities.

    A. GOAL 12.2 COMMUNITY FACILITIES: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural,

age, geographical, and educational groups to enhance quality of life and promote community involvement.

POLICY 12.2.2 EXISTING FACILITIES: Maintain and improve existing community facilities to better and more equitably serve the community

The proposed Museum expansion builds upon an existing municipal asset within a designated transit corridor area. Expanding the facility by adding the Annex building enhances the Albuquerque Museum's capacity to offer educational workshops, and other museum programming for residents across Albuquerque.

12. . 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.

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 5 – Land Use; Chapter 7 – Urban Design; Chapter 11 – Heritage Conservation; and Chapter 12 – Community Facilities.

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 MX-L and is not located in a previously approved NR-SU or PD zoning district; Criterion b does not apply.

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.

The request is for a major amendment to a Site Plan – EPC to expand the Primary Museum by adding a new multi-purpose annex building within an existing landscaped area between the existing museum building and 19th Street NW. The request complies with all applicable provisions of the IDO, the Development Process Manual (DPM), and other adopted City regulations. The proposed 7,320-square-foot annex fully conforms to the dimensional, setback, height, and site development standards of the MX-L zone district, and no variances or deviations are requested or required. Based on review by CABQ Traffic Engineering, a Traffic Impact Study (TIS) was not required for this application. Pursuant to IDO § 14-16-6-4(O), the EPC may impose conditions necessary to ensure full compliance prior to Development Facilitation Team (DFT) final sign-off and building permit issuance

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 served by existing infrastructure and public facility improvements. Any future capacity needs will be addressed through the Development Facilitation Team (DFT) and/or building permit process. All permits required with this request will comply with all required city standards.

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

Development on the subject site within the area of work complies with all development and use specific standards within the IDO. On-site pedestrian access is improved while existing off-street parking is not impacted. The Planning Department's Transportation Development Section reviewed the submittal and concluded that the expanded facility will not generate a significant number of new vehicular trips. Environmental impacts are mitigated through updated landscaping, including a roughly 50% reduction in high-water turf, replacement with low-water xeric plantings, along with new micro-detention ponds that provide green stormwater infrastructure to manage localized drainage

F. 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.

The subject site is not within an approved Master Development Plan; criterion (f) does not apply.

G. 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.

The subject property is not within the Railroad and Spur Small Area; no cumulative impact analysis is required

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 § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The request does not trigger new outdoor site lighting requirements. All new lighting within the site plan area of work will meet the requirements of § 14-16-5-

8 and will not exceed the lumen allowance set forth in Table 5-8-5. The new site lighting must comply with Lighting Requirement Lz1 because it is in an MX-L zone district adjacent to a low-density residential land use.

13. Proposed Site Plan Amendment

A. The proposed Site Plan consists of a two-story, 7,320-square-foot annex expansion located along the eastern portion of the Albuquerque Museum site (between the main museum building and 19th Street NW) designed to complement the existing museum architecture and enhance the facility's cultural programming. The amendment replaces the existing outdoor sculpture garden and includes a building footprint, revised outdoor gathering areas, updated landscaping, and associated site infrastructure.

B. The proposal complies with the dimensional and design standards of the MX-L zone district under IDO § 14-16-5-1 and Table 5-1-2. The annex structure reaches a maximum height of 33.5 feet (well below the 50-foot allowance for Major Transit Corridor areas) and maintains compliant setbacks. Ground-floor façades incorporate over 30 percent transparency, upper-story window overhangs, and wall plane projections and recesses to support human-scale design.

C. Pursuant to IDO § 14-16-5-2(C), the application includes a Sensitive Lands Analysis addressing 52 mature trees within the proposed construction area. While full avoidance by re-siting the building to existing parking areas was evaluated, it was determined infeasible due to operational parking needs, and advanced design constraints. Construction will require removing 38 mature trees, which will be mitigated through installation of low-water xeric landscaping on-site and required 1:1 caliper inch tree replacement in coordination with the City Urban Forester, including potential off-site plantings at Tiguex Park.

D. Landscaping & Buffering: Provided landscaping totals 60,911 square feet (18% of the net lot area), exceeding the 15% code minimum. Turf grass area is significantly reduced in favor of drought-tolerant xeric plantings adhering to the City plant palette, and supplemental street trees are provided along 19th Street NW.

E. Circulation & Access: Pedestrian connections are enhanced via new 24-foot-wide and 22-foot-wide sidewalks linking 19th Street NW and parking areas directly to building entrances. Vehicular access remains unchanged, and the site is exempt from off-street parking minimums due to its Major Transit Area designation.

F. Lighting & Signs: Site lighting utilizes LZ1-compliant shielded fixtures (wall wash, 10-foot poles, and 3.5-foot bollards) to prevent glare and light spillover. Signage is limited to a single 12-foot by 6-inch wall sign that is exempt from permit requirements per IDO § 14-16-5-12(D)(1).

G. Grading & Drainage: On-site conceptual landscape detention basins are integrated to capture and filter stormwater runoff from the new annex building and associated hardscapes.

14. At the time of application, the Traffic engineer determined that the proposal does not generate enough traffic to necessitate a traffic study.

15. The subject site contains a large stand of mature trees, constituting a sensitive land feature under IDO § 14-16-5-2(C)(2)(d). Full avoidance of the tree canopy was evaluated but determined infeasible due to operational parking needs advanced state of project design, despite the site's zero-minimum parking allowance in a Major Transit Area. Pursuant to IDO § 14-16-5-2(C)(4), the inability to avoid sensitive lands serves as the procedural trigger requiring EPC review and decision. Substantive mitigation is provided pursuant to IDO § 14-16-5-6 and Conditions of Approval 1-11 which mandate Tree Protection Zones during construction and a 1:1 caliper replacement plan approved by the Urban Forestry Division prior to DFT final sign-off.

16. The request was reviewed by the City Forester who identified specific technical requirements concerning landscape design, tree retention, and canopy replacement. Staff finds that all outstanding Urban Forestry comments, including tree protection zones during construction, street tree sizing, utility line separation, and final mitigation plantings, can be successfully resolved as administrative conditions. The applicant shall address all Urban Forestry Division comments prior to DFT final sign-off.

17. According to the Office of Neighborhood Coordination, there are four recognized neighborhood associations within 660-feet of the subject site, the Downtown Neighborhoods Association, the Historic Old Town Association, Sawmill Area Neighborhood Association, and West Old Town Neighborhood Association that were notified as required. Property owners within 100-feet of the subject site were also notified as required.

18. As of this writing, staff has not received public comments in support of, or in opposition to this request.

Conditions of Approval

Plan #: SP-2026-00078, 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 § 14-16-6-6(I)(2)(n) 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 § 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. Prior to Development Facilitation Team (DFT) final sign-off, the applicant shall coordinate directly with the Parks and Recreation Department / Urban Forestry Division to satisfactorily address and resolve all technical agency comments provided on September 17, 2026.
4. Site Plan and Landscaping Plan set shall be updated to include explicit construction notes detailing contractor responsibilities for establishing and maintaining sturdy Tree Protection Zones (1 foot beyond the drip line) during construction activity, as required by IDO § 14-16-5-6(C)(12)(b).
5. The Landscaping Plan shall be adjusted to replace any proposed small street trees with approved large-canopy shade tree species along public rights-of-way, in accordance with IDO § 14-16-5-6(A)(8) to ensure adequate street shading.
6. The Landscaping Plan set shall include a formal plan note explicitly referencing City Street Tree Ordinance § 6-6-1-9 (Responsibility for Damaging Trees on Public Property), outlining repair, replacement, and liability obligations for any public tree damage incurred during construction.
7. The Landscaping Plan and Utility Plan shall be updated to ensure no proposed trees or shrubs are located within utility easements or within 10 feet of the centerline of any water, sewer, or gas line (whichever distance is greater). Any proposed trees situated directly over gas lines or within recorded utility easements shall be relocated outside of restricted buffers.
8. The applicant shall coordinate with the Urban Forestry Division to reconcile tree removal counts across all plan sheets, re-evaluate trees slated for removal, and finalize an approved tree mitigation and replacement plan—providing one-to-one caliper inch replacement (replacing each inch of removed tree caliper with an equal total caliper inch of new trees, installed on-site or off-site)—prior to Development Facilitation Team (DFT) final sign-off.
9. Prior to Development Facilitation Team (DFT) final sign-off, the applicant shall coordinate with PNM's New Service Delivery Department to verify electric service capacity and confirm that all existing and proposed PNM distribution lines, facilities, and utility easements, specifically along the east side of 19th Street NW, are accurately depicted on the Site Plan set. No structures, canopies, or heavy metal features shall be located within recorded PNM easements without prior written agreement from PNM.
10. Prior to Development Facilitation Team (DFT) final sign-off, the applicant shall submit a formal Request for Availability to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), including an approved Fire 1 Plan and Utility Plan, and comply with any resulting infrastructure requirements.
11. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

Notice of Decision Distribution

Rebecca Wood, rebecca@dncarchitect.com

Jerry Francis, jfrancis@cabq.gov

Glen Salas, Downtown Neighborhoods Association, gsalas@sms-results.com

Benjamin Bean, Downtown Neighborhoods Association, benjamin.bean@comcast.net

Historic Old Town Association, JJ Mancini, president@albuquerqueoldtown.com

Historic Old Town Association, Zoning Group, zoning@albuquerqueoldtown.com

Sawmill Area NA, sawmillneighbor@gmail.com

Sawmill Area NA, Amanda Browne, browne.amanda.jane@gmail.com

Sawmill Area NA, David Stryker, davidwstryker@gmail.com

West Old Town NA, westoldtownna@gmail.com

West Old Town NA, Neri Holguin, neriholguin@gmail.com

West Old Town NA, Robert Norman, rnorman@sunpinehomes.com

Legal, dking@cabq.gov

Legal, acoon@cabq.gov

EPC file

VIII. Attachments

A) PHOTOGRAPHS



Figure 1: 3D Birds-eye view facing north, courtesy of Google Earth. Subject site is outlined in yellow.



Figure 2: 3D Birds-eye view facing west, courtesy of Google Earth. Subject site is outlined in yellow.



Figure 3: Southwest view from 19th Street NW facing the entrance of the Albuquerque Museum



Figure 4: West facing view along Old Town Road along the southern border of the subject site.



Figure 5: Northwest facing view from the sidewalk along 19th street facing the parking lot area.



Figure 6: North facing view from within the subject site showing the existing sidewalk along the amphitheater leading from the parking lot to the main entrance. This sidewalk and landscaped area to the right are within the area of work.



Figure 7: South facing view from within the subject site facing the parking lot area.



Figure 8: East facing view along the southern edge of the area of work and parking lot. Tigeux park is beyond the subject site across 19th street.



Figure 9: Southwestern facing view from 19th street looking toward the main entrance to the museum. Landscaped areas to the left of the sidewalk are within the area of work.



Figure 10: North facing view within the existing sculpture garden which is within the area of work.



Figure 11: South facing view from within the subject site showing an informational sign about the current sculpture garden.



Figure 12: South facing view along the main sidewalk that connects the museum entrance to the parking lot. The amphitheater is to the right. The landscaped area to the left is within the area of work.



Figure 13: West facing view from within the subject site showing existing bicycle parking.



Figure 14: Applicant sign posting along the southern frontage of the subject site at Old Town Rd.



Figure 15: Applicant sign posting along the northern frontage of the subject site at Mountain Rd.



Figure 15: Applicant sign posting along the eastern frontage of the subject site at 19th Street.

B) HISTORY

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

Date: August 24, 2001

AMENDED OFFICIAL NOTIFICATION OF DECISION

COA, Cultural Services
P.O. Box 1293
Albuq. NM 87103

FILE: 01128 00754
LEGAL DESCRIPTION: for Lot 233-A-1, The Albuquerque Museum, zoned SU-1 for Museum, Parking and Related Facilities, located on 19th Street NW between Mountain and Old Town Roads, containing approximately 7.95 acres. (J-13) Mary Piscitelli, Staff Planner

On August 16, 2001, the Environmental Planning Commission voted to approve 01128-00754, a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Development Plan Amendment for the Albuquerque Museum, 2000 Mountain Road NW, Tract 233-A-1, the Albuquerque Museum, zoned SU-1 for Museum, Parking, and Related Facilities.

2. This request furthers the goal of the *Comprehensive Plan* by demonstrating the City's reinvestment in the Established Urban Area, creating a quality urban environment that perpetuates the tradition of the identifiable, individual, but integrated Museum into both the Old Town area and the Museum district. This request offers more choice in the Museum facilities by integrating new facilities with the old. The new addition also creates a visually pleasing built environment for the Museum and its related facilities.

3. This request furthers the policies contained within the *Comprehensive Plan,* by locating the new addition to the building to the east, where the least impact on the surrounding residential neighborhood would occur.

4. This request furthers the *Comprehensive Plan* Historic Resources Goal to protect, reuse, or enhance significant historic buildings and districts, by complementing the existing facility and site, and not detracting from or impacting negatively on the Historic Zone of Old Town.

5. This subject site is not within the boundaries of a Rank II or Rank III plan. This subject site is within the Old Town Buffer Zone, which has established design criteria that is applicable to this application.

6. This request conforms to the Old Town Buffer Zone design guideline #8, in that contemporary design for new buildings and additions to existing buildings or landscaping in the 300-foot transition (Buffer) zone surrounding the Old Town Historic Zone are not discouraged. This request is compatible in massing, color, material, and character of the neighborhood buildings and its environment.

7. This request conforms to the Old Town Buffer Zone design guideline #10 in that efforts to safeguard the public welfare are incorporated in the design with wider sidewalks, strong pedestrian connections through the site, Transit and bicycle access, and location of signage.

8. A revised site plan has been submitted that incorporates agency comments from the Pre-Hearing Discussion.

9. A noise impact study has been performed for this project that concludes that the new outdoor amphitheatre has less impact on the surrounding commercial district than the existing stage.

10. A continuance of this case was approved by the EPC in July for further study on parking and tree conditions.

11. A parking needs assessment was been performed for this project for the July hearing, based on demand and visitorship to the Museum. A second parking analysis, based on land uses within the site, was developed by the agents in response to EPC's request. Zoning Code Services has responded that Parking Analysis II is consistent with the historic interpretation and application of the *Comprehensive City Zoning Code*. Visitors to Old Town can use any excess parking on the site.

12. A tree survey was performed at the EPC's request, with notes on condition of each tree on the site. A separate tree survey was performed for the Cuatro Centenario memorial that also indicates condition and removal of trees.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Parking calculations approved by the EPC shall be shown on the site plan for the DRB final sign-off.

3. Trees that are to be removed should be evaluated for replanting at either Tiguex Park or on site. Considerations for replanting should be the condition of the tree, its normal growth rate, and viability and shock during and after relocation. Consultation with a horticulturist from the City Staff may be necessary.

4. Site lighting shall be shown on the site plan. Fixtures must be 16' poles, with light fixtures that are horizontal lamps that are fully shielded so that no fugitive light escapes beyond the property line. Additional lighting, for pedestrian and ground lighting, shall be shown on the site plan.

5. The top of all rooftop equipment shall be below the top of the parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. All ground mounted equipment shall be screened by screen walls with the top of equipment below the top of the screen wall. Roof top equipment shall be painted to match the predominant building color. The roof top equipment shall not be visible from mainly the property lines and any further requirements be reviewed at DRB.

6. Further investigation of noise impact for the outdoor amphitheatre shall be performed with study locations to the south, southeast and north of the subject site, in the residential areas. Reevaluation of the conclusions of the study may be necessary, with actions for minimization in those residential areas of noise from the amphitheatre. Ambient noise of the potential 500 attendees of the outdoor events shall also be evaluated as part of the study and recommendations.

7. Public Works Conditions:
   a. Eliminate the cantilevered sign from the site design.
   b. Public drop-off area shall be used for patrons including but not limited to school groups, handicap accessible, seniors.
   c. Provision of multiple van accessible handicapped spaces is advantageous at this venue.
   d. Provision of an unobstructed pedestrian connection with Tiguex Park at the mid-block location.
   e. The public pedestrian circulation system between the street and the Museum entrance must be developed to the satisfaction of the Traffic Engineer and the City Planner.
   f. Supports for banners shall not be located in the middle of the sidewalks as per Public Works comments.

8. Compliance with revised ordinance Article 6-6-1-1 et. al, the Trees, Vegetation and Landscaping Ordinance (the City Forestry Ordinance) will be required to obtain compliance to this ordinance for permits for trees and landscape removal.

9. Russian Olive clusters on the east side of the site near the bus drop-off, and at the parking lot entry on 19th Street shall be retained.

10. Where parking fronts on streets, buffering the parking area with low walls or berms 2-3 feet tall is required, 30 inch minimum height.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **AUGUST 31, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION (S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Russell Brito

for Robert R. McCabe, AIA, APA

Planning Director

RM/MP/ac

cc: Rohde May Keller McNamara Arch., 400 Gold SW, Studio 1100, Albuq. NM 87103
Max Ramirez, Sawmill Advisory Council, 930 20th St. NW, Albuq. NM 87104
Debra O'Malley, Sawmill Advisory Council, 932 21st. NW, Albuq. NM 87104
Randy Lunsford, Carson Grande HOA, 804 Southeast Cir. NW, Albuq. NM 87104
Susan Slates, Carson Grande HOA, 2461 Northwest Cir. NW, Albuq. NM 87104
Ben Lovato, West Old Town NA, 2820 Azar Pl. NW, Albuq. NM 87104
R. Bruce Grove, West Old Town NA, 2500 Thompson Rd. NW, Albuq. NM 87104
Mark Brito, West Park NA, P.O. Box 7294, Albuq. NM 87104
Jose Simbana West Park NA, 2010 Alhambra Ave. SW, Albuq. NM 87104
Charles Villa, Historic Old Town Property Owners Assoc., 515 Maple SE, Albuq. NM 87106
Jim Hoffsis, Historic Old Town Property Owners Assoc., 2012 Plaza NW, Albuq. NM 87104
Gregory Hicks, Huning Castle NA, 400 San Pasquale SW, Albuq. NM 87104
Jim Hoffsis, Huning Castle NA, 509 Laguna SW, Albuq. NM 87104
Joe McKinney, Plaza Vieja NA, 606 17th St. NW, Albuq. NM 87104
Millie Santillanes, Plaza Vieja NA, 800 17th St. NW, Albuq. NM 87104
Perry Wilkes, Downtown NA, 718 Mountain Rd. NW, Albuq. NM 87102
Jim Barr, Downtown NA, 407 12th NW, Albuq. NM 87102
Mark Clayburgh, Wells Park NA, 1310 5th St. NW, Albuq. NM 87102
Fred Saiz, Wells Park NA, 1508 Los Tomases NW, Albuq. NM 87102
Bob Johns, 3218 Silver SE, Albuq. NM 87106

C) APPLICATION INFORMATION

ALBUQUERQUE MUSEUM

Albuquerque Museum
2000 Mountain Road NW
Albuquerque, NM 87104

Phone 505.243.7255
Fax 505.764.6546

cabq.gov/Museum

September 21, 2026

DNCA Architects
924-A Shoofly Street
Santa Fe, NM 87505

Re. Letter of Authorization from the Property Owner

To Whom It May Concern,

This Letter shall serve as authorization for DNCA LLC (architects) to act as agents for the City of Albuquerque (owner) and the Albuquerque Museum (owner) for all applications, meetings, public hearings, and other formal representation associated with the review and approval of an EPC Site Plan Major Amendment and any other land use applications related to the development of a new Annex Building at the Albuquerque Museum, 2000 Mountain Road NW, Albuquerque, NM 87104. The property is located at Tract 233-A1, Map 38, Section 18, T10N, R3E.

Sincerely,

Andrew Connors
Albuquerque Museum Director

To: Environmental Planning Commission (EPC)

From: DNCA Architects

Date: September 30, 2026

Subject: Site Plan EPC – Major Amendment
Project #SP-2026-00078
Albuquerque Museum
2000 Mountain Road NW
Justification Letter per IDO§ 14-16-6-6(I)(3)

This is a request to the Environmental Planning Commission (EPC) to review a Major Amendment to a Site Plan EPC for the Albuquerque Museum, located at 2000 Mountain Road NW, and at Tract 233-A1, Map 38, Section 18, T10N, R3E. The proposal would amend the Site Plan with the construction of a new Annex building between the existing Museum and 19th Street NW. The new Annex will be built in an existing landscaped area, and no changes to existing buildings or parking are proposed.

Project Background

The Albuquerque Museum is a municipal museum that operates within the City of Albuquerque's Department of Arts and Culture. It was founded in 1967 by community members who wanted to preserve and celebrate Albuquerque's unique culture, art, and history. Today its permanent collection and educational outreach make it unique within the City.

The Museum's home has grown and evolved alongside its mission and collections. It initially operated out of the old Albuquerque Municipal Airport but moved to its current site near Old Town upon the completion of a dedicated permanent building in 1979. This structure housed collections storage, galleries, administrative spaces, and a small classroom, alongside a dedicated sculpture garden. A major expansion in 2005 reflected the Museum's growing curatorial and visitor needs and expanded gallery spaces, lobby, and visitor services. An outdoor amphitheater was added, parking was moved and expanded, and the landscape redesigned. The current Site Plan, approved by the EPC in 2002, reflects this expansion.

The proposed Site Plan Amendment will update this Site Plan with a new Annex building that will allow the Museum to continue to expand and evolve its public programming. Albuquerque Museum art and history education programs serve thousands of children each year with the Magic Bus program, after school art classes, and weekend family art workshops, but programming is currently limited by a lack of dedicated education space. The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum site, accessory to the existing building. The proposed 7,320 sf Annex will more than double the Museum's dedicated public program spaces with a lobby, classroom, and offices for museum educators. Outdoor roof terraces can serve as additional classrooms or as event spaces overlooking the amphitheater. The Annex will allow the museum to expand out-of-school programming for youth and families and will provide a free resource for underserved communities with new creative arts programs for vulnerable teens, adults, and seniors. The existing landscape, installed in 2004, will be updated with new native planting areas, green water infrastructure, visitor seating, and pedestrian paths. The museum plans to further expand its programming capacity with a future Phase 2 Annex, not included in this application.

The Museum will remain open during construction, and no change to existing structures is proposed. No code deviations, variances, or waivers are requested. Parking will not be reduced or changed, and a review by city staff found that the proposed uses will not generate significant additional traffic. The proposed work will be limited to about an acre of the eight-acre site.

IDO§ 14-16-6-6(I)(3) Review and Decision Criteria

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

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

Response: The site plan amendment is consistent with the ABC Comp Plan, and in particular with the goals and policies below.

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

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

> **Response**: The proposed Annex and Site Plan amendment will capture regional growth within the Major Transit Corridor by increasing the built density of the area with infill development, and it will help shape sustainable development by encouraging multi-modal connectivity within the district with its site design and orientation toward pedestrian and bicycle traffic.
>
> The Albuquerque Museum site falls within the Rio Grande Blvd Major Transit Corridor Area. Per the Comp Plan, Major Transit Corridors should prioritize density, walkable connections, and a safe and attractive pedestrian environment. As infill development within the existing Museum site, the Annex building will add density to the district while increasing the concentration of cultural attractions in the neighborhood.
>
> The proposed landscape updates around the Annex will reinforce pedestrian connections between the Museum, the Rail Trail spur along 19th Street NW, and Old Town next door. These updates include new pedestrian paths, broader connections to public sidewalks, new bike racks, and new pedestrian-orient spaces with seating and shade. The site will be a neighborhood-oriented public space designed for teaching, for gathering, for pedestrians, and for multi-modal access.
>
> Though not located within the Old Town Activity Center next door, the Albuquerque Museum site is an integral part of the pedestrian-oriented neighborhood served by Old Town, and the connections are visible and impactful. The Museum's parking lot serves Old Town and its walking paths connect with and lead into Old Town, and the proposed site updates will reinforce these links.

POLICY 5.1.11
Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

> **Response**: The Site Plan amendment balances the competing needs of multiple modes of travel by maintaining existing vehicle parking and visitor bus access while improving connections to existing sidewalks and orienting new site access toward the Rail Trail. The existing landscape paths do not directly connect the entrance of the Museum with nearby 19th St. NW. Pedestrians must divert around an inset water feature running North-South through the site, while the path from the parking lot is given visual priority. The proposed design creates a broad new accessible path directly connecting the Museum entrance with the public sidewalk, and the Annex building is designed and oriented to

welcome visitors directly from 19th St. NW. This visible re-orientation toward pedestrian traffic encourages multiple modes of travel and will help make the area become more mixed-use and pedestrian-oriented over time.

This new path will also make a strong connection to to the Rail Trail. In 2024 the Rail Trail was extended to the corner of Mountain Rd NW and 19th St NW, at the Northeast corner of the Museum's site, and it is projected to continue down 19th St NW directly adjacent to the site.

Improved connections to foot and bike traffic in turn reinforce multi-modal connections to various nearby transit connections. The Albuquerque Museum site falls within the Rio Grande Blvd Major Transit Corridor Area, and existing and new site paths make direct pedestrian connections to this Area. While the site is not located within any Activity Center, Main Street Corridor, or Premium Transit area, it is adjacent to the Old Town Activity Center and within ¼ mile (1,320 ft) of both the Central Ave Main Street Corridor Area and the Old Town Station Premium Transit Area and will certainly experience additional traffic from this proximity.

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

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

Response: The proposed Site Plan falls within an Area of Change. By increasing infill density with a new cultural attraction, it achieves the goal of focusing growth and more intense development within the designated Area. The new space provided by the Annex will allow the Museum to expand its education staff and volunteer programs, which also aligns with the goal that development within Areas of Change benefit job creation.

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

POLICY 7.3.3
Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

Response: The neighborhood around the Albuquerque Museum is unique for its density and variety of museums and cultural resources serving locals and tourists alike. A primary aim of the proposed Site Plan amendment is to deepen connections to this unique cultural context. The new Annex will reinforce the neighborhood's sense of place and strengthen its district's identity as a cultural hub by increasing the Museum's capacity for educational programming.

Like its neighbors the New Mexico Museum of Natural History and Science, Explora Science Center, and Old Town, the Albuquerque Museum is a cultural destination. Despite the space limitations of its existing building, the Museum already serves thousands of children each year with its Magic Bus program, after school art classes, and weekend family art workshops. The proposed Annex will allow the expansion of these programs and will reinforce the neighborhood's identity as a cultural and arts center within the city.

POLICY 7.3.4
Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Response: The new Annex building described in the proposed Site Plan amendment is compatible with the style, materiality, and scale of its surroundings, and it maintains the existing streetscape relationship of other buildings on its block. The materials and massing of the new education Annex echo those of the existing Albuquerque Museum building: simple stucco masses with punched windows are connected by zones of glass that bring natural daylight inside. Natural stone benches in the proposed landscape are directly inspired by the existing Museum's travertine cladding. The massing of the Annex is set to two stories, which blends between the scale of the taller existing Museum building and the nearby residential area defined by one- and two-story houses.

The proposed Annex is set back from the sidewalk by a landscape buffer zone of at least 21 ft, following the pattern of building setbacks of the block in which it is located. Adjacent sidewalks are broad, ranging from 7 ft to 9 ft in width. The landscape buffer contains existing trees to be preserved along with new trees along the sidewalk, climate-appropriate plantings, and site seating, following the existing streetscape pattern around the block.

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

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

Response: The proposed Site Plan's landscape responds to the high desert environment by reducing water use and increasing native biodiversity with low-water xeriscape plantings. A majority of the area within the the proposed zone of work currently contains high-water turf. The proposed landscape will replace this with low-water xeriscape, resulting in an 50% reduction in the amount of high-water turf across the entire Museum site.

New and existing trees along 19th St NW will provide afternoon shade to the sidewalk and soften the edge of the site. Within the site, trees surround and define an outdoor room at the new entry plaza connecting the Annex entrance and the existing Museum entrance. West of the Annex entrance, a desert willow was specifically selected to anchor the corner of the new building as a living piece of sculpture.

POLICY 7.5.2
Site Design: Incorporate local climate conditions into site design.

Response: The proposed Site Plan's landscape incorporates local climate conditions into site design by using durable materials and planning outdoor spaces around shade, sun, and rain. Building overhangs provide shelter at all primary building entrances, provide shade at glazing, and prevent glare from window glass. A steel pavilion South of the Annex is designed to support seasonal shade sails, and is also designed to be disassembled and repurposed within the structure of a future building phase. Site seating along major site pathways will be greatly expanded with new stone benches and repurposed sculptural rocks from the existing landscape.

Goal 7.6 Context-Sensitive Infrastructure
Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

POLICY 7.6.1
Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

> **Response**: The proposed Site Plan makes use of site-appropriate stormwater treatment techniques by orienting the plantings and site grading around green stormwater infrastructure. Stone benches surrounding the building and plaza double as low retaining walls, creating micro-detention areas to collect and direct stormwater flow across the site. Plantings are concentrated along this stormwater path, helping slow the flow, reduce erosion, and make use of rainwater onsite. Permeable paving is used across the entire plaza South of the Annex to further maximize water retention and reduce runoff.

Goal 11.5 Cultural Traditions & the Arts
Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

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.

> **Response**: The proposed Site Plan amendment will promote arts and culture and contribute to quality of life for its community by increasing access to art classes and programming. The Museum is a cultural landmark anchoring the Central Albuquerque CPA and the immediate Old Town neighborhood, an area unique in the city for its density of Museums and cultural institutions. The proposed Annex will reinforce this key asset by expanding community access to its collections and programs. New dedicated art classrooms within the Annex will double education space within the existing Museum building, and covered rooftop spaces will expand the ability to host community events and classes and will further increase the community's access to arts programming.

POLICY 11.5.2
Cultural Facilities: Provide and maintain high-quality public, cultural, and arts facilities to best serve the public.

> **Response**: The proposed Site Plan amendment will maintain and expand the existing Albuquerque Museum's public, cultural, and art facilities by allowing expansion of existing hands-on art programs in the new Annex building. Current education programming is limited by a lack of dedicated space; galleries and multi-purpose spaces in the existing Museum are used for different events throughout each day, requiring staff and volunteers to set up and break down furniture for each new use. The timing of classes must be coordinated with other events in the museum, and activities must be weighed against the cleanup involved.
>
> The Annex's new classroom and event spaces will provide dedicated state-of-the-art facilities for ongoing art projects and will allow the Museum to expand its class offerings. Increased storage will allow weekly classes to pick up projects where they left off. Children can explore messy art materials without the need to immediately prepare the same space for a different event. Expanded hours, after school events, and weekend classes will lower the bar of access for children and families.

POLICY 11.5.3
Cultural Programs: Promote programs that encourage greater understanding of area history and cultural traditions.

Response: In addition to hands-on art classes, the expanded facilities in the proposed Site Plan amendment will promote multi-disciplinary classes and programs that encourage greater understanding of Albuquerque's unique history and cultural traditions. The Museum was founded with the specific goal of preserving and celebrating Albuquerque's unique culture, art, and history. By expanding educational facilities on the same campus, students and visitors will have the opportunity to experience the Museum's galleries and collections and participate in art-making during the same visit. This multi-layered exploration will enrich visitors' understanding of Albuquerque's culture and history.

In reflection of the art and history displayed within the Museum, the Annex itself will act as a canvas to introduce visitors and passers-by to Museum exhibits and the work of local artists. The exterior stucco walls are designed to host temporary rotating murals and wall art, with the aim of bringing familiarity and understanding of local art, culture, and history to a larger audience.

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 subject property and any related development agreements and/or regulations.

Response: The site is not under any NR-SU or PD zoning.

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.

Response: The site is zoned MX-L, and the proposed project is consistent with the standards of this zone. The proposed uses - Museum, Community Center, Education, and Office - are allowed as primary MX-L uses per IDO Table 4-2-1. Within MX-L, these uses are not limited in area (IDO 4-3(C)). The proposed Annex building complies with IDO dimensional standards for its zone and does not request any deviations or variations, as outlined in the table below.

Standard	**MX-L Zone Req.**	**Proposed**	**IDO Ref.**
Front setback, minimum	5'	21'-2"	Table 5-1-2
Side setback, minimum	5'	284'	Table 5-1-2
Rear setback, minimum	15'	n/a	Table 5-1-2
Building height, maximum	38'	33'-6"	Table 5-1-2
Wall / Fence height, max	3 ft @ street 8 ft @ other	n/a 2' typical, 2'-6" max	Table 5-7-1

Site lighting within the area of work will comply with the requirements of IDO section 5-8 for Lighting Zone 1 per Table 5-8-2. As described on sheets EPC 1B and EPC 1C, light bollards are 3'-6" in height (4' max per IDO Table 5-8-1) and light poles are 10'-0" in height (25' max).

As detailed and noted on EPC 5, proposed signage complies with material, area, and location requirements of IDO 14-16-5-12.

The site is located within an Area of Change in the Central ABQ Community Planning Area (CPA) by the ABQ Comprehensive Plan and within the Rio Grande Blvd Major Transit Corridor Area. It is not located in an Overlay Zone, a Main Street Corridor Area (MS), Premium Transit Station Area (PT), or an Urban Center (UC). The proposed Site Plan amendment complies with the requirements and standards of these zones, along with those of the IDO, the DPM, and the ABC Comp Plan.

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 maximum extent practicable.

Response: The proposed Site Plan amendment will have minimal impact on existing street and sidewalk systems. The Museum does not expect the new Annex to generate significant additional traffic above existing levels. The proposed education, event, and office uses already occur within the existing Museum, but they currently lack dedicated spaces. The need to set up and tear down a single room for different scheduled activities is a major inefficiency the Annex seeks to solve. While the new area will allow expansion of existing programs beyond peak hours, existing street and sidewalk systems will be sufficient to serve future visitors.

No change is proposed to existing on-site parking. The site is within a Major Transit (MT) area, so minimum off-street parking requirements do not apply per IDO §14-16-5-5(B)(2)(a). Existing parking will fulfill the ADA requirements and will continue to accommodate the expected site traffic.

Improved pedestrian and bicycle site access and will tap into the area's existing multi-modal transit network, further alleviating traffic impacts. Rail Trail improvements were constructed along Mountain Road NW in 2024, including improved connections to the Albuquerque Museum site, and a planned future Rail Trail extension passes next to the Annex along 19th St. NW. The proposed work orients a broad new accessible path toward this future Rail Trail spur, connecting the existing drop-off on 19th St. NW and the Museum's existing front door. New and existing bike parking will accommodate 24 bicycles.

The proposed design has minimized impacts to drainage systems by maintaining landscape area, minimizing impervious hardscape, and integrating micro-detention drainage throughout the new landscape, with a net reduction in hardscape across the site from 26,600 sf existing to 23,064 sf proposed. These design choices were made to mitigate any burden on existing drainage systems.

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

Response: The proposed Site Plan mitigates adverse impacts. Site access for visitors is improved and parking is preserved. The existing landscape, installed in 2004, will be updated with low-water xeric plantings. Existing trees will be preserved wherever possible, and additional trees will be planted where easements permit. These changes will result in a site-wide reduction of high-water turf area by about 50%. New micro-detention ponds will provide new green stormwater infrastructure and help manage drainage across the site.

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.

Response: The proposed site is not within an approved Master Development Plan Area.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Response: The proposed site is not within the Railroad and Spur Small Area per the IDO interactive map.

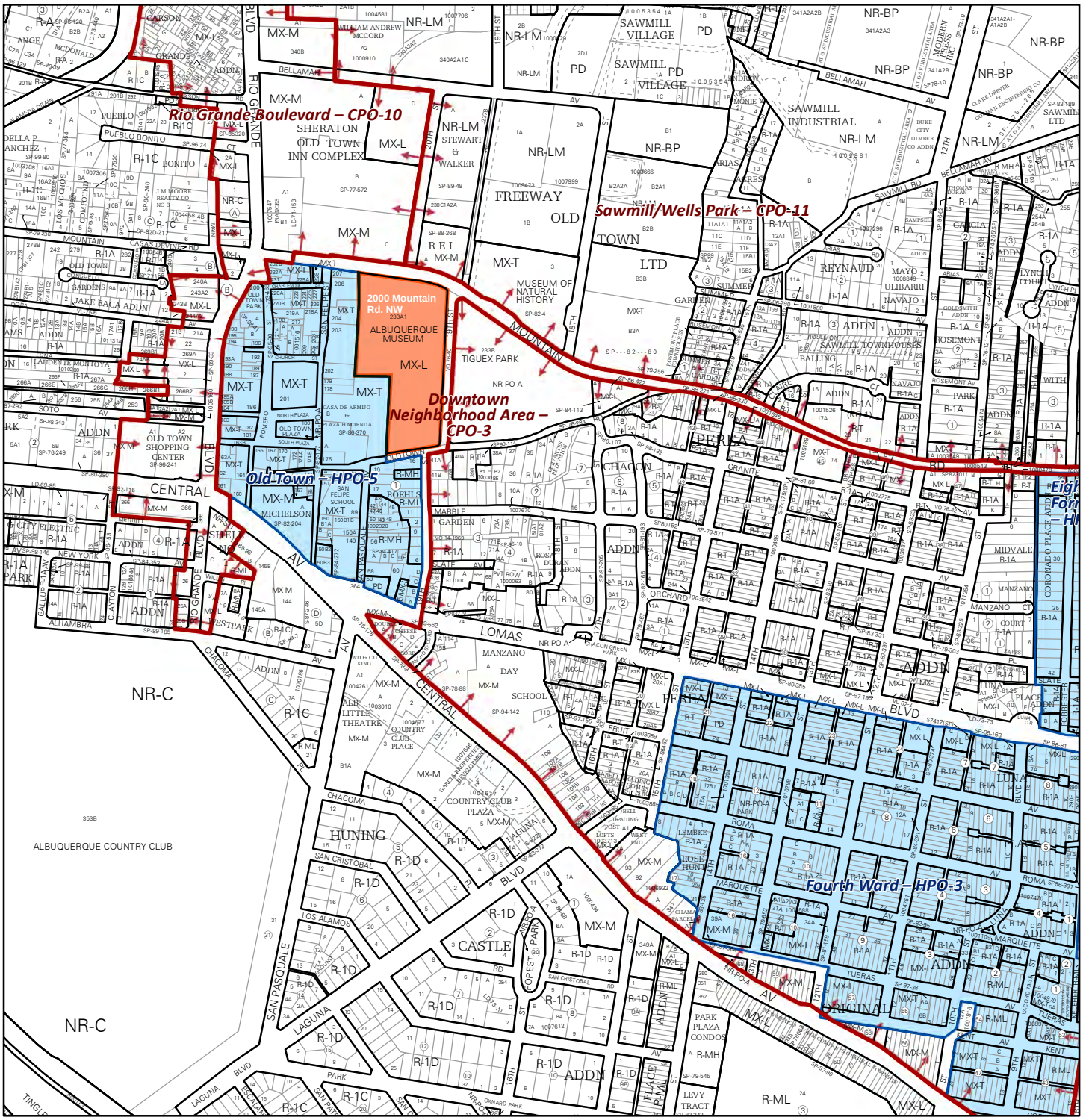
6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Response: The proposed site is not within the Railroad and Spur Small Area per the IDO interactive map.

As described above, the proposed Site Plan complies with the relevant Review and Decision Criteria outlined IDO§ 14-16-6-6(I)(3). DNCA and the Albuquerque Museum respectfully request approval of this amendment to the Site Plan EPC.

Thank you,

Rebecca Wood



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

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:
J-13-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

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Albuquerque Museum Annex

Zone Atlas Page: J-13-Z DFT/DHO #: tbd BP #: _____

Development Street Address: 2000 Mountain Rd. NW, Albuquerque, NM 87104

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: DNCA Architects Contact: Rebecca Wood

Address: 924-A Shoofly Street, Santa Fe, NM 87505

Phone#: 5052554033 E-mail: rebecca@dncarchitect.com

Development Information

Build out/Implementation Year: 2027

Existing Use: Art Museum, Event Space, Education

Describe Proposed Development and Uses:

The proposed new building on the site of the Albuquerque Museum will create additional spaces for community gathering, events, and education to better accommodate the Museum's current programming.

Uses are not proposed to change. Visitors will continue to arrive as they do now, via school bus dropoff or parking lot. The data below describes the new building only.

Days and Hours of Operation (if known): Museum hours are 9-5 Tu-Su, annex will have similar hours

Facility

Building Size (sq. ft.): 7470

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 300

Expected Number of Employees (if known):* 3

Expected Number of Delivery Trucks/Buses per Day (if known):* 2-3 buses

Trip Generations during PM/AM Peak Hour and ITE # (if known):*

Driveway(s) Located on: Street Name 19th St. NW

Adjacent Roadway(s) Posted Speed: Street Name 19th St. NW Speed 25

Street Name Mountain Rd. NW Speed 18

** 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 (e.g. Main Street, Major Transit, N/A): Rio Grande Blvd Major Transit Corridor
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Major Collector (Mountain Rd. NW)
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

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

Adjacent Roadway(s):

Name: 19th St. NW Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Name: Mountain Rd. NW Traffic Volume: 2330-3650 Volume-to-Capacity Ratio (v/c): 0.19-0.83

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : ABQ Ride (Menaul), ART Red/Green Nearest Transit Stop(s): Old Town Station (Central & Rio Grande)
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: Approx. 60' to Premium Transit Station Area
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Existing Bike Boulevard @ Mountain Rd NW, Proposed Paved Trail @ 19th St NW, Old Town Rd NW (Rail Trail connection)
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure:
Sidewalk and buffer width : DPM Table 7.2.29

Mountain Road NW = Major Collector outside Center, no change proposed. Sidewalk 6ft min, no existing buffer, min 15' landscape within sidewalk.
19th St NW & Old Town Rd NW = local, no change proposed. Sidewalk 6-8ft min, no existing buffer outside sidewalk, min 15' landscape within sidewalk.

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

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 [x]

Thresholds Met? Yes [ ] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes: The proposed use does not generate enough traffic for a study

Ernest Armijo
TRAFFIC ENGINEER

4/29/2026
DATE

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 15, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR2024-011037, AC-2026-00018
Agent:	Rebecca Wood, DNCA Architect
Applicant:	City of Albuquerque
Legal Description:	UPC #101305820036221507 / 2000 Mountain Road NW, Albuquerque, NM 87104
Zoning:	MX-L
Acreage:	7.9495
Zone Atlas Page(s):	J-13-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

The art museum has been in this location since 1979. There are no known archaeological sites within the property and no concerns raised by commenting agencies.

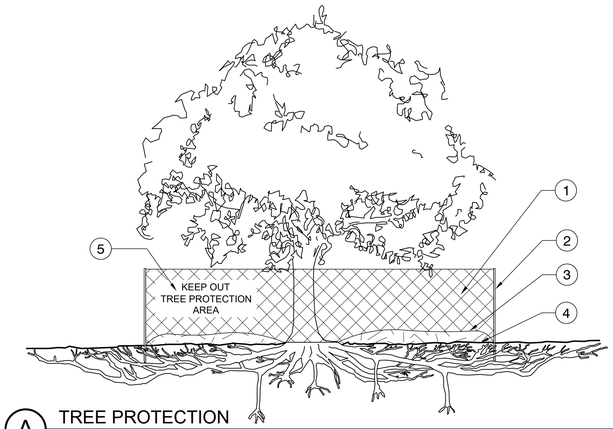
Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

Douglas H. M. Boggess, MA, RPA 9-15-2026
Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services



A TREE PROTECTION
1/4" = 1'-0"

1. TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR: ORANGE. STEEL POSTS SHALL BE INSTALLED AT 8' O.C.
2. 2" X 6' STEEL POSTS OR APPROVED EQUAL.
3. 5" THICK LAYER OF ORGANIC MULCH. CONTRACTOR SHALL SUBMIT CUT SHEET WITH INFORMATION ON MAKEUP OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
4. MAINTAIN EXISTING GRADE WITHIN TREE PROTECTION FENCE.
5. 8.5" X 11" LAMINATED SIGN SPACED EVERY 50' ALONG THE FENCE.

GENERAL NOTES

A. TREE PROTECTION FENCING SHALL BE INSTALLED IN A CONTINUOUS LOOP ALONG THE DRIPLINE OF THE EXISTING TREE. WHERE SITE ALLOWS, EXTEND THE TREE PROTECTION FENCING OUTWARD BEYOND THE DRIPLINE. DRIPLINE IS MINIMUM ACCEPTABLE DISTANCE. SEE PLANTING PLAN.
B. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
C. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
D. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
E. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION FENCE.

P-AL-16

LEGEND

- LOD — LIMITS OF DISTURBANCE
- SD — STORM DRAIN
- CB — CATCH BASIN
- UGE — UNDERGROUND ELECTRICAL
- PB — PULL BOX
- CO — CLEANOUT
- W — WATER LINE
- FO — FIBER OPTIC
- GAS — GAS
- SS — SANITARY SEWER
- PROPERTY LINE
- LANDSCAPE BUFFER
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED SIDEWALK
- EXISTING TREE TO REMAIN (DASHED LINE=CRITICAL ROOT ZONE)
- EXISTING TREE TO BE REMOVED

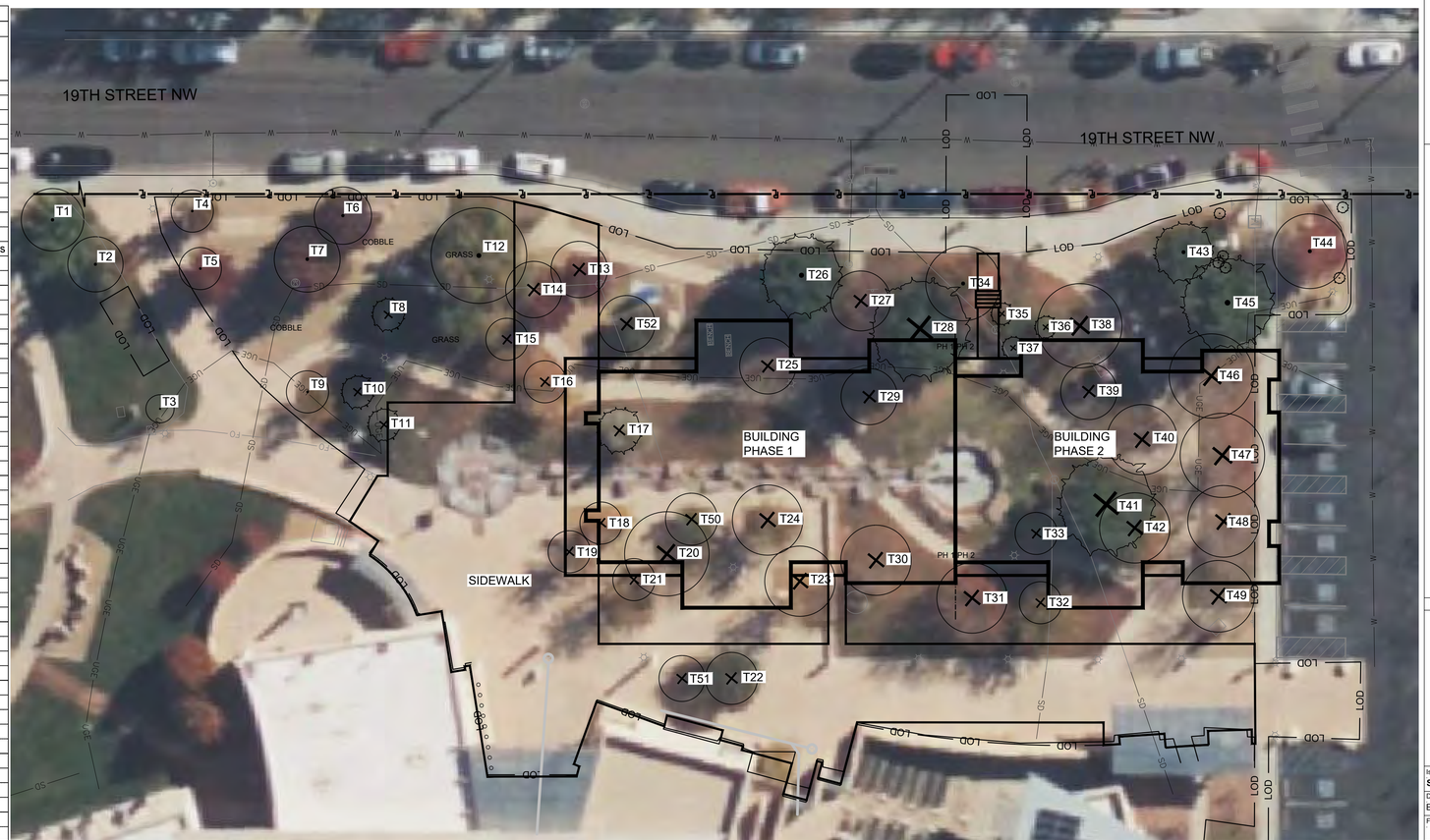
SENSITIVE LANDS TABLE

Feature	Present on Site
Floodplains and flood hazard areas	No
Steep slopes	No
Unstable soils	No
Wetlands (constant supply of water)	No
Arroyos	No
Irrigation facilities (Acequias)	No
Escarpment	No
Rock outcroppings	No
Large stands of mature trees	Yes
Archeological sites	No

TREE INVENTORY - PHOTOS ON FOLLOWING PAGES

EXISTING TREES: All present except T12 were planted during the 2002 Museum expansion project. Refer to Record Drawings for Planting Plans.
* Indicates regionally native species

ID	DBH (INCHES)	BOTANIC	COMMON	CONDITION	STATUS	JUSTIFICATION	NOTE
T1	13	**Quercus buckleyi*	Texas Oak	Good	Remain	NA	Outside project LOD
T2	9	**Quercus buckleyi*	Texas Oak	Fair	Remain	NA	Outside project LOD
T3	5	**Fraxinus oxycarpa*	Raywood Ash	Good	Remain	NA	Outside project LOD
T4	6	**Quercus buckleyi*	Texas Oak	Good	Remain	NA	See Tree Protection detail A/L-100
T5	10	**Quercus buckleyi*	Texas Oak	Good	Remain	NA	See Tree Protection detail A/L-100
T6	10	**Quercus buckleyi*	Texas Oak	Good	Remain	NA	See Tree Protection detail A/L-100
T7	10	**Quercus buckleyi*	Texas Oak	Fair	Remain	NA	See Tree Protection detail A/L-100
T8	3	*Vitex agnus-castus*	Vitex	Poor	Remove	Poor condition	
T9	8	**Robinia pseudoacacia*	Black Locust	Fair	Remain	NA	See Tree Protection detail A/L-100
T10	5	*Vitex agnus-castus*	Vitex	Poor	Remove	Poor condition	
T11	5	*Vitex agnus-castus*	Vitex	Poor	Remove	Poor condition	
T12	16	*Platnus x hispanica*	London Planetree	Fair	Remain	NA	Shown as existing on the 2002 development plans
T13	7	**Quercus buckleyi*	Texas Oak	Good	Remove	Within sidewalk footprint	
T14	7	**Quercus buckleyi*	Texas Oak	Good	Remove	Within sidewalk footprint	
T15	7	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Proximity to proposed sidewalk	
T16	7	**Robinia pseudoacacia*	Black Locust	Poor	Remove	Within sidewalk footprint	
T17	8	**Sambucus caerulea* "Mexicana"	Mexican Elder	Very Poor	Remove	Within building footprint -PH1	
T18	7	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Within building footprint -PH1	
T19	7	**Robinia pseudoacacia*	Black Locust	Good	Remove	Within sidewalk footprint	
T20	14	**Robinia pseudoacacia*	Black Locust	Excellent	Remove	Within building footprint -PH1	
T21	6	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Within sidewalk footprint	
T22	3	*Vitex agnus-castus*	Vitex	Poor	Remove	Within sidewalk footprint	
T23	8	**Robinia pseudoacacia*	Black Locust	Good	Remove	Proximity to building-PH1	
T24	11	**Robinia pseudoacacia*	Black Locust	Excellent	Remove	Within building footprint -PH1	
T25	10	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH1	
T26	27	*Pinus eldarica*	Afghan Pine	Excellent	Remain	NA	See Tree Protection detail A/L-100
T27	10	**Quercus buckleyi*	Texas Oak	Poor	Remove	Poor condition	
T28	24	*Pinus eldarica*	Afghan Pine	Good	Remove	Proximity to building-PH1	
T29	8	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Within building footprint -PH1	
T30	8	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH1	
T31	13	**Fraxinus oxycarpa*	Raywood Ash	Excellent	Remove	Proximity to building - PH2	
T32	12	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Proximity to building - PH2	
T33	6	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Within building footprint -PH2	
T34	12	**Quercus buckleyi*	Texas Oak	Good	Remain	NA	See Tree Protection detail A/L-100
T35	3	*Vitex agnus-castus*	Vitex	Poor	Remove	Poor condition	
T36	3	*Vitex agnus-castus*	Vitex	Poor	Remove	Proximity to building - PH2	
T37	3	*Vitex agnus-castus*	Vitex	Poor	Remove	Proximity to building - PH2	
T38	13	**Fraxinus oxycarpa*	Raywood Ash	Fair	Remove	Proximity to building - PH2	
T39	10	**Fraxinus oxycarpa*	Raywood Ash	Fair	Remove	Within building footprint -PH2	
T40	12	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH2	
T41	26	*Pinus eldarica*	Afghan Pine	Good	Remove	Within building footprint -PH2	
T42	6	**Robinia pseudoacacia*	Black Locust	Fair	Remove	Within building footprint -PH2	
T43	16	*Pinus eldarica*	Afghan Pine	Good	Remain	NA	See Tree Protection detail A/L-100
T44	12	**Fraxinus oxycarpa*	Raywood Ash	Good	Remain	NA	See Tree Protection detail A/L-100
T45	16	*Pinus eldarica*	Afghan Pine	Excellent	Remain	NA	See Tree Protection detail A/L-100
T46	12	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH2	
T47	10	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH2	
T48	9	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Within building footprint -PH2	
T49	9	**Fraxinus oxycarpa*	Raywood Ash	Good	Remove	Proximity to building - PH2	
T50	4	*Vitex agnus-castus*	Vitex	Fair	Remove	Within building footprint -PH1	
T51	5	*Vitex agnus-castus*	Vitex	Fair	Remove	Within sidewalk footprint	
T52	9	*Vitex agnus-castus*	Vitex	Good	Remove	Within limits of grading	



0 20 40 feet
1" = 20'

NORTH

B SENSITIVE LANDS ANALYSIS PLAN
1"=20'-0"

STATE OF NEW MEXICO
WILLIAM JUDSON MOSES
NO. 479
REGISTERED LANDSCAPE ARCHITECT
09/02/26

Consultant
anthropolus
PHO: 505-548-8800
WEB: anthropolo.com
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **September 3, 2026**
Plot Date:
Drawn by: ER
Checked by: WM
File:
Set: **EPC MAJOR AMENDMENT**
Sheet Title: **SENSITIVE LANDS ANALYSIS**
Sheet: **L-001**


T1


T2


T3


T4


T5


T6


T7


T8


T9


T10


T11


T12


T13


T14


T15


T16


T17


T18


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T31


T32


T33

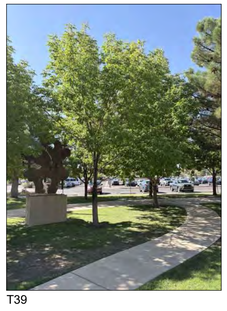

T34


T35


T36


T37


T38


T39


T40

T41

T42

T43

T44

T45

STATE OF NEW MEXICO
WILLIAM YUNSHIN MOSES
No. 479
REGISTERED LANDSCAPE ARCHITECT
09/02/26

Consultant

anthropolis
PHO: 505-548-8800
WEB: anthropop.com
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102

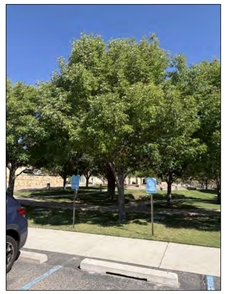
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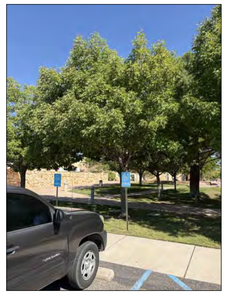
ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

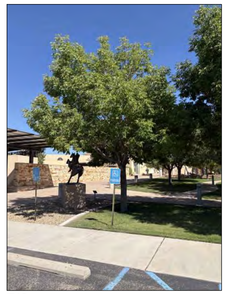
Date	Issue

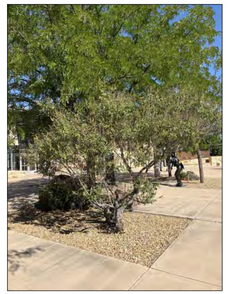
Issue Date: **September 3, 2026**	Plot Date:
Drawn by: ER	Checked by: WM
File:	
Set: **EPC MAJOR AMENDMENT**	
Sheet Title: **SENSITIVE LANDS ANALYSIS**	
L-002	
Sheet:	


T46


T47


T48


T49


T50


T51


T52



Consultant

anthropolis
PHO: 505-548-8800
WEB: anthropolp.com
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

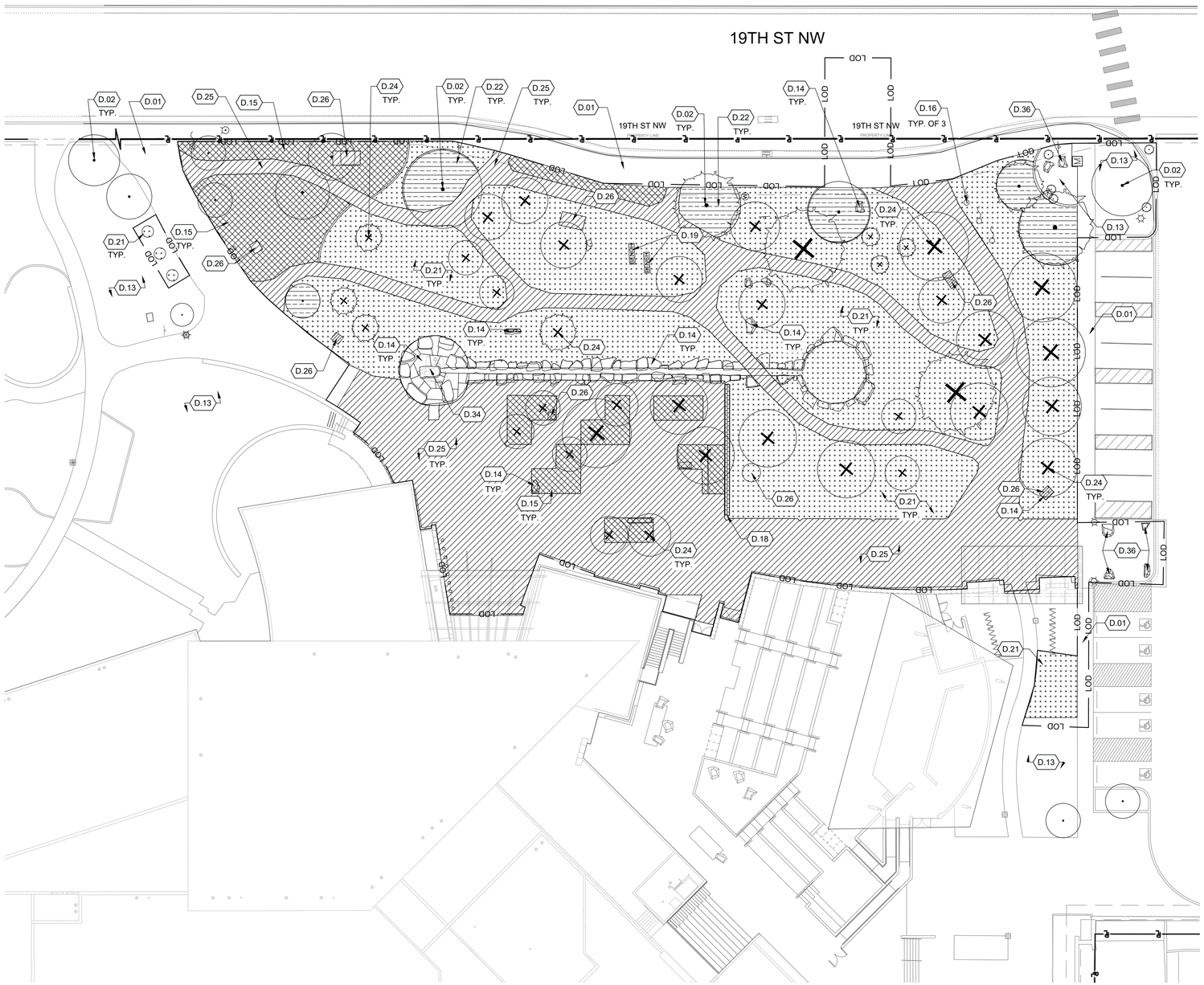
ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **September 3, 2026**
Plot Date:
Drawn by: ER
Checked by: WM
File:
Set: **EPC MAJOR AMENDMENT**
Sheet Title: **SENSITIVE LANDS ANALYSIS**

L-003

Sheet



A DEMOLITION PLAN

1"=20'-0"

NORTH

0 20 40 60 80 feet

1" = 20'

DEMOLITION GENERAL NOTES

A. ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION - MUD, DUST, DEBRIS, AND GRAFFITI FREE AT ALL TIME.

B. CONTRACTOR SHALL FILL AND COMPACT ALL VOIDS CREATED BY DEMOLITION WORK WITH CLEAN BACKFILL MATERIAL. BACKFILL SHALL BE COMPACTED TO 85% MODIFIED PROCTOR IN LANDSCAPE AREAS AND 95% IN PAVED AREAS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION VERIFICATION, SUPPORT, AND PROTECTION OF ALL ABOVEGROUND AND UNDERGROUND UTILITIES TO REMAIN IN PLACE INCLUDING ANY UTILITIES NOT INDICATED ON CONTRACT DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO LOCATE UNDERGROUND UTILITIES PRIOR TO COMMENCING THE DEMOLITION WORK. ANY DAMAGE TO EXISTING UTILITIES, INCLUDING THOSE NOT INDICATED ON THE CONTRACT DRAWINGS, RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

D. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING TREES DESIGNATED AS TO REMAIN FROM DAMAGE BY CONSTRUCTION OPERATIONS. ANY TREE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED WITH A TREE OF THE SAME SPECIES AND SIZE. IF SIZE OF EXISTING TREE IS NOT AVAILABLE CONTRACTOR SHALL REPLACE WITH A 2" CAL. TREE (DECIDUOUS) OR 6' HT. TREE (EVERGREEN) AND SHALL PROVIDE A CREDIT TO THE OWNER FOR THE MONETARY DIFFERENCE IN VALUE. ANY SHRUB DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED BY A SHRUB OF THE SAME SPECIES AND SIZE. IF SIZE OF EXISTING SHRUB IS NOT AVAILABLE CONTRACTOR SHALL REPLACE WITH A 5-GAL SHRUB AND SHALL PROVIDE A CREDIT TO THE OWNER FOR THE MONETARY DIFFERENCE IN VALUE.

E. REFER TO ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, INCLUDING 201 CLEARING AND GRUBBING.

DEMOLITION KEYED NOTES

SYMBOL	CODE	DESCRIPTION
	D.01	EXISTING SIDEWALK TO REMAIN. PRESERVE AND PROTECT THROUGHOUT CONSTRUCTION ACTIVITY.
	D.02	EXISTING TREE TO REMAIN. SEE GENERAL NOTE D AND DETAIL A/EPC2B
	D.13	EXISTING LANDSCAPE AREA TO REMAIN.
	D.14	TYPICAL, REMOVE AND STOCKPILE STONE PAVERS AND BOULDERS FOR REUSE.
	D.15	REMOVE AND STOCKPILE EXISTING GRAVEL MULCH. SIFT AND DISPOSE OF WEED BARRIER FABRIC.
	D.16	REMOVE EXISTING FLAGPOLE AND STOCKPILE FOR REUSE IF SALVAGABLE.
	D.18	REMOVE SEAT WALL; SALVAGE TRAVERTINE TO OWNER AND DISPOSE OF REMAINING MATERIAL.
	D.19	REMOVE EXISTING BENCH AND SALVAGE TO OWNER, TYP.
	D.21	CLEAR AND GRUB EXISTING TURF. REMOVE ROOTS TO A DEPTH OF 6". AS PART OF CLEARING AND GRUBBING OPERATIONS, CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY DEBRIS ENCOUNTERED.
	D.22	CLEAR AND GRUB EXISTING TURF UNDER DRIPLINE OF EXISTING TREE TO REMAIN. REMOVE TURF ROOTS TO A DEPTH OF 4". COVER AREA AND TEMPORARILY IRRIGATE TREE - SEE TREE PROTECTION DETAIL A/EPC2B
	D.24	REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP TO A 12" DEPTH. FILL AND COMPACT VOIDS WITH CLEAN FILL - SEE GENERAL NOTE B.
	D.25	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT AND ASSOCIATED BASE COURSE MATERIAL WITHIN LIMITS SHOWN. SAWCUT AT NEAREST JOINT.
	D.26	EXISTING MUSEUM ARTWORK TO BE REMOVED BY OWNER. CONTRACTOR SHALL REMOVE AND DISPOSE OF CONCRETE BASE.
	D.34	EXISTING FOUNTAIN TO BE REFURBISHED AND REPLACED IN-SITU
	D.36	EXISTING BOULDERS TO REMAIN IN PLACE. PRESERVE AND PROTECT DURING CONSTRUCTION ACTIVITY.

LEGEND

LOD — LIMITS OF DISTURBANCE

PROPERTY LINE

STATE OF NEW MEXICO
WILLIAM MOSES
179
REGISTERED LANDSCAPE ARCHITECT
09/02/26
NOT FOR CONSTRUCTION

Consultant

anthropolus
PHO: 505-548-8800
WEB: anthropop.com
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **October 15, 2026**	Plot Date:
Drawn by: **HH/ER**	Checked by: **ER/WM**
File: LD100 DEMOLITION PLAN.dwg	
Set: **EPC MAJOR AMENDMENT**	
Sheet Title: **DEMOLITION PLAN**	
Sheet: **LD100**	

D) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

September 9, 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 – 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, Athena Beshur

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, Hodgin 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, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Alicia Lopez, 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 **October 15, 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 September 28, 2026.
SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment
(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2024-011037
Case # SP-2026-00078
Site Plan – EPC, Major Amendment

DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan – EPC, Major Amendment for all or a portion of Lot 206, 207, 233A1/ABQ MUSEUM, 204, B, 202, 203, Block 0000, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, CASA DE ARMIJO & PLAZA HACIENDA, MRGCD MAP 38, located at 2000 MOUNTAIN RD NW, between 19th St NW and San Felipe St NW, approximately 8.35 acres. (J-13)
Staff Planner: Jude Miller

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)

WAC Investments, LLC requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.4706 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately

6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance – EPC

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres (E-12)
Staff Planner: Catherine Heyne

Project Memo

TO: Rebecca Wood, DNCA Architects

FROM: Jude Miller, Planner
City of Albuquerque Planning Department

RE: **Project # SP-2026-00078 2000 Mountain Road NW Site Plan - EPC Major Amendment**

DATE: 09/15/2026

I have completed a-review of the Site Plan – EPC Major Amendment for the addition of an annex building at the Albuquerque Museum. We have a few questions and suggestions for the process. Following this review, we will be available to answer any questions.

Please provide the following by **12:00 PM on Tuesday, September 22, 2026**:

- **Digital Submissions (ABQ-Plan):**
  - Revised Justification Letter
  - Updated Letter of Authorization
  - Full updated set of Site Plan sheets (including both revised sheets and markup sheets)
- **Physical Submissions (Mesa del Sol, 2nd Floor):**
  - One set of hard copies for all new and updated Site Plan sheets (including Sheets EPC 1A, EPC 1B, EPC 2, EPC 2.1, EPC 3, EPC 4, EPC 5, and any newly added sheets mentioned in the memo below. Redline markup sheets can be reviewed electronically).

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

1) <u>Introduction:</u>

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:

All or a portion of as Tract 233-A1, Map 38, Section 18, T10N, R3E.

C. It is my understanding that you have submitted an application for a Site Plan – EPC Major Amendment to amend the site plan to construct a new 7,320 square foot annex building between the existing museum structure and 19th street. The proposed building is to be constructed in an existing landscaped area and will not impact existing buildings or parking. Is this correct?

D. Review Authority: This Site Plan is subject to EPC review because it meets the criteria for a Major Amendment and the underlying site plan was last approved by the EPC in 2001. Additionally, the subject site contains a mature stand of trees that is proposed to be removed or disturbed. Because tree removal on a landscaped site qualifies the parcel as Sensitive Lands under IDO §14-16-5-2(C)(4), review and approval by the Environmental Planning Commission (EPC) is required.

2) Process:

A. Timelines and EPC calendar: the EPC public hearing is set for **October 15, 2026**. Final staff reports for that hearing will be posted on October 8, 2026.

B. Presentation Format: You will have up to 10 minutes to present following the presentation by staff. The EPC Commissioners strongly prefer visual materials (e.g., PowerPoint) to accompany your oral presentation.

3) Public Notification & Neighborhood:

Public notification requirements for a Site Plan – EPC request are governed by IDO §14-16-6-4(J) (Public Notice). The required notice consists of:

- Direct email notification to neighborhood representatives designated by the Office of Neighborhood Coordination (ONC).
- First-class mailed notice to property owners within 100 feet of the subject site.
- Posted notice (yellow public notice signs).
  - Have you held—or do you plan to hold—any additional neighborhood meetings prior to the hearing date and public comment deadlines?
  - Have you received any public comments (either in support or opposition)? Please forward any received feedback to staff immediately for inclusion in the official staff report.
  - Sign Posting Requirements: Please submit photos of the posted yellow signs to staff. Because the subject site features 3 public street frontages, **3 notice signs** must be posted. Per IDO regulations, signs for public hearing requests must be posted for at least 15 calendar days prior to the hearing and remain in place throughout the subsequent appeal period.
    - **Required Posting Period: September 30, 2026 – October 31, 2026.**

4) Letter of Authorization

The letter of Authorization does not include the legal description. Please acquire an updated letter from the city and Arts and Culture that includes this updated information.

5) Justification Letter:

General Notes

A. The submitted revised Justification letter will require revisions for clarity. We have suggested general revisions and revisions to responses provided for the review and decision criteria [6-6(I)(3)]

- As per IDO §14-16-6-4(E)(3), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence. I have included revision recommendations and guidance in the sections below.
- Refer to the link provided below for examples of previous Site Plan – EPC requests. Applicant justification letters can be found in the posted staff reports webpage here.

B. Goals & Policies Response

General Notes

- It is important to discuss the Site Plan and how it applies to each Goal and Policy.

- Be as detailed as possible in these responses. Responding to the review and decision 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:

    1. Answering the questions in a customary way.
    2. Using conclusory statements such as using "because" and tailoring the response to match the wording of the Goal or Policy.
    3. Re-phrasing the requirement of the Goal and Policy in the response.
    4. Choosing an option when needed to respond to a specific requirement.

C. Site Plan – EPC Review & Decision Criteria

Criterion (A) (Goals and Policies) 6-6(I)(3)(a)

- Please see the comments below regarding a few of your policy justifications:
    - **When responding to goals and policies, please respond to each selected goal or policy individually instead of grouping into narrative blocks.**
    - **Policy 5.1.6:** Note that while the subject site abuts the Old Town Activity Center, the site itself is not located within a Comp Plan designated Center. Please adjust the framing accordingly.
    - **Policy 5.6.1** references community green space. Although adjacent to Tiguex Park, the site plan is not impacting the park itself. The site plan shows landscaping and trees being removed, for the new building.
    - **Policies 7.3.3 and 7.3.4:** Expand these responses. Stating that the project meets the policy is insufficient; explain how the design achieves compliance.

Criterion (B)- (H): 6-6(I)(3)(b-h)

- Criterion (B): The site is not under any NR-SU or PD zoning.
- Criterion (C): Provide specific examples of how the site plan applies to the IDO other regulatory documents. The site is within the Rio Grande Blvd. Major Transit Area, but that is not necessarily relevant to this criterion. The subject site is **not** within Main Street or Premium Transit Areas.
- Criterion (D): Explain all mitigations and how the proposed development will not impact existing infrastructure.
- Criterion (H): A site lighting performance analysis is not required for this site, but all new lighting must comply with current IDO regulations (see comment about detail sheets below).

6) Proposed Site Plan Sheets

a. **Sheet EPC 1A**: Relocate the inset vicinity map currently on Sheet 2B to Sheet EPC 1A, and ensure a graphic scale is provided.

b. **Sheet EPC 1B:** Resolve keynote discrepancy—Keyed Note #10 labels the sculpture as "future," whereas Sheet 2 identifies it as "existing."

c. **Sheet EPC 2**: Clarify the parallel dashed lines, running east-west, extending from the circular sculpture shown on Sheet 2 and subsequent sheets.

d. **Sheet 1.3**: The redline markup references a "new sheet." Please update this callout to reference the correct target sheet number.

e. **Detail Sheets Needed:** Provide detail callout sheets for the following site amenities:

   i. New Bike Racks

   ii. Lighted Bollards / Bollard Fixtures

   iii. Pole-Mounted Lighting Fixtures

f. **Missing Elevations:** Include an architectural elevation for the new canopy structure designated as Item #6 on Sheet 2B.

g. **Missing Sheets** (Demolition Plan): Provide a standalone Demolition Plan if available. While not strictly required, it would assist staff and the Commission in evaluating proposed site changes.

h. **Sheet Revision Dates:** Update the submittal/revision date block on all sheets to the EPC Hearing date of October 15, 2026.

7) General Questions:

a. **Urban Forestry Coordination:** Correspondence with Urban Forestry mentions the potential transplanting or replanting of 142 two-inch (2") caliper trees off-site. What is the current operational status of this plan?

   The subject site is considered sensitive lands due to having a mature stand of trees. This conversation is continuing and will be included in the report.

b. **Drainage & Grading:** Has the Drainage and Grading Plan (Sheet EPC 3) been formally submitted to and reviewed by the City Hydrology Section?

   Signed off grading and drainage plan, and completed archaeological certificate will be uploaded to ABQ-Plan.

c. **Existing Public Art / Sculptures**: What is the relocation or preservation plan for the existing outdoor sculpture installations located within the development footprint?

Project Memo 2

TO: Rebecca Wood, DNCA Architects

FROM: Jude Miller, Planner
City of Albuquerque Planning Department

RE: **Project # SP-2026-00078 2000 Mountain Road NW Site Plan - EPC Major Amendment**

DATE: 09/25/2026

We completed a re-review of the Major Amendment to the Site Plan EPC. This Project Memo #2 is a supplement to the original memo provided on 9/15/2026. We would like to discuss the latest version of justification letter and proposed site plan have on file. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter and Site Plan Drawings submitted electronically by:
9:00 AM on Wednesday, September 30, 2026

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

1) Justification Letter:

General Notes

A. Goals & Policies Response

General Notes

- It is important to discuss the Site Plan and how it applies to each Goal and Policy.
- Be as detailed as possible in these responses. Responding to the review and decision 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:
    1. Answering the questions in a customary way.
    2. Using conclusory statements such as using "because" and tailoring the response to match the wording of the Goal or Policy.
    3. Re-phrasing the requirement of the Goal and Policy in the response.
    4. Choosing an option when needed to respond to a specific requirement.

B. Site Plan – EPC Review & Decision Criteria

Criterion (A) (Goals and Policies) 6-6(I)(3)(a)

- Please see the comments below regarding a few of your policy justifications:
    - **When responding to goals and policies, please respond to each selected goal or policy individually instead of grouping into narrative blocks.**
    - **Policy 4.3.2 for the Central CPA is a placeholder in the Comp plan. Policies from this CPA report are not yet adopted and therefore this comp plan policy does not apply.**

Criterion (B)- (H): 6-6(I)(3)(b-h)

- Criterion (B): The site is not under any NR-SU or PD zoning.
- Criterion (C):
    - Per Table 5-8-2 in the IDO this site would fall under Lighting Zone 1 (Lz1) because it is adjacent to low density residential uses.
    - The subject site is within a Major Transit (MT) area therefore minimum off-street parking requirements do not apply as per §14-16-5-5(B)(2)(a)
- Criterion (D):
    - See comment in Criterion C regarding minimum off-street parking requirements.
    - Regarding updated landscaping totals, the updated totals on sheet 2.1 of the original site plan do not add up. Your revised totals are 19,783 SF Turf, 33,936 SF Xeric, and 23,064 SF Hardscape. This would add up to 76,783 SF, not the 94,820 indicated in the site plan and justification letter. Hardscaping does not contribute to the minimum 15% landscaped area requirement required by §14-16-5-6(C)(2)(a).

2) Proposed Site Plan Sheets

a. See the requested changes sheet and markup in file titled `2026-09-24-ABQ-Museum-Markup-Notes` uploaded to ABQ-Plan.

E) PUBLIC NOTICE

Subject: 2000 Mountain Road NW_Public Notice Inquiry Sheet Submission
Date: Friday, July 31, 2026 at 4:55:27 PM Mountain Daylight Time
From: Flores, Suzanna A.
To: Rebecca Wood
Attachments: image001.png, 04_IDOZoneAtlasPage_J-13-Z_AbqMuseum EdCtr_240924.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

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.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Downtown Neighborhoods Association		Glen	Salas	gsalas@sms-results.com	901 Roma Avenue N
Downtown Neighborhoods Association		Benjamin	Bean	benjamin.bean@comcast.net	1301 Marble Ave NW
Historic Old Town Association		J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero ST NW,
Historic Old Town Association		Historic Old Town	Zoning Group	zoning@albuquerqueoldtown.com	400 Romero ST NW
Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court N
Sawmill Area NA	sawmillneighbor@gmail.com	David	Stryker	davidwstryker@gmail.com	1500 15th St NW
West Old Town NA	westoldtownna@gmail.com	Neri	Holguin	neriholguin@gmail.com	2523 Carson Road N
West Old Town NA	westoldtownna@gmail.com	Robert	Norman	rnorman@sunpinehomes.com	2704 Corte Mirabal

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. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- 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: Friday, July 31, 2026 4:20 PM
To: Office of Neighborhood Coordination <rebecca@dncarchitect.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

Rebecca Wood

Telephone Number

505-255-4033

Email Address

rebecca@dncarchitect.com

Company Name

DNCA

Company Address

924-A Shoofly Street

City

Santa Fe

State

NM

ZIP

87505

Subject Site Information

Legal description of the subject site for this project:

Portions of Tract 233-A-1, MRGCD Map No. 38, City of Albuquerque, Bernalillo County, New Mexico, UPC Number 101305820036221507

Physical address of subject site:

2000 Mountain Road NW, Albuquerque, NM 87104

Subject site cross streets:

Mountain Road NW, 19th Street NW, Old Town Road NW

Other subject site identifiers:

Albuquerque Museum

This site is located on the following zone atlas page:

J-13-Z

Link for map

Captcha

Subject:	Neighborhood Association Notification - Albuquerque Museum EPC Site Plan
Date:	Friday, August 28, 2026 at 2:18:58 PM Mountain Daylight Time
From:	Rebecca Wood
To:	gsalas@sms-results.com, benjamin.bean@comcast.net, president@albuquerqueoldtown.com, zoning@albuquerqueoldtown.com, sawmillneighbor@gmail.com, browne.amanda.jane@gmail.com, davidwstryker@gmail.com, westoldtownna@gmail.com, neriholguin@gmail.com, rnorman@sunpinehomes.com
CC:	Devendra Contractor, Deirdre Harris
Attachments:	Albuquerque Museum Neighborhood Associations Packet 260828.pdf

Dear Neighbors,

In accordance with the procedures of the Integrated Development Ordinance (IDO) subsection §14-16-6-4(J) Public Notice, we are notifying you as a Neighborhood Association Representative of an application for an Environmental Planning Commission (EPC) public hearing to review an EPC Site Plan Major Amendment at the Albuquerque Museum, located at 2000 Mountain Road NW. The EPC public hearing for this amendment is anticipated to be on October 15, 2026.

The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum site. Albuquerque Museum art and history education programs serve thousands of children each year with the Magic Bus program, after school art classes, and weekend family art workshops. The proposed 7,320 sf building will more than double the Museum's dedicated public program spaces with a lobby, classroom, and offices for museum educators. Outdoor roof terraces can serve as additional classrooms or as event spaces overlooking the amphitheater. The Annex will allow the museum to expand out-of-school programming for youth and families and will provide a free resource for underserved communities with new creative arts programs for vulnerable teens, adults, and seniors.

The Museum will remain open during construction, and no change to existing structures is proposed. No code deviations, variances, or waivers are requested. Parking will not be reduced or changed, and a review by city staff found that the proposed uses will not generate significant additional traffic. The proposed work will be limited to about an acre of the eight-acre site. The existing landscape, installed in 2004, will be updated with new planting areas, visitor seating, and pedestrian paths.

Enclosed with this notification are the following attachments:

- Public Notice Form Checklist
- Public Notice Form for Decisions Requiring a Hearing
- Zone Atlas Page
- Neighborhood Association Representative Contact List
- Architectural Drawings - Conceptual Site Plan and Building Elevations

As described in 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

Please don’t hesitate to contact us with any questions or concerns about the project.

Thank you,
Rebecca

Rebecca Wood AIA Associate

d n c a architects

924-A Shoofly Street, Santa Fe, NM 87505
dncarchitect.com ph (505) 255-4033 m (513) 910-6709

dnca architects

August 28, 2026

Dear Neighbor,

In accordance with the procedures of the Integrated Development Ordinance (IDO) subsection §14-16-6-4(J) Public Notice, we are notifying you as a Property Owner within 100 feet of an application for an Environmental Planning Commission (EPC) public hearing to review an EPC Site Plan Major Amendment at the Albuquerque Museum, located at 2000 Mountain Road NW. The EPC public hearing for this amendment is anticipated to be on October 15, 2026.

The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum site. Albuquerque Museum art and history education programs serve thousands of children each year with the Magic Bus program, after school art classes, and weekend family art workshops. The proposed 7,320 sf building will more than double the Museum's dedicated public program spaces with a lobby, classroom, and offices for museum educators. Outdoor roof terraces can serve as additional classrooms or as event spaces overlooking the amphitheater. The Annex will allow the museum to expand out-of-school programming for youth and families and will provide a free resource for underserved communities with new creative arts programs for vulnerable teens, adults, and seniors.

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Please don't hesitate to contact us with any questions or concerns about the project via Rebecca Wood, 505-255-4033, rebecca@dncarchitect.com.

Thank you,

Rebecca Wood

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: EPC Site Plan - Major Amendment	
Decision-making Body: Environmental Planning Commission (EPC)	
Pre-Application meeting required:	○ Yes ◉ No
Mailed Notice required:	○ Yes ◉ No
Electronic Mail required:	◉ Yes ○ No
Is this a Site Plan Application?	◉ Yes ○ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 2000 Mountain Road NW, Albuquerque, NM 87104	
Name of property owner: City of Albuquerque	
Name of applicant: DNCA Architects	
Date, time, and place of public meeting or hearing, if applicable:	October 15, 2026 at 08:40 AM MT
Zoom Link: https://cabq.zoom.us/j/83932559165	
Address, phone number, or website for additional information:	
Rebecca Wood, 505-255-4033, rebecca@dncarchitect.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if one occurred.	
☑ 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.

Rebecca Wood Digitally signed by Rebecca Wood DN: C=US, E=rebecca@dncarchitect.com, OU=DNCA Architects, CN=Rebecca Wood Date: 2026.08.28 12:25:44-06'00' (Applicant signature) 8/28/26 (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
FOR MAILED OR ELECTRONIC MAIL NOTICE
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.

ONE ALBUQUERQUE planning

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.

[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*: August 26, 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)*:

- [x] 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* 2000 Mountain Road NW, Albuquerque, NM 87104
   Location Description Albuquerque Museum / TR233 A1 MAP 38 SEC 18 T10N R3E
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* DNCA Architects
4. Application Type(s)[2]* see IDO Table 6-1-1
   - [x] 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/request[3]*:

The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum Site. The 7,320 sf building will expand the Museum's existing public program spaces with a lobby, classroom, offices, and event space. Site work will include updates to existing landscape and pedestrian paths. The Museum will remain open during construction; no change to existing structures or parking is proposed.

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*: October 15, 2026 at 08:40 AM MT

Location*[4]: 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: Rebecca Wood, DNCA

Email: rebeccac@dncarchitect.com

Phone: 505-255-4033

☐ 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] J-13-Z
2. Project Materials, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☐ Other relevant illustrations

☐ Neighborhood meeting summary, if held

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

[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. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:
   - [x] a. Location of proposed buildings and landscape areas.*
   - [x] b. Access and circulation for vehicles and pedestrians.*
   - [x] c. Maximum height of any proposed structures, with building elevations.*
   - [ ] d. **For residential development***: Maximum number of proposed dwelling units.
   - [x] e. **For non-residential development***:
     - [x] Total gross floor area of proposed project.
     - [x] Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 8.35 acres
2. IDO Zone District MX-L MX-L
3. Overlay Zone(s) *[if applicable]* N/A Select Select Select Select
4. Center or Corridor Area *[if applicable]* N/A
5. Current Land Use(s) *[vacant, if none]* Mixed-Use Museum / Institutional

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.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

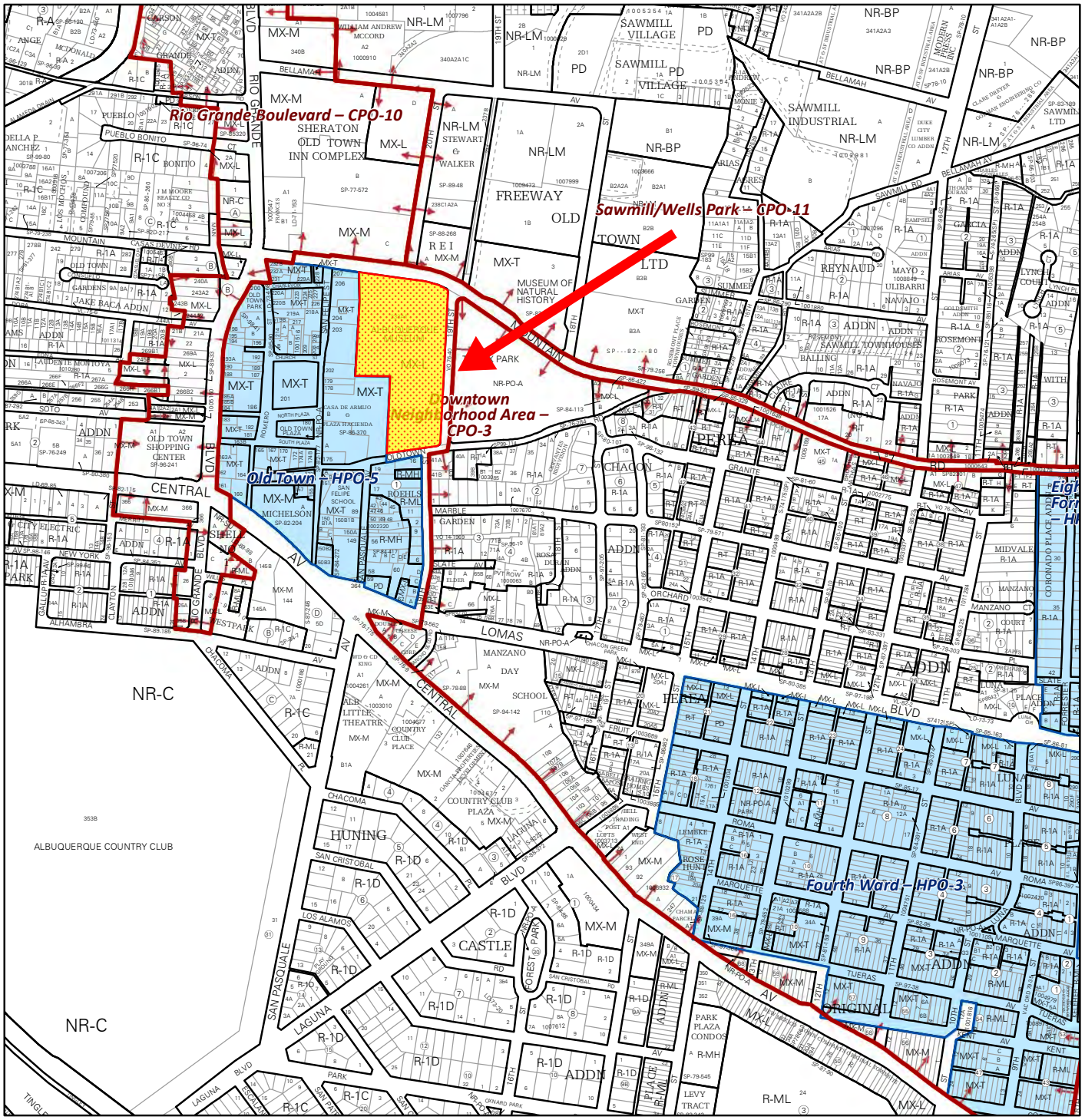
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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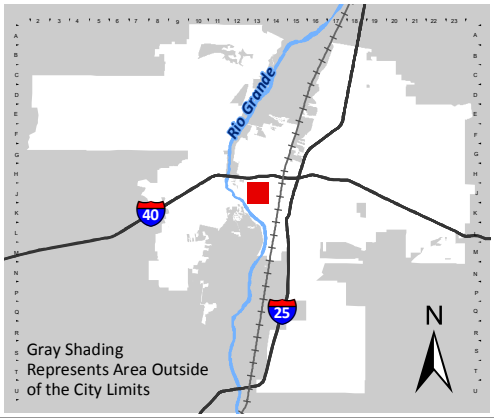
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

J-13-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

Feet

0 250 500 1,000

Subject: 2000 Mountain Road NW_Public Notice Inquiry Sheet Submission
Date: Friday, July 31, 2026 at 4:55:27 PM Mountain Daylight Time
From: Flores, Suzanna A.
To: Rebecca Wood
Attachments: image001.png, 04_IDOZoneAtlasPage_J-13-Z_AbqMuseum EdCtr_240924.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

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.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1
Downtown Neighborhoods Association		Glen	Salas	gsalas@sms-results.com	901 Roma Avenue N
Downtown Neighborhoods Association		Benjamin	Bean	benjamin.bean@comcast.net	1301 Marble Ave NW
Historic Old Town Association		J.J.	Mancini	president@albuquerqueoldtown.com	400 Romero ST NW,
Historic Old Town Association		Historic Old Town	Zoning Group	zoning@albuquerqueoldtown.com	400 Romero ST NW
Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court N
Sawmill Area NA	sawmillneighbor@gmail.com	David	Stryker	davidwstryker@gmail.com	1500 15th St NW
West Old Town NA	westoldtownna@gmail.com	Neri	Holguin	neriholguin@gmail.com	2523 Carson Road N
West Old Town NA	westoldtownna@gmail.com	Robert	Norman	rnorman@sunpinehomes.com	2704 Corte Mirabal

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. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- 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: Friday, July 31, 2026 4:20 PM
To: Office of Neighborhood Coordination <rebecca@dncarchitect.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

Rebecca Wood

Telephone Number

505-255-4033

Email Address

rebecca@dncarchitect.com

Company Name

DNCA

Company Address

924-A Shoofly Street

City

Santa Fe

State

NM

ZIP

87505

Subject Site Information

Legal description of the subject site for this project:

Portions of Tract 233-A-1, MRGCD Map No. 38, City of Albuquerque, Bernalillo County, New Mexico, UPC Number 101305820036221507

Physical address of subject site:

2000 Mountain Road NW, Albuquerque, NM 87104

Subject site cross streets:

Mountain Road NW, 19th Street NW, Old Town Road NW

Other subject site identifiers:

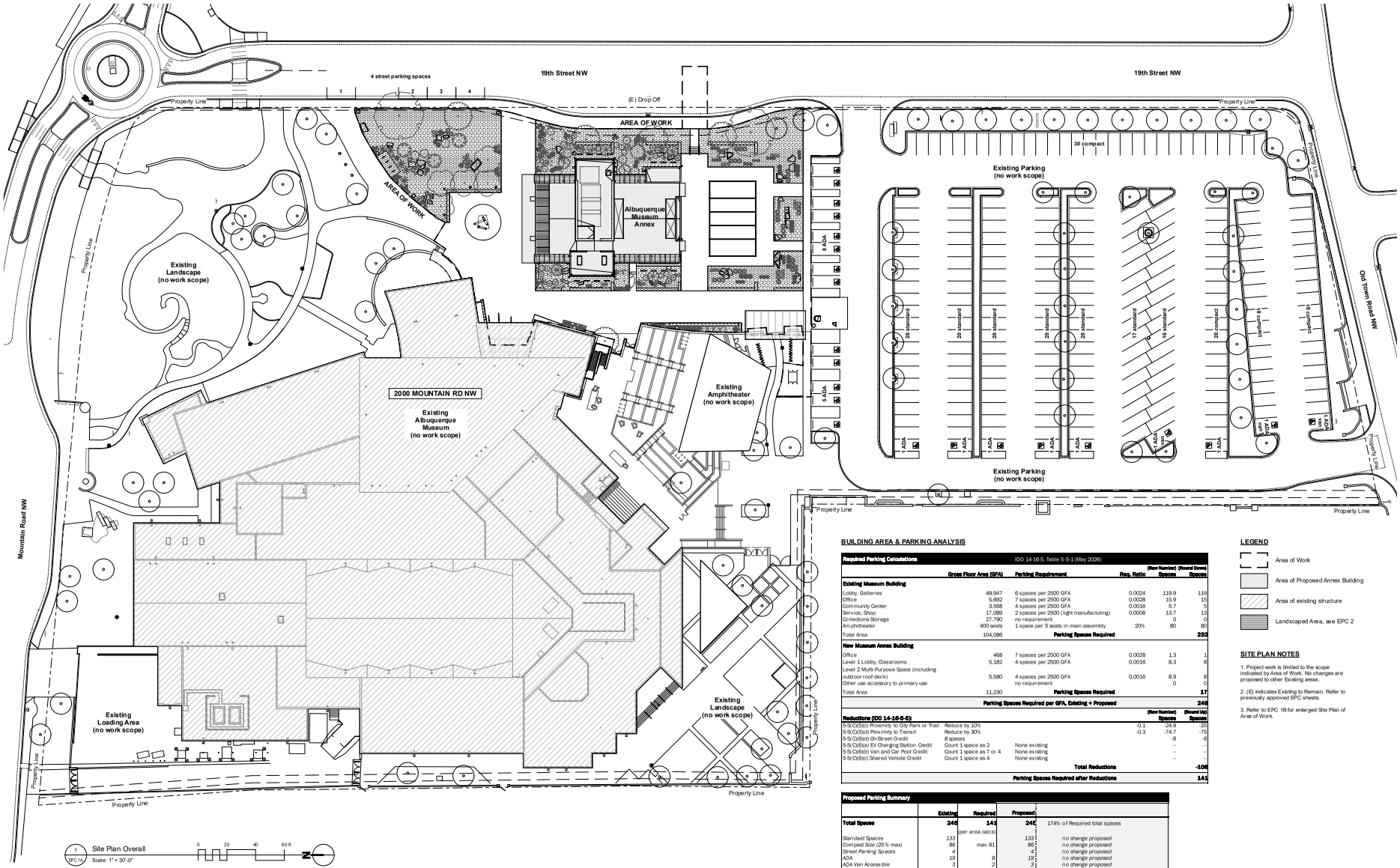
Albuquerque Museum

This site is located on the following zone atlas page:

J-13-Z

Link for map

Captcha



1 EPC 1A Site Plan Overall
Scale: 1" = 30'-0"
0 30 40 60 ft

BUILDING AREA & PARKING ANALYSIS

Required Parking Calculations — IDO 14-16-5, Table 5-5-1 (May 2026)

	Gross Floor Area (GFA)	Parking Requirement	Req. Ratio	(Raw Number) Spaces	(Round Down) Spaces
Existing Museum Building					
Lobby, Galleries	49,947	6 spaces per 2500 GFA	0.0024	119.9	119
Office	5,692	7 spaces per 2500 GFA	0.0028	15.9	15
Community Center	3,568	4 spaces per 2500 GFA	0.0016	5.7	5
Service, Shop	17,089	2 spaces per 2500 (light manufacturing)	0.0008	13.7	13
Collections Storage	27,790	no requirement		0	0
Amphitheater	400 seats	1 space per 5 seats in main assembly	20%	80	80
Total Area	104,086	**Parking Spaces Required**			**232**
New Museum Annex Building					
Office	468	7 spaces per 2500 GFA	0.0028	1.3	1
Level 1 Lobby, Classrooms	5,182	4 spaces per 2500 GFA	0.0016	8.3	8
Level 2 Multi-Purpose Space (including outdoor roof deck)	5,580	4 spaces per 2500 GFA	0.0016	8.9	8
Other use accessory to primary use		no requirement		0	0
Total Area	11,230	**Parking Spaces Required**			**17**
		Parking Spaces Required per GFA, Existing + Proposed			**249**
Reductions (IDO 14-16-5-5):				(Raw Number) Spaces	(Round Up) Spaces
5-5.C(5)(c) Proximity to City Park or Trail	Reduce by 10%			-0.1	-24.9	-25
5-5.C(5)(d) Proximity to Transit	Reduce by 30%			-0.3	-74.7	-75
5-5.C(6)(d) On-Street Credit	8 spaces				-8	-8
5-5.C(6)(a) EV Charging Station Credit	Count 1 space as 2	None existing			–	–
5-5.C(6)(b) Van and Car Pool Credit	Count 1 space as 7 or 4	None existing			–	–
5-5.C(6)(c) Shared Vehicle Credit	Count 1 space as 4	None existing			–	–
		Total Reductions				**-108**
		Parking Spaces Required after Reductions				**141**

Proposed Parking Summary

	Existing	Required	Proposed	
Total Spaces	**245**	**141**	**245**	174% of Required total spaces
		(per area calcs)		
Standard Spaces	*133*		*133*	*no change proposed*
Compact Size (25% max)	*86*	*max 61*	*86*	*no change proposed*
Street Parking Spaces	*4*		*4*	*no change proposed*
ADA	*19*	*8*	*19*	*no change proposed*
ADA Van Accessible	*3*	*2*	*3*	*no change proposed*
EV Charging (5% of actual)	*0*	*12*	*0*	*EV infrastructure built for Phase 2*
Motorcycle	*0*	*5*	*5*	*no change proposed*
Bicycle (10% of actual)	*16*	*24*	*24*	*+ 8 bike spaces added (see Landscape)*

LEGEND

- Area of Work
- Area of Proposed Annex Building
- Area of existing structure
- Landscaped Area, see EPC 2

SITE PLAN NOTES

1. Project work is limited to the scope indicated by Area of Work. No changes are proposed to other Existing areas.
2. (E) indicates Existing to Remain. Refer to previously approved EPC sheets.
3. Refer to EPC 1B for enlarged Site Plan of Area of Work.

dnca architects
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ph.(505)255-4033

Consultant

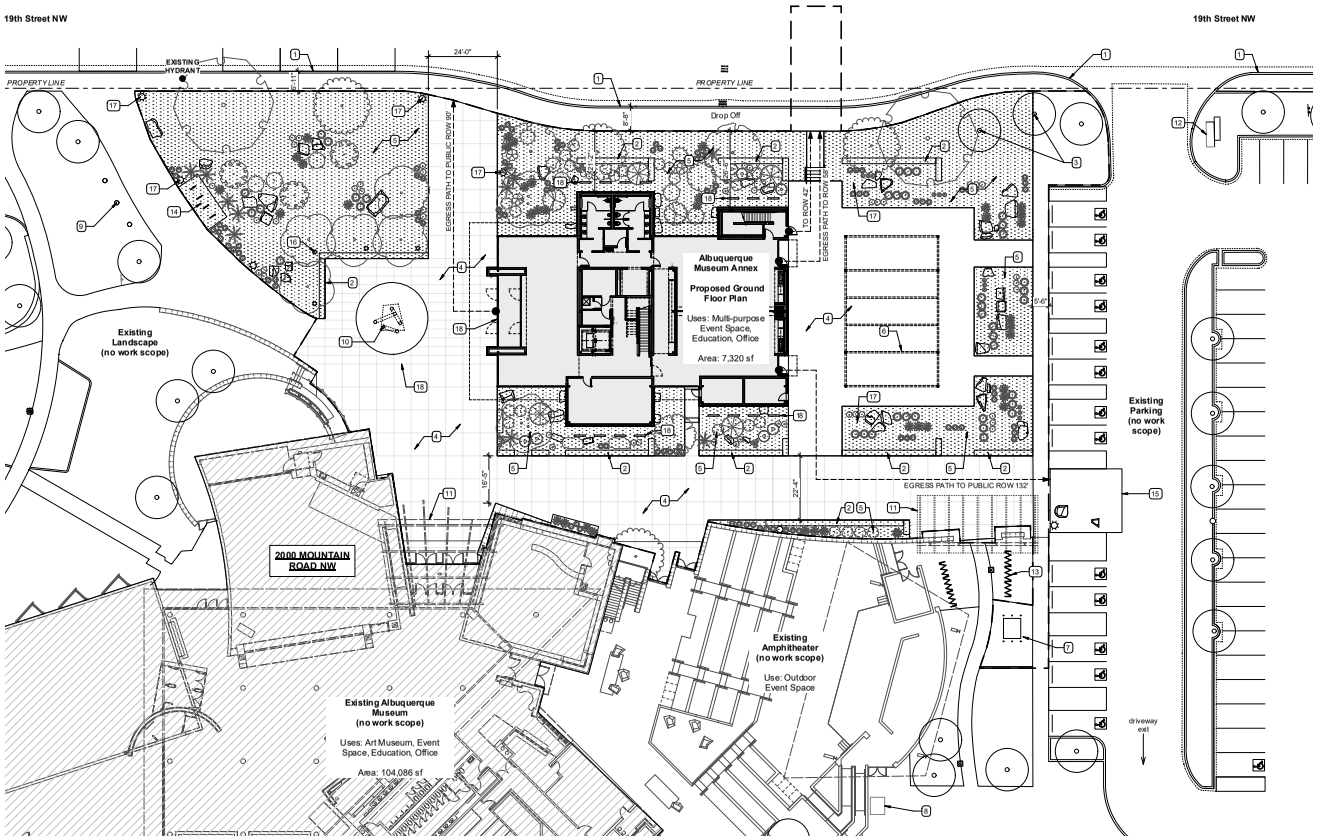
ALBUQUERQUE MUSEUM ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date | Issue

Issue Date: September 3, 2026
Plot Date
Drawn by
Checked by
File
Set: Site Plan EPC
Sheet Title: Site Plan Overall

EPC 1A

Sheet



1 (EPC 1B) Site Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

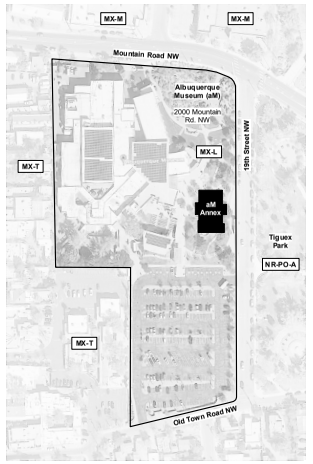
N

LEGEND

- Area of Work
- ADA Egress Path to Public ROW
- Area of Proposed Annex Building
- Area of Existing Building
- Landscaped Area, see EPC 2
- Paved Area, see EPC 2

KEYED NOTES

1. Existing sidewalk and curb to remain
2. New limestone seat walls per Landscape
3. Existing trees to be preserved as feasible, refer to Landscape.
4. New paving, refer to Landscape.
5. New planting, refer to Landscape.
6. Steel pavilion frame
7. New transformer, refer to Electrical
8. Existing trash lift bin
9. Relocated flag poles, refer to Landscape
10. Location of future sculpture
11. Existing canopy to remain
12. Existing signage to remain
13. Existing bike racks to remain (16 spaces)
14. New bike racks (8 spaces)
15. Existing ramp to remain
16. New bollard light fixture, 3'-6" height typ.
17. New pole light fixture, 10'-0" height typ.
18. New ground-mounted wall wash light fixture shielded to contain light to wall surface per 5-8(E)(4)(b)



2 (EPC 1B) Site Location & Zoning Map

N

Albuquerque Museum Annex Building: Code Analysis

Code Data	Required Construction Codes
Jurisdiction: Albuquerque	• 2021 New Mexico Commercial Building Code / 2021 Int'l Building Code
Address: 2000 Mountain Road NW, Albuquerque, NM 87104	• 2021 New Mexico Existing Building Code
UPC Number: 101305820036221507	• 2021 New Mexico Plumbing Code
Zoning: MX-L (Mixed-Use, Low Density)	• 2021 New Mexico Mechanical Code, New Mexico Boiler Code
Occupancy: A3, E, B	• 2020 New Mexico Electrical Code
Site Area: 8.35 ac	• 2021 IECC / New Mexico Commercial Energy Conservation Code
Climate Zone: 4B	• 2024 Uniform Administrative Code
Land Classification: N/A	• Uniform Administrative Code, UAC Ordinance 0-23 Enacted
Overlay District: None	• City of Albuquerque Integrated Development Ordinance (IDO)
	• 2017 ICC A117.1 Accessible and Usable Buildings and Facilities
	• City of Albuquerque Fire Code (Ordinance 0-2017-020), which adopts the 2015 International Fire Code and the 2015 NFPA 101 Life Safety Code

Scope of Work

Construct a new 7,320 square foot multi-purpose Annex Building on the existing Albuquerque Museum site as Phase 1 of a two-phase project. Phase 1 will expand Museum's existing public program spaces with a lobby, dividable classroom space, administrative office, and support spaces on two levels. A covered rooftop terrace offers 3,762 sf of additional outdoor event and instructional space. Site work includes updates to existing landscape and pedestrian paths. A future Phase 2 outside this scope will add additional classroom and administrative space.

Project / Building Information

Building Areas (areas within surrounding exterior walls):	Phase 1 Total	Occupants
Ground Level	5,495 sf	173.4
Roof Terrace Level	1,825 sf	250.8
Total	**7,320 sf**	**424.2**

Number of Stories above Grade: 1 story
Construction Type (IBC Table 601): II-B (fully sprinkled)
Fire Separation Distance (IBC Table 705.5): min. 35 ft
Fire-Resistance Requirements for Exterior Walls (IBC Table 705.5): 0 hr

IBC Chapter 3: Occupancy Type

A3	**Assembly**
	15 net sf/occ - Unconcentrated assembly without fixed seats
	303.4 Assembly Group A-3 - Includes assembly uses intended for recreation, amusement, lecture halls, libraries, and museums, among others.
E	**Education**
	20 net sf/occ - Classroom area
	303.1.2 Small Assembly Spaces - A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as part of that occupancy.
	303.1.3 Associated with Group E occupancies - A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.
B	**Business**
	150 gross sf/occ - Business areas
	304.1 Business Group B - Includes use of a building or portion thereof for office

IBC Chapter 5: General Building Heights and Areas

Construction Type	**II-B**	Table 601
Occupancy		
Mixed occupancy / Nonseparated	**A3**, E, B	
Allowable height above grade:	75' (sprinkled)	Table 504.3
Allowable stories above grade:	3	Table 504.4
Fire protection:	**Fully Sprinklered (S1)**	Table 506.2
Allowable Area Factor, At:	38,000 sf	
Required Separation of Occupancies	**Fully Sprinklered (S)**	Table 508.4
	No separation requirement	

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ph.(505)255-4033

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ALBUQUERQUE MUSEUM ANNEX BUILDING

Site Plan EPC - Major Amendment

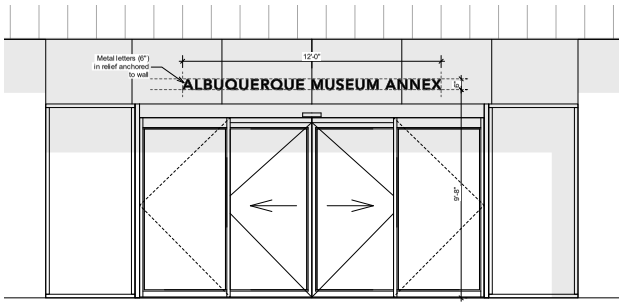
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **September 3, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **Site Plan EPC**
Sheet Title: **Site Plan**

EPC 1B

Sheet



1A EPC 5 North Elevation - Phase 1
Scale: 3/8" = 1'-0"
0 2 3 4 ft

Sign Restrictions per IDO 14-16-5-12

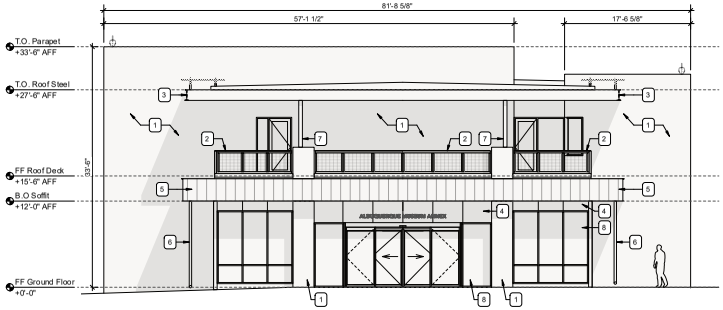
5-12(D) No sign permit required - does not meet any of the criteria in 5-12(D)(1)
5-12(E)(3) Clearance requirements met - sign does not extend over ROW
5-12(E)(4) Sign shall be constructed of durable material, maintained in good condition and repair, and anchored securely. Sign supports shall be concealed behind the letters
5-12(E)(5) Illumination is not proposed

Table 5-12-3: Wall Signs in MX-L

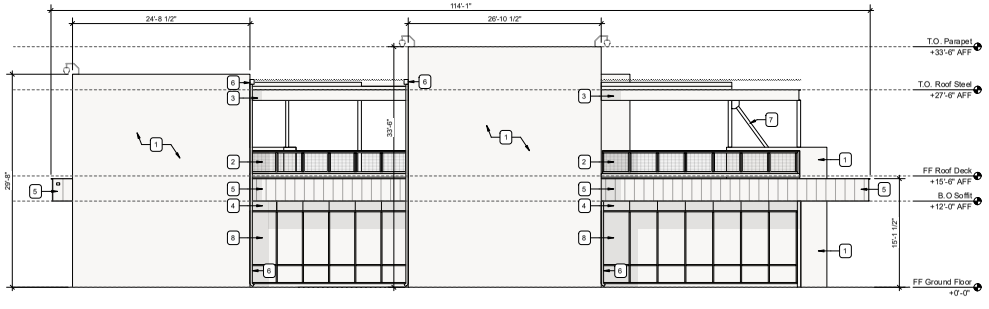
Maximum Number	N/A
Maximum Area	Shall not exceed 10% of total facade area North Facade total area = 2,640 sf Signage area = 6 sf (0.2% of facade area)
Location	At least 2 feet from adjacent establishment frontage (does not apply)

KEYED NOTES

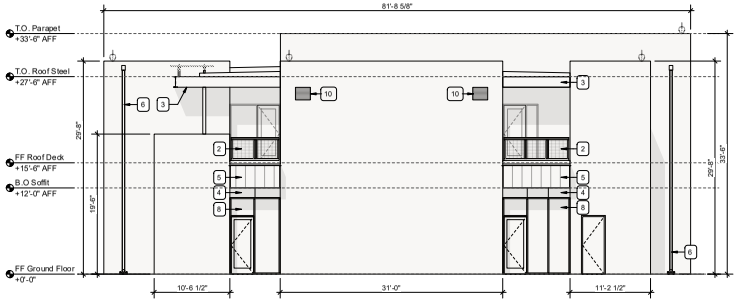
1. Stucco as specified (Color: White)
2. Custom steel guardrail, 42" typ, see details (Color: Dark Bronze)
3. Custom steel canopy, finish as specified, refer to Structural (Color: Dark Bronze)
4. Metal infill cladding by storefront manufacturer, align seams with centerline of mullions (Color: Dark Bronze)
5. Custom metal fascia, standing seam as specified (Color: Dark Bronze)
6. Roof catch basin and downspout
7. Brace frame, paint as scheduled, refer to Structural
8. Glazing per schedule
9. PV panels by Owner. Basis of design: Lumos Vision Module System, S-Type 60-cell panels, Medium-Duty Rail. Electrical conduit and structural supports to be included within this building scope.
10. Exhaust grille painted to match stucco, refer to Mechanical



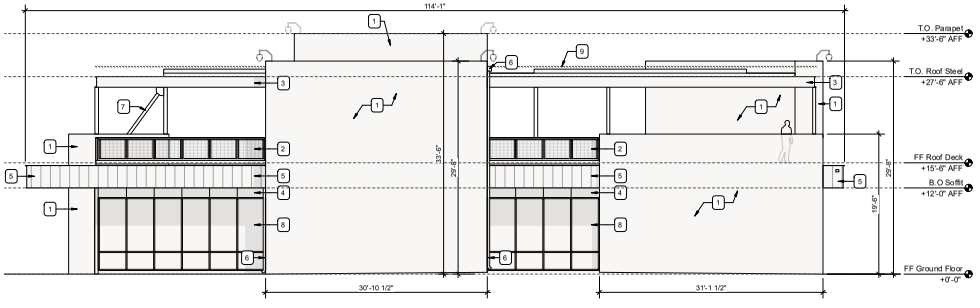
1 EPC 5 North Elevation - Phase 1
Scale: 1/8" = 1'-0"
0 4 8 12 ft



2 EPC 5 East Elevation
Scale: 1/8" = 1'-0"
0 4 8 12 ft



3 EPC 5 South Elevation - Phase 1
Scale: 1/8" = 1'-0"
0 4 8 12 ft



4 EPC 5 West Elevation
Scale: 1/8" = 1'-0"
0 4 8 12 ft

Consultant

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ph.(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **September 3, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **Site Plan EPC**
Sheet Title: **Building Elevations East & West**

EPC 5

Sheet:

1814 OLD TOWN
705 ORTIZ DR NE
ALBUQUERQUE NM 87108-1444

CASTILLO JOHANNA M
241 55TH ST NW
ALBUQUERQUE NM 87105

CHAVEZ JAMES B & HERLINDA
411 19TH ST NW
ALBUQUERQUE NM 87104-1440

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

CORE FUNDING LLC
PO BOX 91625
ALBUQUERQUE NM 87199-1625

DENNETT MICHAEL F
PO BOX 7456
ALBUQUERQUE NM 87194

DESERT COMPASS LLC
49 GARDEN PARK CIR NW
ALBUQUERQUE NM 87107-2664

FIRST AMERICAN BANK TRUSTEE GARCIA RVT
4301 THE 25 WAY NE
ALBUQUERQUE NM 87109-5895

GARCIA FAMILY LLC
9121 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87122

GARCIA LLOYD A & JAN
1810 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1363

GARDNER ALICIA MARIE & ARGUELLES ROXANNA T
PO BOX 53658
ALBUQUERQUE NM 87153-3658

GONZALES PATRICK FRANK & GONZALES FRANCES MANUELITA & ETAL
6127 ALVIS CIR
ALBUQUERQUE NM 87105-6868

JENKINS THOMAS C C/O REA MANAGEMENT LLC
PO BOX 4397
ALBUQUERQUE NM 87196-4397

LA PLACITA LLC
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833

MAHONEY CATHERINE
412 19TH ST NW
ALBUQUERQUE NM 87104-1441

MUENALA RUMI JOE
422 SAN FELIPE ST NW APT A
ALBUQUERQUE NM 87104-1574

NATURAL HISTORY MUSEUM DIV OF THE OFF CULTURAL AFF
1801 MOUNTAIN RD NW
ALBUQUERQUE NM 87104-1375

OLD TOWN PLAZA LLC
1919 OLD TOWN RD NW SUITE 1
ALBUQUERQUE NM 87104

OLIN & BLAND & DANIEL & GRANT ETAL C/O LOUANN DANIEL
10104 SIERRA HILL DR NW
ALBUQUERQUE NM 87114

PATIO ESCONDIDO LLC
171 STILL RD
W HARTFORD CT 06117

RISPOLI ROBERT A
409 19TH ST NW
ALBUQUERQUE NM 87104-1440

SAND N SUN LLC
2908 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-2929

SAWMILL BELLAMAH PROPERTIES LLC
201 3RD ST NW SUITE 1150
ALBUQUERQUE NM 87102-3370

STEINLAUF SYLVAIN & JANET TRUSTEES STEINLAUF RVT
10104 MASTERS DR NE
ALBUQUERQUE NM 87111-5893

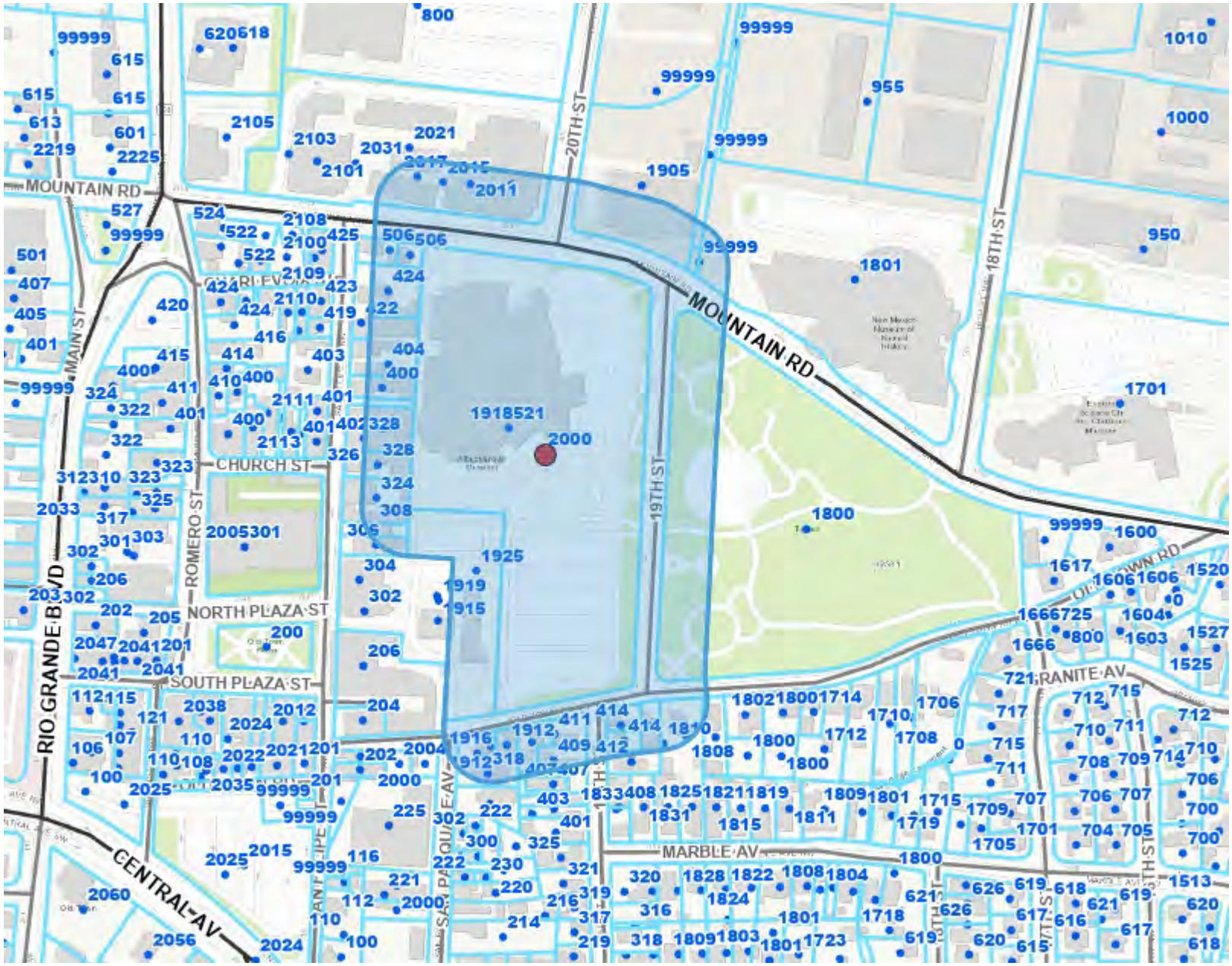
TRUJILLO SARA D & TRUJILLO LINDA A & CASTILLO RAYMOND E & TRUJILLO OLLIN
1806 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1363

VALLIANT DENNIS P & MARY M
1621 PARK AVE SW
ALBUQUERQUE NM 87104-1025

ZOOK LAURINDA ESTELLA
133 OLD JACKSON RD
GOOSE CREEK SC 29445-8800

2000 Mountain Road NW Property Owners Address received 8/5/26

2000 Mountain Rd NW



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Major Roads
  - Interstate
  - Major Roadway
- Local Streets
- BNSF Railway
- Jurisdiction Boundaries
  - City of Albuquerque
  - Corrales
  - Village of Los Ranchos
  - Tijeras
  - Rio Rancho
  - Unincorporated Areas
- Outside City Limits

Notes

Buffer: 100 Feet
Right-of-Way: 19th St NW; Mountain Rd NW; Old Town Rd NW

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/5/2026 © City of Albuquerque

1: 3,606

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Albuquerque Museum, 2000 Mountain Road NW
Notice of EPC Site Plan Application
Proof of First Class Mailing to Property Owners
8/31/26

dnca architects

August 28, 2026

Dear Neighbor,

In accordance with the procedures of the Integrated Development Ordinance (IDO) subsection §14-16-6-4(J) Public Notice, we are notifying you as a Property Owner within 100 feet of an application for an Environmental Planning Commission (EPC) public hearing to review an EPC Site Plan Major Amendment at the Albuquerque Museum, located at 2000 Mountain Road NW. The EPC public hearing for this amendment is anticipated to be on October 15, 2026.

The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum site. Albuquerque Museum art and history education programs serve thousands of children each year with the Magic Bus program, after school art classes, and weekend family art workshops. The proposed 7,320 sf building will more than double the Museum's dedicated public program spaces with a lobby, classroom, and offices for museum educators. Outdoor roof terraces can serve as additional classrooms or as event spaces overlooking the amphitheater. The Annex will allow the museum to expand out-of-school programming for youth and families and will provide a free resource for underserved communities with new creative arts programs for vulnerable teens, adults, and seniors.

The Museum will remain open during construction, and no change to existing structures is proposed. No code deviations, variances, or waivers are requested. Parking will not be reduced or changed, and a review by city staff found that the proposed uses will not generate significant additional traffic. The proposed work will be limited to about an acre of the eight-acre site. The existing landscape, installed in 2004, will be updated with new planting areas, visitor seating, and pedestrian paths.

Enclosed with this notification are the following attachments:

- Public Notice Form Checklist
- Public Notice Form for Decisions Requiring a Hearing
- Zone Atlas Page
- Neighborhood Association Representative Contact List
- Architectural Drawings - Conceptual Site Plan, Building Elevations, Renderings

As described in 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

Please don't hesitate to contact us with any questions or concerns about the project via Rebecca Wood, 505-255-4033, rebecca@dncarchitect.com.

Thank you,

Rebecca Wood

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: EPC Site Plan - Major Amendment	
Decision-making Body: Environmental Planning Commission (EPC)	
Pre-Application meeting required:	○ Yes ◉ No
Mailed Notice required:	◉ Yes ○ No
Electronic Mail required:	○ Yes ◉ No
Is this a Site Plan Application?	◉ Yes ○ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 2000 Mountain Road NW, Albuquerque, NM 87104	
Name of property owner: City of Albuquerque	
Name of applicant: DNCA Architects	
Date, time, and place of public meeting or hearing, if applicable: October 15, 2026 at 08:40 AM MT	
Zoom Link: https://cabq.zoom.us/j/83932559165	
Address, phone number, or website for additional information:	
Rebecca Wood, 505-255-4033, rebecca@dncarchitect.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if one occurred.	
☑ 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.

Rebecca Wood Digitally signed by Rebecca Wood DN: C=US, E=rebecca@dncarchitect.com, OU=DNCA Architects, CN=Rebecca Wood Date: 2026.08.25 17:54:19-06'00' (Applicant signature) 8/25/26 (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
FOR MAILED OR ELECTRONIC MAIL NOTICE
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.

ONE ALBUQUERQUE planning

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.

[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*: August 26, 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* 2000 Mountain Road NW, Albuquerque, NM 87104
   Location Description Albuquerque Museum / TR233 A1 MAP 38 SEC 18 T10N R3E
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* DNCA Architects
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/request[3]*:

The proposed project consists of a new multi-purpose Annex Building on the existing Albuquerque Museum Site. The 7,320 sf building will expand the Museum's existing public program spaces with a lobby, classroom, offices, and event space. Site work will include updates to existing landscape and pedestrian paths. The Museum will remain open during construction; no change to existing structures or parking is proposed.

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*: October 15, 2026 at 08:40 AM MT

Location*[4]: 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: Rebecca Wood, DNCA

Email: rebeccac@dncarchitect.com

Phone: 505-255-4033

☐ 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] J-13-Z
2. Project Materials, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other relevant illustrations

☐ Neighborhood meeting summary, if held

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

[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. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:
   - [x] a. Location of proposed buildings and landscape areas.*
   - [x] b. Access and circulation for vehicles and pedestrians.*
   - [x] c. Maximum height of any proposed structures, with building elevations.*
   - [ ] d. **For residential development***: Maximum number of proposed dwelling units.
   - [x] e. **For non-residential development***:
     - [x] Total gross floor area of proposed project.
     - [x] Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 8.35 acres
2. IDO Zone District MX-L MX-L
3. Overlay Zone(s) *[if applicable]* N/A Select Select Select Select
4. Center or Corridor Area *[if applicable]* N/A
5. Current Land Use(s) *[vacant, if none]* Mixed-Use Museum / Institutional

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.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

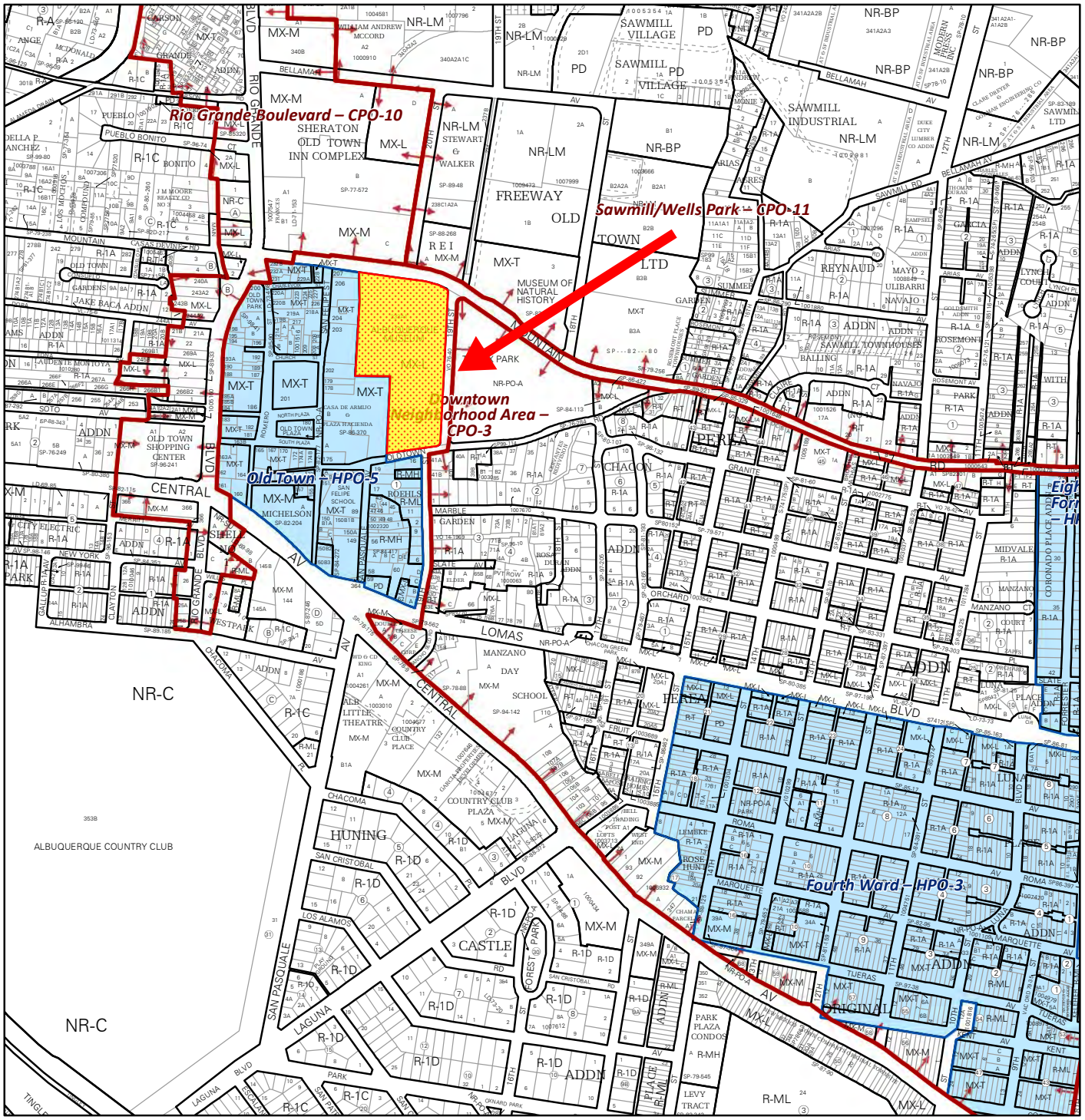
We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

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.



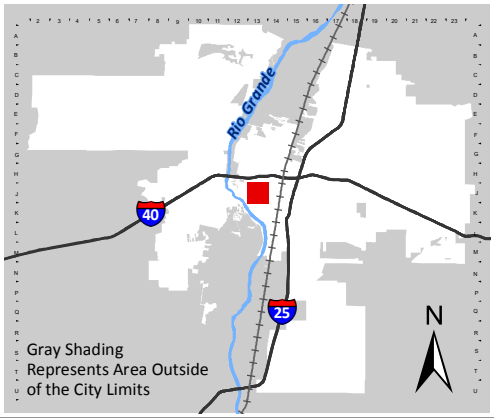
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

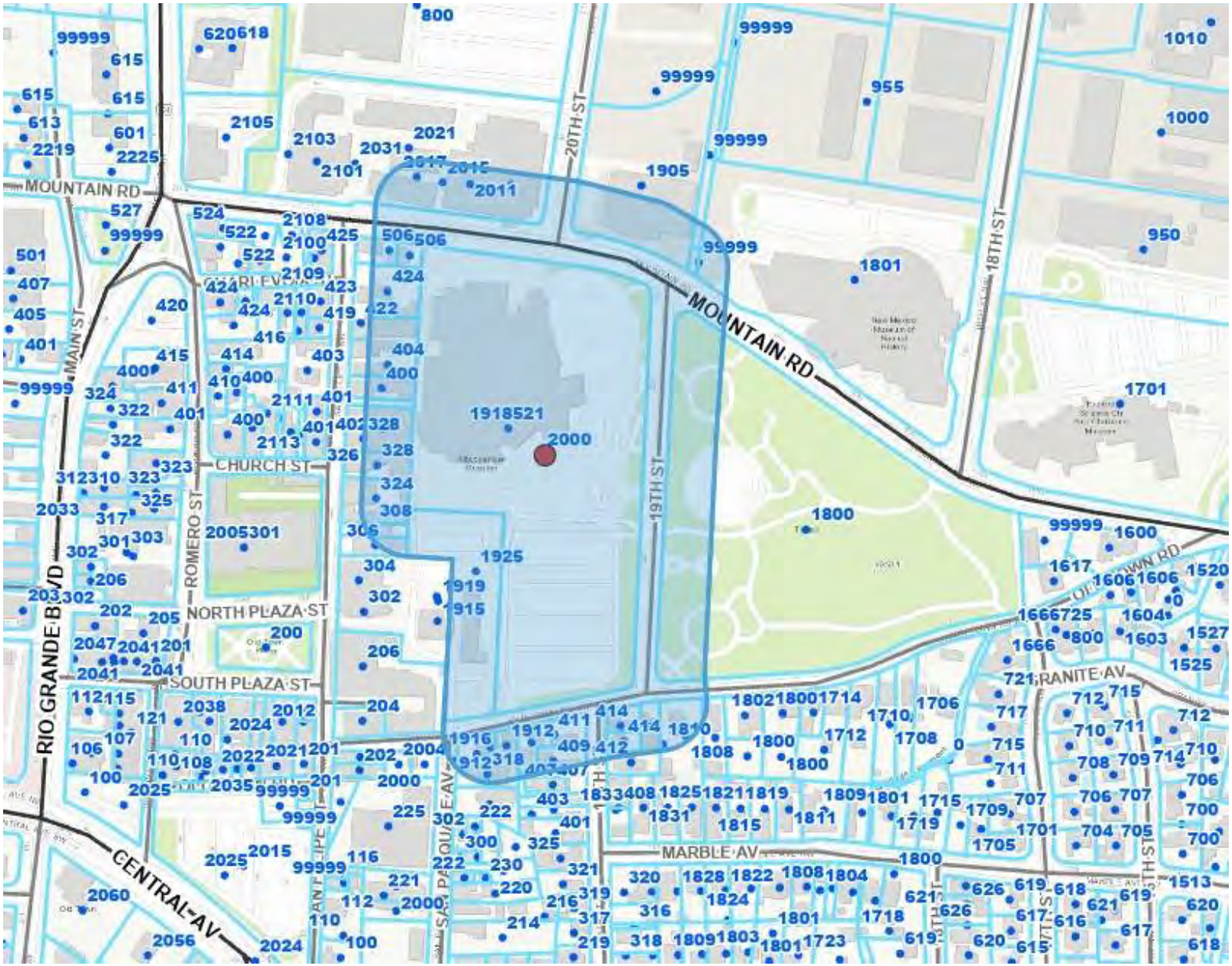
J-13-Z

- 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

Feet

0 250 500 1,000

2000 Mountain Rd NW



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pai
- Address Points (City Maintaine
- Major Roads
  - Interstate
  - Major Roadway
- Local Streets
- BNSF Railway
- Jurisdiction Boundaries
  - City of Albuquerque
  - Corrales
  - Village of Los Ranchos
  - Tijeras
  - Rio Rancho
  - Unincorporated Areas
- Outside City Limits

Notes

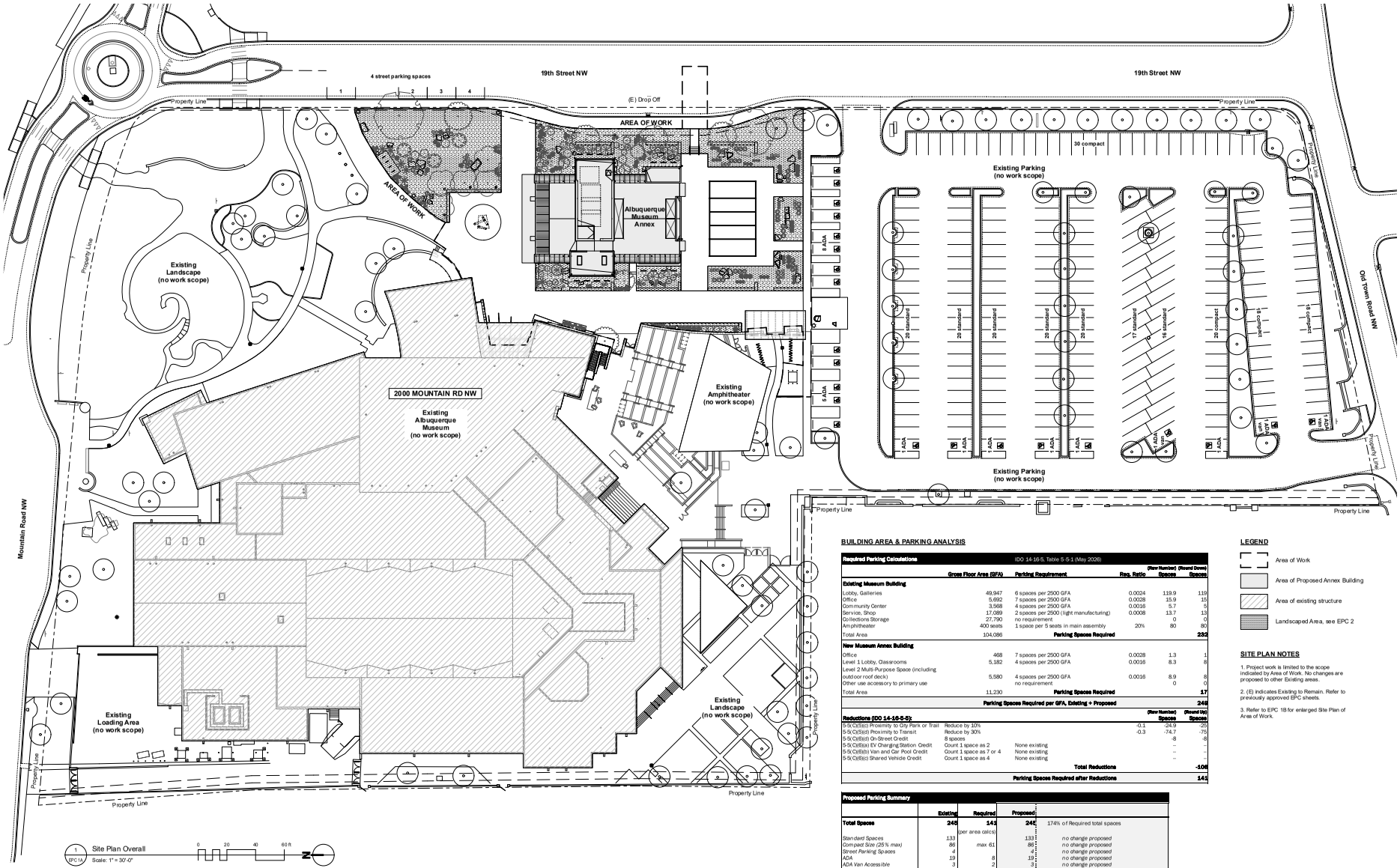
Buffer: 100 Feet
Right-of-Way: 19th St NW; Mountain Rd NW; Old Town Rd NW

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

8/5/2026 © City of Albuquerque 1: 3,606

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 Site Plan Overall (EPC 1A) Scale: 1" = 30'-0"

BUILDING AREA & PARKING ANALYSIS

Required Parking Calculations — IDO 14-16-5, Table 5-5-1 (May 2026)

	Gross Floor Area (GFA)	Parking Requirement	Req. Ratio	(Raw Number) Spaces	(Round Down) Spaces
Existing Museum Building					
Lobby, Galleries	49,947	6 spaces per 2500 GFA	0.0024	119.9	119
Office	5,692	7 spaces per 2500 GFA	0.0028	15.9	15
Community Center	3,568	4 spaces per 2500 GFA	0.0016	5.7	5
Service, Shop	17,089	2 spaces per 2500 (light manufacturing)	0.0008	13.7	13
Collections Storage	27,790	no requirement		0	0
Amphitheater	400 seats	1 space per 5 seats in main assembly	20%	80	80
Total Area	104,086	**Parking Spaces Required**			**232**
New Museum Annex Building					
Office	468	7 spaces per 2500 GFA	0.0028	1.3	1
Level 1 Lobby, Classrooms	5,182	4 spaces per 2500 GFA	0.0016	8.3	8
Level 2 Multi-Purpose Space (including outdoor roof deck)	5,580	4 spaces per 2500 GFA	0.0016	8.9	8
Other use accessory to primary use		no requirement		0	0
Total Area	11,230	**Parking Spaces Required**			**17**
		Parking Spaces Required per GFA, Existing + Proposed			**249**

Reductions (IDO 14-16-5-5):			(Raw Number) Spaces	(Round Up) Spaces
5-5(C)(5)(c) Proximity to City Park or Trail	Reduce by 10%		-0.1	-24.9	-25
5-5(C)(5)(d) Proximity to Transit	Reduce by 30%		-0.3	-74.7	-75
5-5(C)(6)(d) On-Street Credit	8 spaces			-8	-8
5-5(C)(6)(a) EV Charging Station Credit	Count 1 space as 2	None existing		–	–
5-5(C)(6)(b) Van and Car Pool Credit	Count 1 space as 7 or 4	None existing		–	–
5-5(C)(6)(c) Shared Vehicle Credit	Count 1 space as 4	None existing		–	–
		Total Reductions			**-108**
		Parking Spaces Required after Reductions			**141**

Proposed Parking Summary

	Existing	Required	Proposed	
Total Spaces	**245**	**141** (per area calcs)	**245**	174% of Required total spaces
Standard Spaces	*133*		*133*	*no change proposed*
Compact Size (25% max)	*86*	*max 61*	*86*	*no change proposed*
Street Parking Spaces	*4*		*4*	*no change proposed*
ADA	*19*	*8*	*19*	*no change proposed*
ADA Van Accessible	*3*	*2*	*3*	*no change proposed*
EV Charging (5% of actual)	*0*	*12*	*0*	*EV infrastructure built for Phase 2*
Motorcycle	*0*	*5*	*5*	*no change proposed*
Bicycle (10% of actual)	*16*	*24*	*24*	*+ 8 bike spaces added (see Landscape)*

LEGEND

- Area of Work
- Area of Proposed Annex Building
- Area of existing structure
- Landscaped Area, see EPC 2

SITE PLAN NOTES

1. Project work is limited to the scope indicated by Area of Work. No changes are proposed to other Existing areas.
2. (E) indicates Existing to Remain. Refer to previously approved EPC sheets.
3. Refer to EPC 1B for enlarged Site Plan of Area of Work.

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph.(505)255-4033

ALBUQUERQUE MUSEUM ANNEX BUILDING

Site Plan EPC - Major Amendment

2000 Mountain Road NW, Albuquerque, NM 87104

Consultant

Date | Issue

Issue Date: September 3, 2026 | Plot Date

Drawn by | Checked by

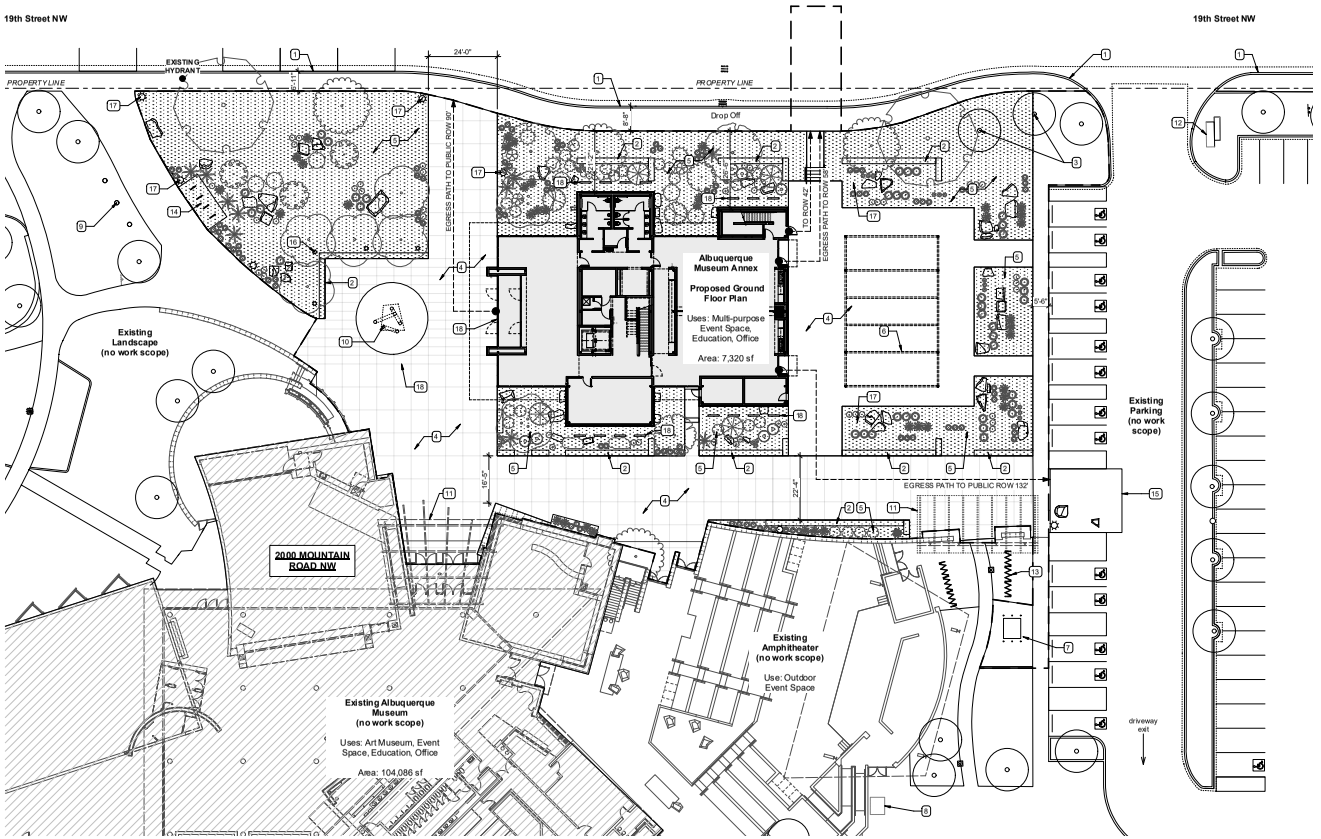
File

Set: Site Plan EPC

Sheet Title: Site Plan Overall

EPC 1A

Sheet



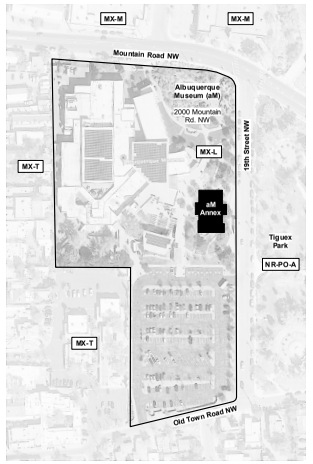
1 (EPC 1B) Site Plan
Scale: 1" = 20'-0"
0 20 40 60 ft
N

LEGEND

- Area of Work
- ADA Egress Path to Public ROW
- Area of Proposed Annex Building
- Area of Existing Building
- Landscaped Area, see EPC 2
- Paved Area, see EPC 2

KEYED NOTES

1. Existing sidewalk and curb to remain
2. New limestone seat walls per Landscape
3. Existing trees to be preserved as feasible, refer to Landscape.
4. New paving, refer to Landscape.
5. New planting, refer to Landscape.
6. Steel pavilion frame
7. New transformer, refer to Electrical
8. Existing trash lift bin
9. Relocated flag poles, refer to Landscape
10. Location of future sculpture
11. Existing canopy to remain
12. Existing signage to remain
13. Existing bike racks to remain (16 spaces)
14. New bike racks (8 spaces)
15. Existing ramp to remain
16. New bollard light fixture, 3'-6" height typ.
17. New pole light fixture, 10'-0" height typ.
18. New ground-mounted wall wash light fixture shielded to contain light to wall surface per 5-8(E)(4)(b)



2 (EPC 1B) Site Location & Zoning Map
N

Albuquerque Museum Annex Building: Code Analysis

Code Data	Required Construction Codes
Jurisdiction: Albuquerque	• 2021 New Mexico Commercial Building Code / 2021 Int'l Building Code
Address: 2000 Mountain Road NW, Albuquerque, NM 87104	• 2021 New Mexico Existing Building Code
UPC Number: 101305820036221507	• 2021 New Mexico Plumbing Code
Zoning: MX-L (Mixed-Use, Low Density)	• 2021 New Mexico Mechanical Code, New Mexico Boiler Code
Occupancy: A3, E, B	• 2020 New Mexico Electrical Code
Site Area: 8.35 ac	• 2021 IECC / New Mexico Commercial Energy Conservation Code
Climate Zone: 4B	• 2024 Uniform Administrative Code
Land Classification: N/A	• Uniform Administrative Code, UAC Ordinance 0-23 Enacted
Overlay District: None	• City of Albuquerque Integrated Development Ordinance (IDO)
	• 2017 ICC A117.1 Accessible and Usable Buildings and Facilities
	• City of Albuquerque Fire Code (Ordinance 0-2017-020), which adopts the 2015 International Fire Code and the 2015 NFPA 101 Life Safety Code

Scope of Work

Construct a new 7,320 square foot multi-purpose Annex Building on the existing Albuquerque Museum site as Phase 1 of a two-phase project. Phase 1 will expand Museum's existing public program spaces with a lobby, dividable classroom space, administrative office, and support spaces on two levels. A covered rooftop terrace offers 3,762 sf of additional outdoor event and instructional space. Site work includes updates to existing landscape and pedestrian paths. A future Phase 2 outside this scope will add additional classroom and administrative space.

Project / Building Information

Building Areas (areas within surrounding exterior walls):	Phase 1 Total	Occupants
Ground Level	5,495 sf	173.4
Roof Terrace Level	1,825 sf	250.8
Total	**7,320 sf**	**424.2**

Number of Stories above Grade: 1 story
Construction Type (IBC Table 601): II-B (fully sprinkled)
Fire Separation Distance (IBC Table 705.5): min. 35 ft
Fire-Resistance Requirements for Exterior Walls (IBC Table 705.5): 0 hr

IBC Chapter 3: Occupancy Type

A 3	**Assembly**
	15 net sf/occ - Unconcentrated assembly without fixed seats
	303.4 Assembly Group A-3 - Includes assembly uses intended for recreation, amusement, lecture halls, libraries, and museums, among others.
E	**Education**
	20 net sf/occ - Classroom area
	303.1.2 Small Assembly Spaces - A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as part of that occupancy.
	303.1.3 Associated with Group E occupancies - A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.
B	**Business**
	150 gross sf/occ - Business areas
	304.1 Business Group B - Includes use of a building or portion thereof for office

IBC Chapter 5: General Building Heights and Areas

Construction Type	**II-B**	Table 601
Occupancy		
Mixed occupancy / Nonseparated	**A3**, E, B	
Allowable height above grade:	75' (sprinkled)	Table 504.3
Allowable stories above grade:	3	Table 504.4
Fire protection:	**Fully Sprinklered (S1)**	Table 506.2
Allowable Area Factor, At:	38,000 sf	
Required Separation of Occupancies	**Fully Sprinklered (S)**	Table 508.4
	No separation requirement	

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph.(505)255-4033

Consultant

ALBUQUERQUE MUSEUM ANNEX BUILDING

Site Plan EPC - Major Amendment

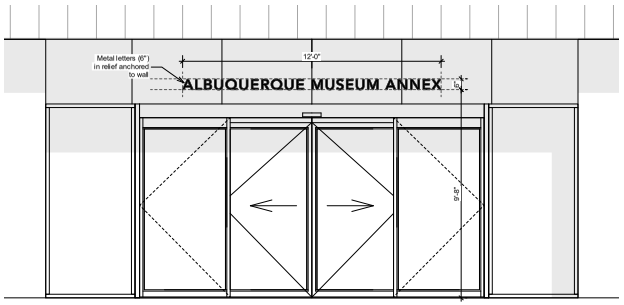
2000 Mountain Road NW, Albuquerque, NM 87104

Date | Issue

Issue Date: **September 3, 2026** | Plot Date
Drawn by | Checked by
File
Set: **Site Plan EPC**
Sheet Title: **Site Plan**

EPC 1B

Sheet



1A EPC 5 North Elevation - Phase 1
Scale: 3/8" = 1'-0"
0 2 3 4 ft

Sign Restrictions per IDO 14-16-5-12

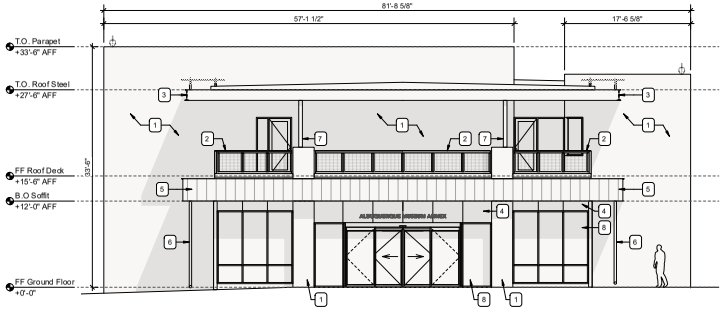
5-12(D) No sign permit required - does not meet any of the criteria in 5-12(D)(1)
5-12(E)(3) Clearance requirements met - sign does not extend over ROW
5-12(E)(4) Sign shall be constructed of durable material, maintained in good condition and repair, and anchored securely. Sign supports shall be concealed behind the letters
5-12(E)(5) Illumination is not proposed

Table 5-12-3: Wall Signs in MX-L

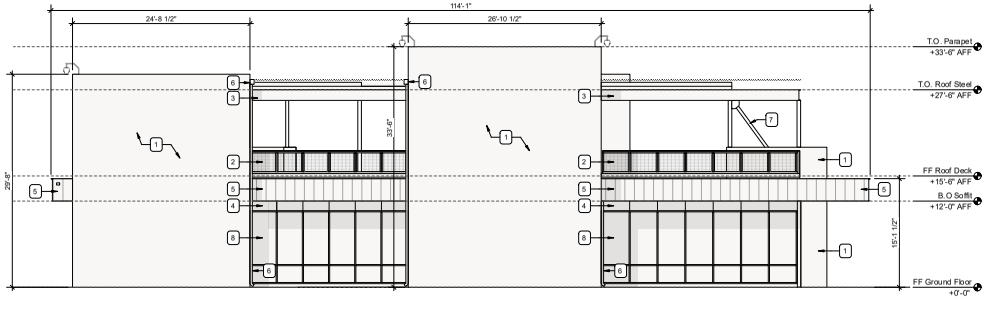
Maximum Number	N/A
Maximum Area	Shall not exceed 10% of total facade area North Facade total area = 2,640 sf Signage area = 6 sf (0.2% of facade area)
Location	At least 2 feet from adjacent establishment frontage (does not apply)

KEYED NOTES

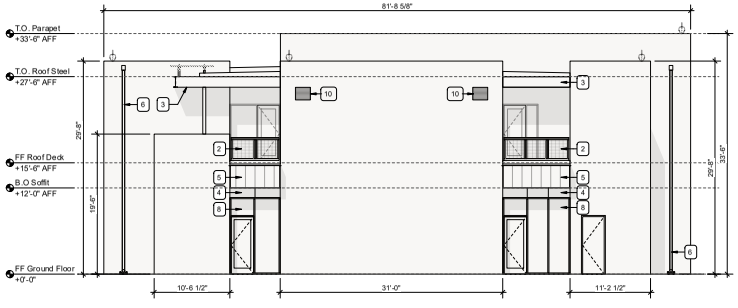
1. Stucco as specified (Color: White)
2. Custom steel guardrail, 42" typ, see details (Color: Dark Bronze)
3. Custom steel canopy, finish as specified, refer to Structural (Color: Dark Bronze)
4. Metal infill cladding by storefront manufacturer, align seams with centerline of mullions (Color: Dark Bronze)
5. Custom metal fascia, standing seam as specified (Color: Dark Bronze)
6. Roof catch basin and downspout
7. Brace frame, paint as scheduled, refer to Structural
8. Glazing per schedule
9. PV panels by Owner. Basis of design: Lumos Vision Module System, S-Type 60-cell panels, Medium-Duty Rail. Electrical conduit and structural supports to be included within this building scope.
10. Exhaust grille painted to match stucco, refer to Mechanical



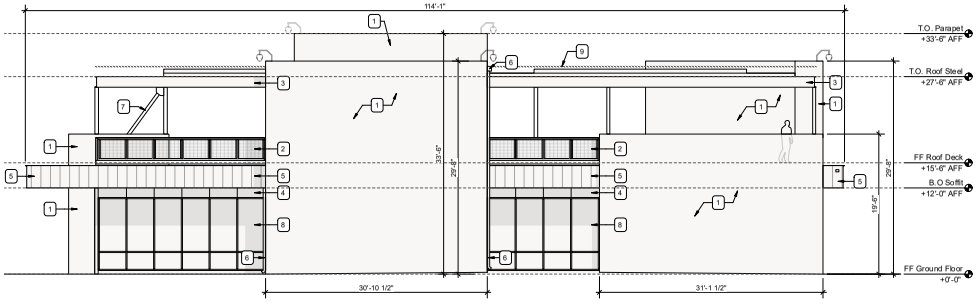
1 EPC 5 North Elevation - Phase 1
Scale: 1/8" = 1'-0"
0 4 8 12 ft



2 EPC 5 East Elevation
Scale: 1/8" = 1'-0"
0 4 8 12 ft



3 EPC 5 South Elevation - Phase 1
Scale: 1/8" = 1'-0"
0 4 8 12 ft



4 EPC 5 West Elevation
Scale: 1/8" = 1'-0"
0 4 8 12 ft

Consultant

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ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **September 3, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **Site Plan EPC**
Sheet Title: **Building Elevations East & West**

EPC 5

Sheet:

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: 2000 Mountain Road NW, Albuquerque, NM 87104

Applicant/Agent Signature _____ **Date:** 8/31/26



Sign Posting on Old Town Rd. NW



Sign Posting on 19th Street NW.



Sign posting on Mountain Rd. NW.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, October 15, 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/alDEsva2b

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, September 30, 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-2024-011037
Case # SP-2026-00078
Site Plan - EPC, Major Amendment
DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan EPC, Major Amendment for all or a portion of Tract 233 A1 Map 38 Section 18 T10N R3E, located at 2000 Mountain Rd NW, bounded by Old town Rd., 19th St NW, and San Felipe St NW, approximately 9 acres. (J-13)
Staff Planner: Jude Miller

Project # PR-2026-000174
Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)
Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano Cliffs Subdivision) located at 99999 Valiente Rd NW, between Kimmick Rd NW and Calle Nortena NW, approximately 8 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)
WAC Investments, LLC, Agent for Ginger Jackson, requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.5 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan - EPC, Major Amendment
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing 0.9458 acres, located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance - EPC
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

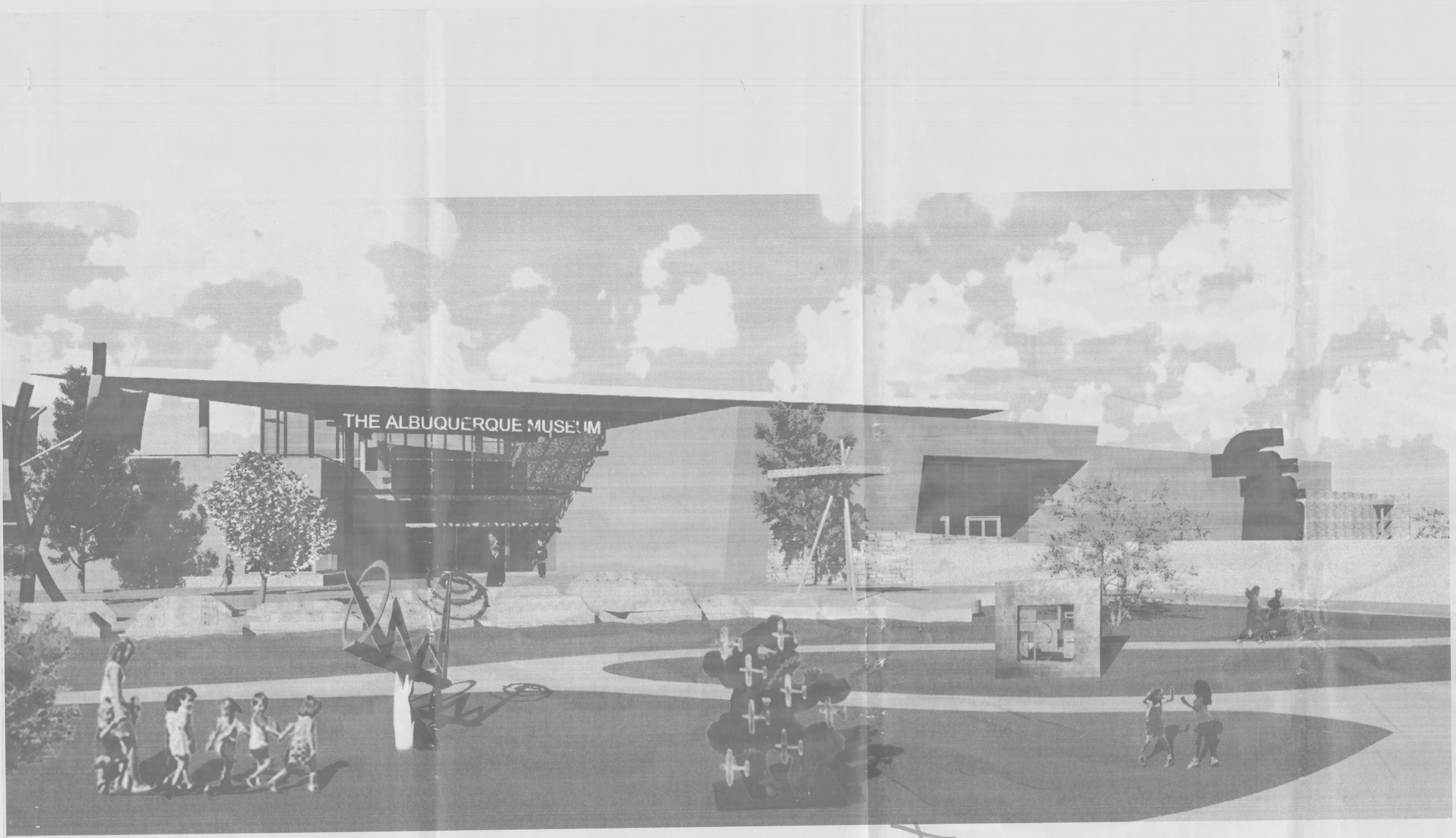
Project # PR-2024-010079
Case # SP-2026-00073
Site Plan - EPC, Major Amendment
Galloway agent for Montano Plaza, LLC requests a Site Plan EPC, Major Amendment to all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; **Parcel 2-A & 3A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E**; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1., located at 6200 Coors Blvd NW C, between Montaño Plaza Dr NW and Montaño Rd NW, approximately 25 acres. (E-12)
Staff Planner: Catherine Heyne

Environmental Planning Commission (EPC)

Journal: September 29, 2026

F) CONTROLLING SITE PLAN

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505.243-5454



THE ALBUQUERQUE MUSEUM

2000 MOUNTAIN RD. NW
ALBUQUERQUE, NM 87104

PROJ 1000274

EPC 01128 - 00754
DRB 01500 - 01890
PROJECT # 1000274

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AUGUST 16, 2001 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED DISAPPROVED
R.E. Sanchez 1-7-02
SIGNATURE & DATE

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ARCHITECT'S STAMP & SIGNATURE		APPROVALS		ENGINEER		APPROVED FOR CONSTRUCTION	
STATE OF NEW MEXICO MARK ROHDE NO. 1465 REGISTERED ARCHITECT		DRB Chairman			2/1/02		
		Transportation			1-09-02		
		Solid Waste Dept.			1-4-02		
		Environmental Health					
		Parks & Gen. Services Recreation		Wenona E. Candelaria	1-09-02		
		City Engineer Public Works		Brady S. Bigham	1-9-02		
		AMAFCA		N/A			
		Utilities Dev		Roger A. Hoen	1-9-02		
		City Project No.		01128-00000-00754		Sheet Of	

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION
PHASES I & II

CITY OF ALBUQUERQUE
DEVELOPMENT BOARD
REVIEW SUBMITTAL

SHEET TITLE
COVER SHEET

SHEET NUMBER
0.1

SCALE
NO SCALE
RMKMc PROJECT NO.
0008
DRAWING FILE NO.
DATE
01 JANUARY 2002
PROJECT MANAGER
MR
DRAWN BY
DC/JA/PR/ACT

STATE OF NEW MEXICO MARK ROHDE NO. 1465 REGISTERED AR

DRAWING INDEX

0.1 COVER SHEET
1.1 SITE PLAN PHASE 1
1.1A SITE PLAN PHASE 2
1.2 PHASING PLANS
1.3 MAIN FLOOR PLAN
1.4 LOWER LEVEL FLOOR PLAN / ROOF PLAN
2.1 LANDSCAPE PLAN PHASE 1
2.1A LANDSCAPE PLAN PHASE 2
3.1 DRAINAGE PLAN AND CALCULATIONS
3.2 EXISTING CONDITIONS
3.3 CONCEPTUAL GRADING
4.1 BUILDING ELEVATIONS / SECTIONS
4.2 PERSPECTIVE STUDIES

ROHDE MAY KELLER McNAMARA
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TIGUEX PARK

19TH STREET

PUBLIC WORKS REQUIREMENTS SEE DETAIL ATTACHED ON SHEET 1.1A

(C) FIRE HYDRANT TO BE REMOVED AND RELOCATED PER COA FIRE MARSHALL REQUIREMENTS

SIDEWALK WIDENS FROM 4' TO 6' (CONTINUOUS AROUND SITE)

FIRE HYDRANT

BANNERS

PROPERTY LINE

WHEEL CHAIR RAMP

SIDEWALK WIDENS TO 10' WIDTH DROP OFF AREA

BUS DROP OFF AREA

SEAT WALL

8' SIDEWALK WIDE SIDEWALK DIRECT TO ENTRY PLAZA

PAINTED CROSSWALK CONNECTION TO TIGUEX PARK

SEATING WALL

6' SIDEWALK INFILL EXISTING CURB CUT

SIGN NO. 5

CONCRETE PEDESTRIAN CROSSWALK

RADIUS 15'

(E) BANNERS

LA JORNADA SCULPTURE

CONCRETE PAVING

CUARTO CENTENARIO EXHIBIT

N.I.C.

PROPERTY BOUNDRY

NUMBE WAGEH

MOUNTAIN RD.

FLEXIBLE SCULPTURE GARDEN

16' WIDTH FOR FIRE TRUCK ACCESS

SPECIAL EVENTS PATIO

ENTRY PLAZA CONCRETE WITH STONE ACCENTS

SIGN NO. 4 CANOPIES

SIGN NO. 2

SEAT WALL

CONCRETE PAVING

ACCESSIBLE RAMP

LOW WALLS

ENTRY CANOPY

SIGN NO. 3

DROP OFF

BOLLARDS

MAIN ENTRY

SIDEWALK WIDENS FROM 4' TO 6' (CONTINUOUS AROUND SITE)

SIGN NO. 1

(E) SCULPTURE

(E) BANNER

(E) SCULPTURE

GATES

PLAZA

AMPHITHEATER

OUTDOOR PERFORMANCE STAGE

GREEN ROOM

ELEV

SEATING ABOVE TO UPPER LEVEL

LIGHTING & SOUND TRUCK

CATERING TRUCK

CATERING

EMPLOYEE ENTRY

SERVICE

ACCESSIBLE RAMP

KELLOGG SUPTAH GATE

FLUSH

(E) BANNER

CURB CUTS RELOCATED FOR NEW SERVICE ENTRY

MOTORIZED AUTOMATIC SECURITY GATE

(E) FIRE HYDRANT

MAN GATE

ACCESSIBLE RAMP

LOADING DOCK

ASPHALT PAVING

SERVICE YARD

PROPERTY LINE

CRUSHER FINES

DUMPSTER PAD WITH BOLLARDS PER CITY OF ALBUQUERQUE STANDARDS SEE DETAIL 3

EXISTING TREES TO REMAIN

6' TALL SCREEN WALL

(E) 6' TALL SCREEN WALL

(E) METAL GATE

(E) GATE

(E) SCULPTURE GATE

(E) WALL TO REMAIN

(E) OLD TOWN BUILDINGS

(E) WALL

(E) CONCRETE PAVING

PROPERTY LINE

(E) SCULPTURE GATE

PROPERTY LINE

(E) TRASH COLLECTION AREA FOR OLD TOWN VENDORS

(E) FIRE HYDRANT

PROPERTY LINE

(E) SCREEN WALLS

EXIT TO BE RE-OPENED EXPANDED FROM 8' TO 26'

HC 1 HC HC HC HC HC HC HC HC

BUMPER STOPS

CONCRETE WALK FLUSH WITH PAVEMENT

VAN HC VAN HC VAN HC VAN HC 12

42 63 84 105 126 147 164 181 202 221

62 83 104 125 146 163 180 201 220 239

COMPACT CARS ONLY THIS AISLE

PROPERTY LINE

SIGN NO. 6

19TH ST

MODIFY EXIST. SITE WALL TO CREATE NEW PEDESTRIAN SITE ENTRY

OLD TOWN RD.

BANNERS

CONCRETE PEDESTRIAN CROSSWALK

WHEEL CHAIR RAMP

BANNERS

(E) FIRE HYDRANT

1. UNLESS OTHERWISE INDICATED AS EXISTING (E), WORK INDICATED ON THIS SHEET IS NEW AND WILL BE INLCUDED AS PART OF THIS PROJECT.

2. (E) INDICATES EXISTING TO REMAIN.

3. THIS PROJECT WILL NOT REQUIRE THE ADDITIONAL HOOK-UP OR EXTENSION OF UTILITIES TO THIS SITE, SINCE THIS PROPOSAL INVOLVES AN ADDITION TO AND RENOVATION OF AN EXISTING BUILDING. ALL UTILITIES ARE CURRENTLY AVAILABLE ON SITE.

LEGEND

- SHADED AREA INDICATES NEW BUILDING ADDITION
- UNSHADED AREA INDICATES EXISTING BUILDING
- LANDSCAPED AREA, SEE LANDSCAPE PLAN SHEET 2.1
- INDICATES PORTION OF SITE NOT IN CONTRACT THIS AREA WILL BE CONSTRUCTED BY OTHERS WITH SEPERATE CITY CONTRACT

BUILDING AREA ANALYSIS

REFER TO SITE PLAN PHASE 2 FOR BUILDING AREA ANALYSIS

PARKING ANALYSIS I

FULL SIZE CAR SPACES	203
COMPACT CAR SPACES	18
HANDICAP SPACES	12
BUS SPACES	3
TOTAL	236

REQUIRED PARKING SPACES..... 184

BIKE PARKING SPACES..... 35

* REFER TO SITE PLAN PHASE 2 FOR BUILDOUT PARKING CALCULATIONS

SITE LIGHTING

- ADDITIONAL POLE LIGHTING: 15' fully shielded
- EXISTING PARKING LOT LIGHTING
- SCULPTURE GARDEN LIGHTING: bollards, 3'-4' high, ground lighting
- PLAZA LIGHTING: 10' - 12', indirect lighting reflected
- GALLERY LIGHTING: ground mounted up-lighting, wall wash

NEW SITE LIGHTING WILL COMPLY WITH "DARK SKIES" DESIGN GUIDELINES TO PREVENT LIGHT POLLUTION; 15' POLES W/ ARCHITECTURAL SHARP CUT-OFF LUMINAIRES AND 150W HP SODIUM LAMPS MAX. SPACING 60 FT. O.C. AVG. ILLUMINANCE 1 FC MAINTAINED WITH MIN/MAX RATIO OF 1:4 BOLLARDS WITH LIGHTING THROUGHOUT SCULPTURE GARDEN SPACED 45' MAX

REVISION (2 JULY 2001) (REVISIONS PER EPC PRE-HEARING AGENCY COMMENTS)

REVISION (11 NOVEMBER 2001) (REVISIONS PER EPC AGENCY COMMENTS)

1 SITE PLAN - PHASE 1

Scale: 1:30

0 10' 20' 50' 100'

2 EXTERIOR SIGNAGE DETAILS

Scale: 1/8" = 1'-0"

AS DESIGNED PENDING LUCC APPROVAL

SIGN NO. 1
EAST ELEVATION (LEFT)
WEST ELEVATION (RIGHT)

SIGN NO. 2
EAST ELEVATION (AT MAIN ENTRY CANOPY)
SEE ALSO EAST ELEVATION - SHEET 4.1

SIGN NO. 3
SOUTH ELEVATION (AT ENTRY CANOPY)

SIGN NO. 4
EAST ELEVATION (AT MARQUEE ON ENTRY PLAZA)

SIGN NO. 5
NORTH ELEVATION (AT 19TH STREET PARKING LOT ENTRANCE)
(SOUTH ELEVATION REVERSED)

SIGN NO. 6
SOUTH ELEVATION
(AT PEDESTRIAN ENTRY)

SIGN NO. 7
SOUTH ELEVATION
(AT SOUTHWEST COURTYARD ADJACENT TO OLD TOWN)

3 DETAIL - DUMPSTER

Scale: 1:30

THIS LAYOUT WAS REVIEWED AND APPROVED BY THERESA BACA ON DECEMBER 28, 2001.

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

SHEET TITLE
SITE PLAN - PHASE 1
EXTERIOR SIGNAGE DETAILS

SHEET NUMBER
1.1

SCALE 1"=30'

RMKMc PROJECT NO. 0008

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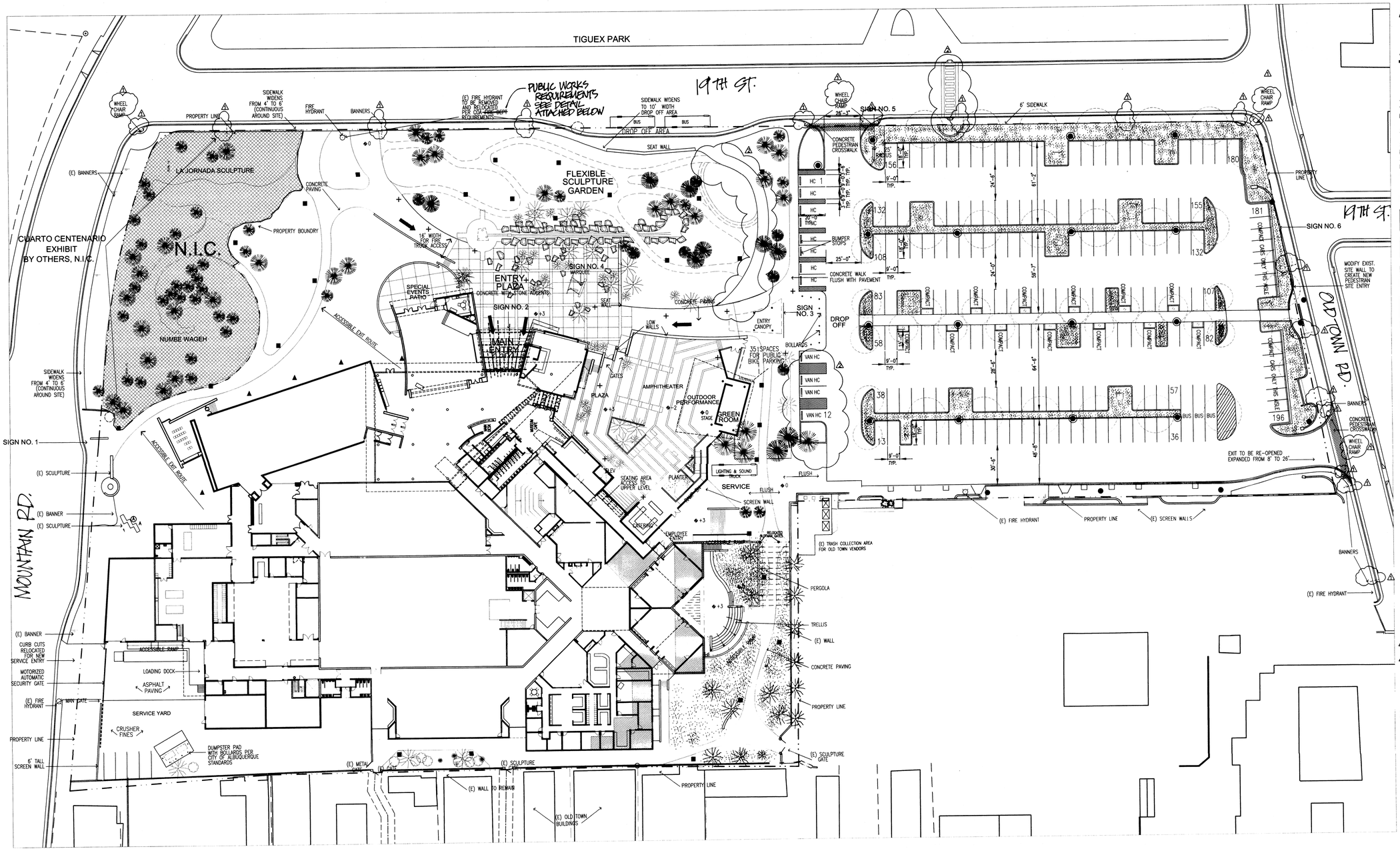
DATE 01 JANUARY 2002

PROJECT MANAGER MR

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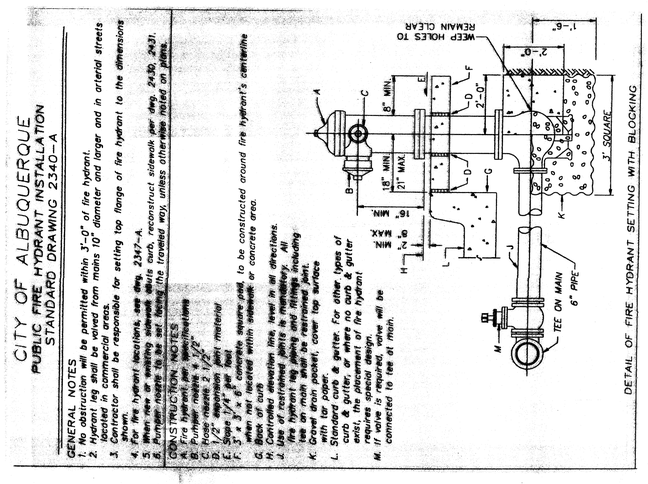
STATE OF NEW MEXICO MARK ROHDE NO. 1465 REGISTERED ARCHITECT

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1 SITE PLAN - PHASE 2

Scale: 1:30



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PROFESSIONAL CORPORATION
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2. (E) INDICATES EXISTING TO REMAIN.

3. THIS PROJECT WILL NOT REQUIRE THE ADDITIONAL HOOK-UP OR EXTENSION OF UTILITIES TO THIS SITE, SINCE THIS PROPOSAL INVOLVES AN ADDITION TO AND RENOVATION OF AN EXISTING BUILDING. ALL UTILITIES ARE CURRENTLY AVAILABLE ON SITE.

LEGEND

- SHADED AREA INDICATES NEW BUILDING ADDITION
- UNSHADED AREA INDICATES EXISTING BUILDING
- LANDSCAPED AREA, SEE LANDSCAPE PLAN SHEET 2.1
- INDICATES PORTION OF SITE NOT IN CONTRACT THIS AREA WILL BE CONSTRUCTED BY OTHERS WITH SEPERATE CITY CONTRACT

BUILDING AREA ANALYSIS

EXISTING MAIN LEVEL	39,420 S.F.
PROPOSED MAIN LEVEL	52,695 S.F.
TOTAL MAIN LEVEL	92,115 S.F.
EXISTING LOWER LEVEL	26,873 S.F.
PROPOSED LOWER LEVEL	3,546 S.F.
TOTAL LOWER LEVEL	30,419 S.F.
TOTAL	122,534 S.F.

PARKING ANALYSIS I

FULL SIZE CAR SPACES	155
COMPACT CAR SPACES	29
HANDICAP SPACES	8
VAN HANDICAP SPACES	4
BUS SPACES	3
TOTAL	199

REQUIRED PARKING SPACES..... 184

BIKE PARKING SPACES..... 35

* REFER TO 8 1/2" X 11" ADDENDUM - PARKING ANALYSIS I for complete analysis

PARKING ANALYSIS II

spaces determined by formulas given by Albuquerque Zoning Code, Article 16, pp. 203-204

I. PUBLIC USE during open museum hours
required parking spaces: 192

II. PUBLIC USE during after hours (Special Events hall)
required parking spaces: 103.3

III. PUBLIC USE during after hours (Amphitheater)
required parking spaces: 189

* REFER TO 8 1/2" X 11" ADDENDUM PARKING ANALYSIS II for complete analysis

⚠ REVISION (2 JULY 2001)
(REVISIONS PER EPC PRE-HEARING AGENCY COMMENTS)

⚠ REVISION (11 NOVEMBER 2001)
(REVISIONS PER EPC AGENCY COMMENTS)

SITE LIGHTING

- ADDITIONAL POLE LIGHTING: 15' fully shielded ⚠
- EXISTING PARKING LOT LIGHTING
- SCULPTURE GARDEN LIGHTING: bollards, 3'-4' high, ground lighting
- \+ PLAZA LIGHTING: 10' - 12', indirect lighting reflected
- ▲ GALLERY LIGHTING: ground mounted up-lighting, wall wash

NEW SITE LIGHTING WILL COMPLY WITH "DARK SKIES" DESIGN GUIDELINES TO PREVENT LIGHT POLLUTION; 15' POLES W/ ARCHITECTURAL SHARP CUT-OFF LUMINAIRES AND 150W HP SODIUM LAMPS
MAX. SPACING 60 FT. O.C.
AVG. ILLUMINANCE 1 FC MAINTAINED
WITH MIN/MAX RATIO OF 1:4
BOLLARDS WITH LIGHTING THROUGHOUT SCULPTURE GARDEN
SPACED 45' MAX

0 10' 20' 50' 100'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

SCALE 1"=30'
RMKNc PROJECT NO. 0008
DRAWING FILE NO.
DATE 01 JANUARY 2002
PROJECT MANAGER MR
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SHEET TITLE
SITE PLAN - PHASE 2

SHEET NUMBER
1.1A

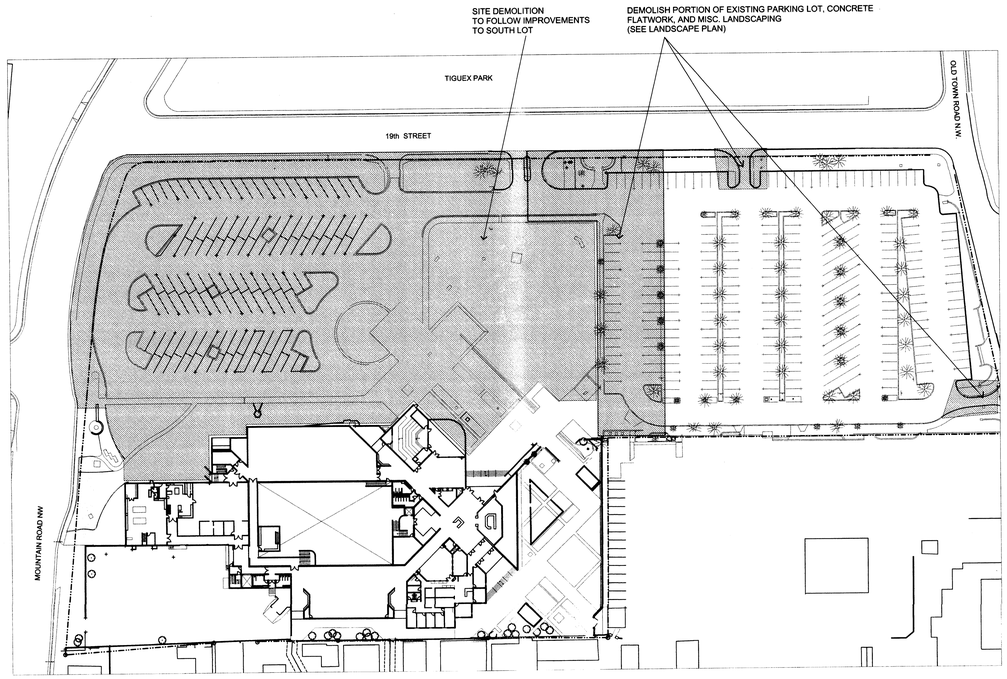
STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

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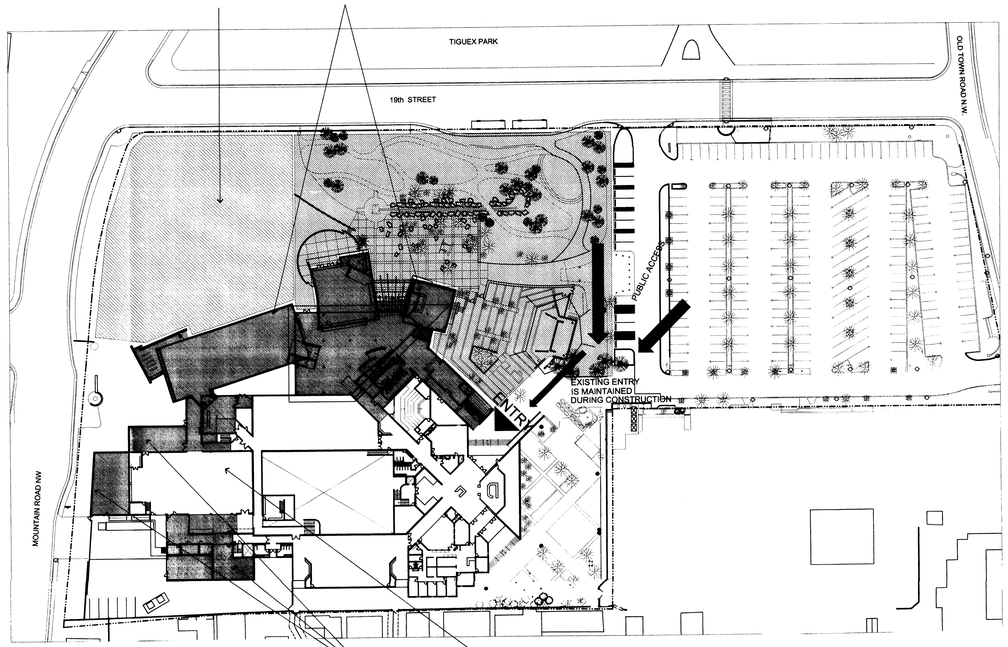
PROFESSIONAL CORPORATION

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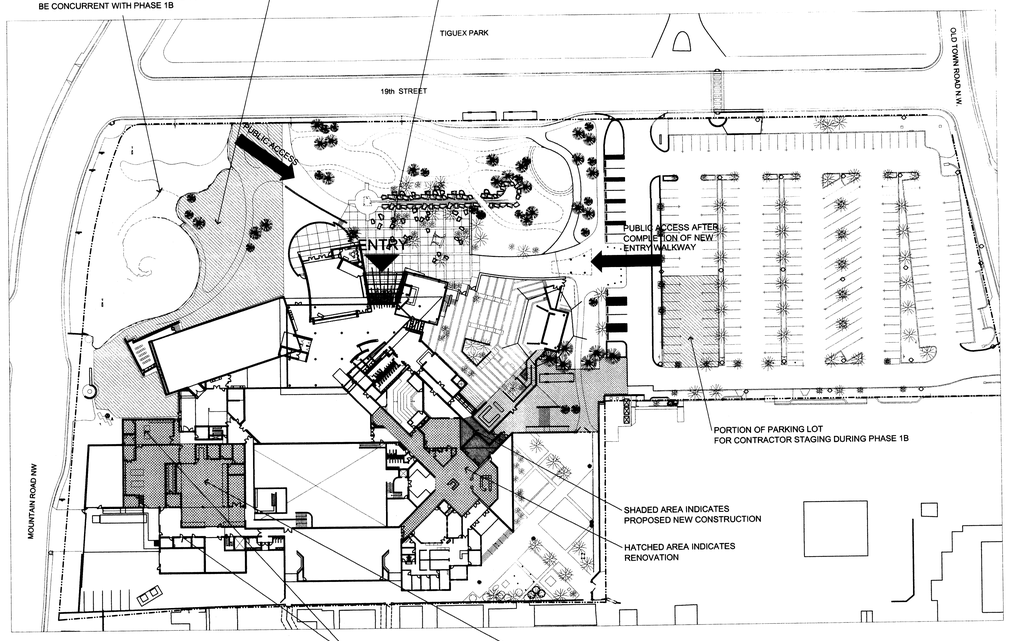
PRE-CONSTRUCTION SITE PREPARATION

Scale: 1"=60'-0"



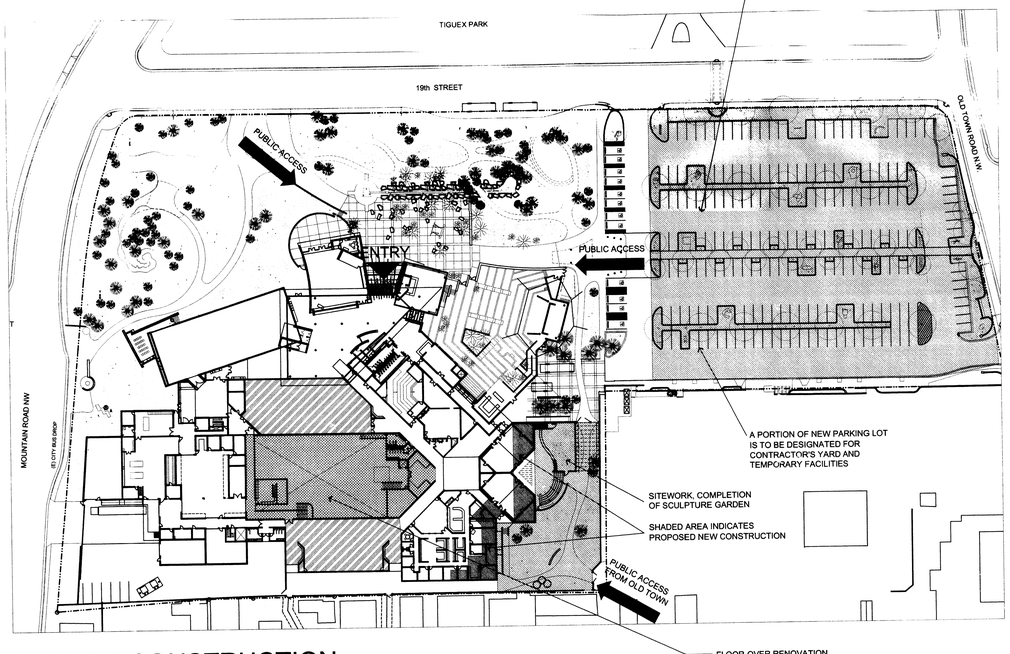
PHASE IA CONSTRUCTION

Scale: 1"=60'-0"



PHASE 1B CONSTRUCTION

Scale: 1"=60'-0"



PHASE 2 CONSTRUCTION

Scale: 1"=60'-0"

LEGEND

- NEW BUILDING CONSTRUCTION
- SITEWORK
- CONTRACTOR'S YARD
  LOCATION OF TEMPORARY FACILITIES
- INTERIOR RENOVATION
- HVAC UPGRADES

0 15' 30' 60' 120'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SHEET TITLE
PHASING PLANS

SHEET NUMBER
1.2

SCALE
1"=60'

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DATE
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PROJECT MANAGER
MR

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MARK ROHDE
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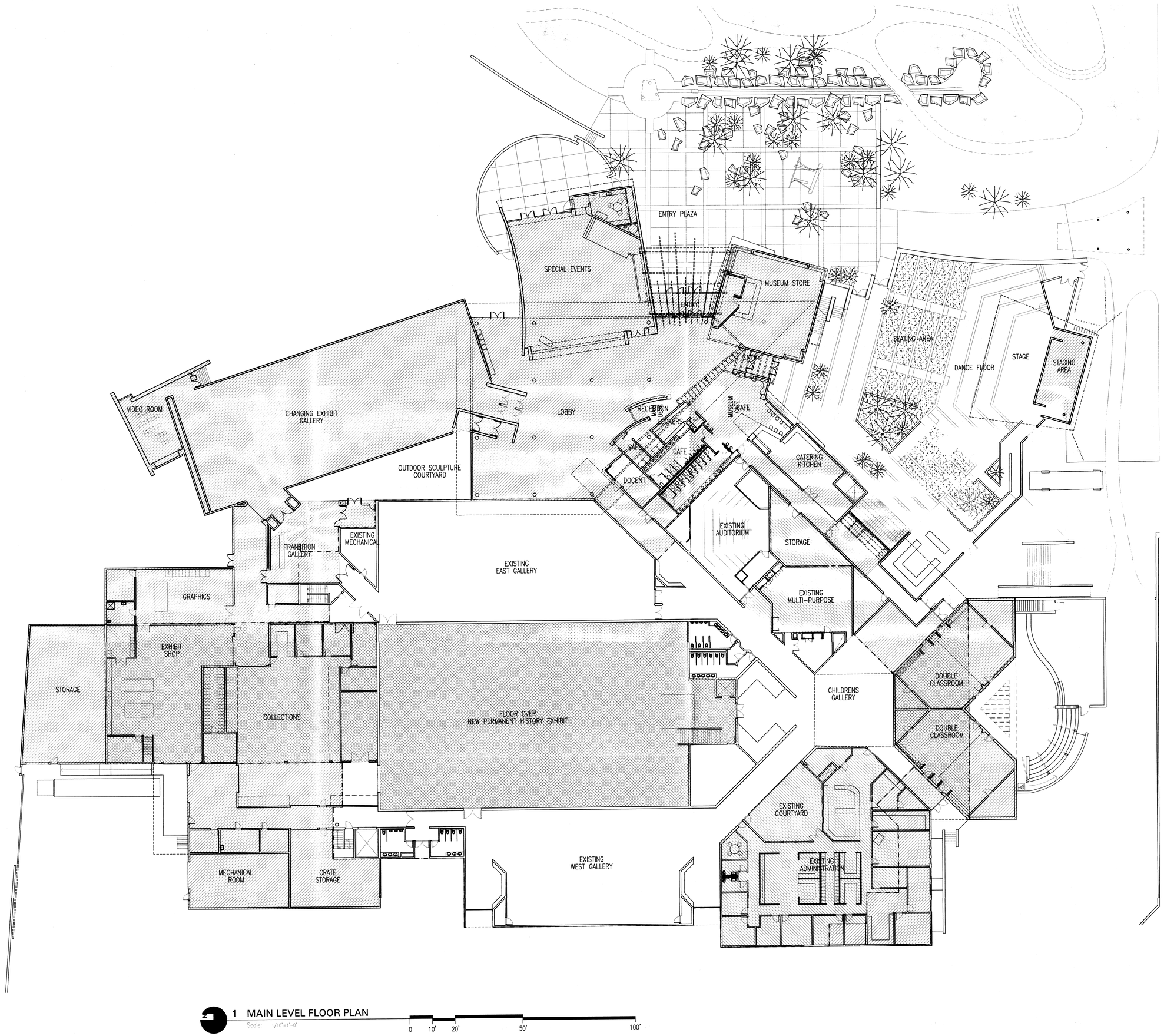
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

LEGEND

SHADED AREA INDICATES NEW BUILDING ADDITION

UNSHADED AREA INDICATES EXISTING BUILDING

SHADED AREA INDICATES MAJOR REMODEL



1 MAIN LEVEL FLOOR PLAN

Scale: 1/16"=1'-0"

0 10' 20' 50' 100'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
1.3

SCALE
1/16" = 1'

RKMcNa: PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

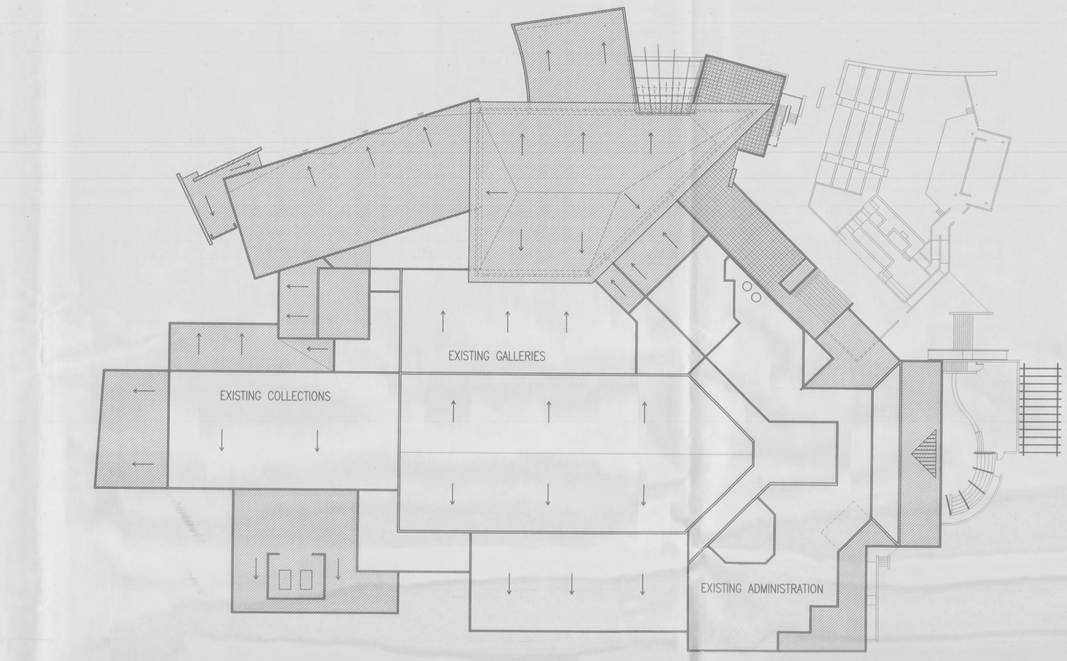
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STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

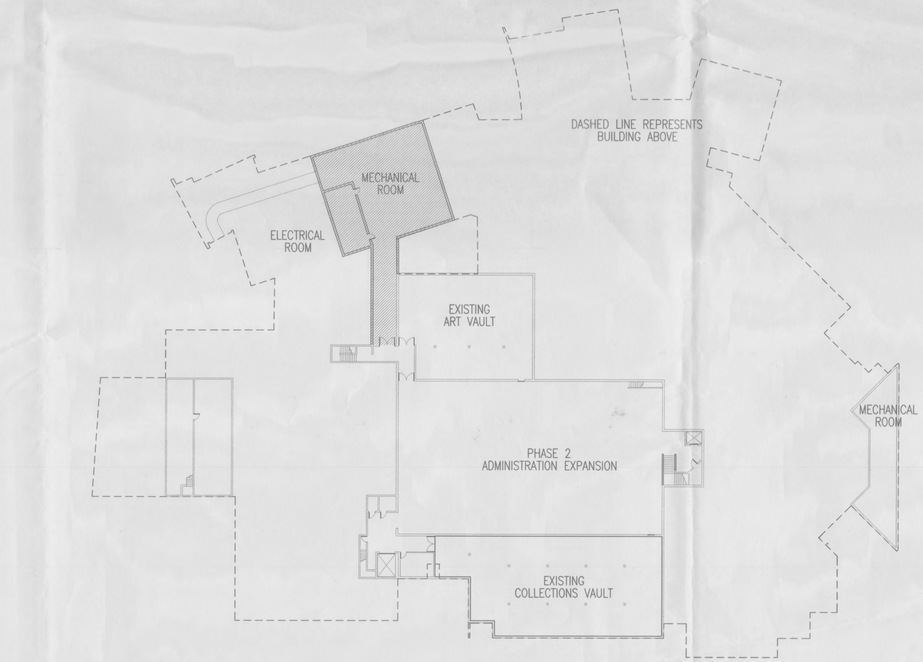
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1 ROOF PLAN
Scale: 1/32"=1'-0"
0 20' 40' 80' 160'



2 LOWER LEVEL FLOOR PLAN
Scale: 1/32"=1'-0"
0 20' 40' 80' 160'

LEGEND

SHADED AREA INDICATES NEW BUILDING ADDITION

UNSHADED AREA INDICATES EXISTING BUILDING

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SCALE
1" = 60'

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

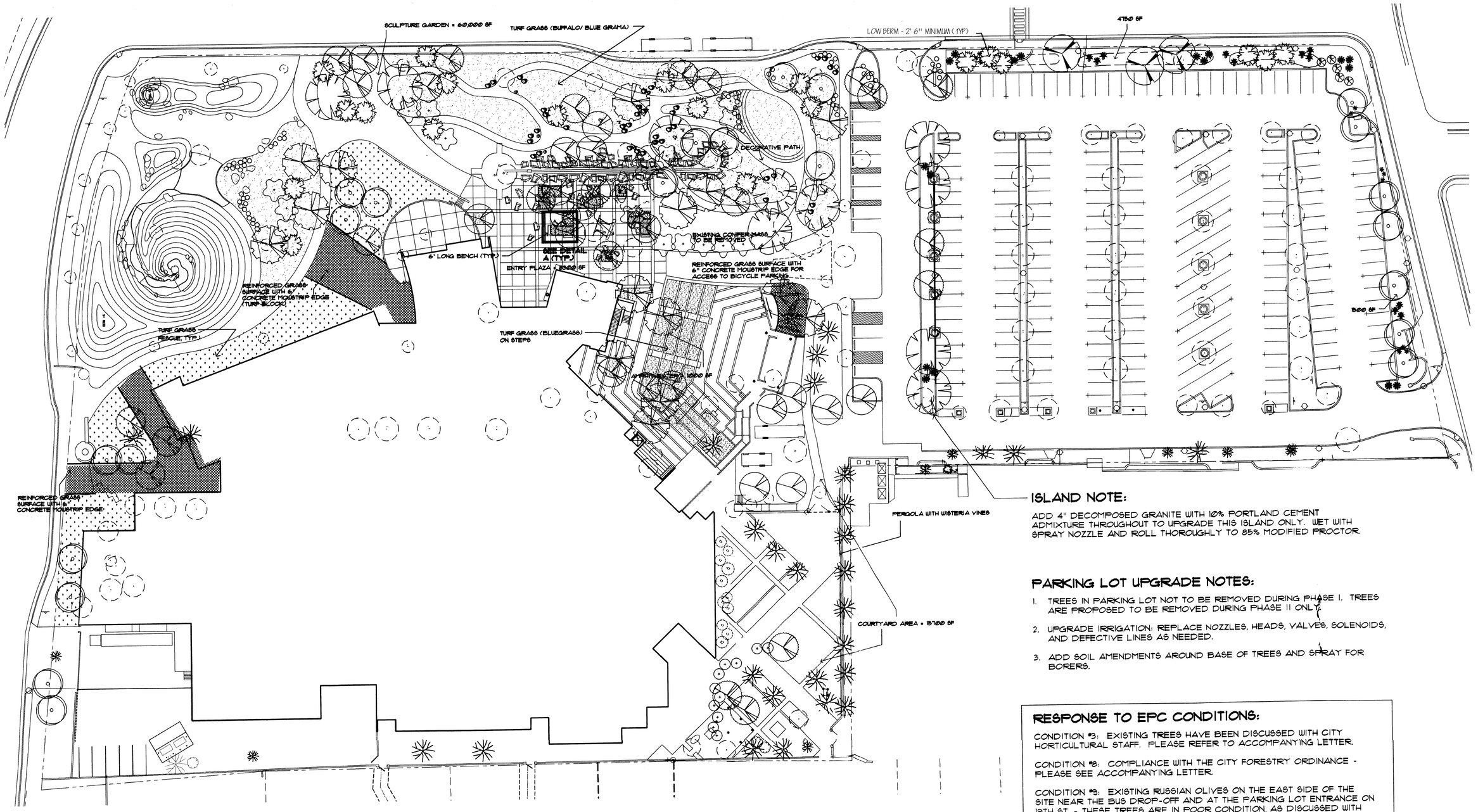
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SHEET TITLE
LOWER LEVEL FLOOR PLAN/
ROOF PLAN

SHEET NUMBER
1.4

STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

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ISLAND NOTE:

ADD 4" DECOMPOSED GRANITE WITH 10% PORTLAND CEMENT ADMIXTURE THROUGHOUT TO UPGRADE THIS ISLAND ONLY. WET WITH SPRAY NOZZLE AND ROLL THOROUGHLY TO 85% MODIFIED PROCTOR.

PARKING LOT UPGRADE NOTES:

1. TREES IN PARKING LOT NOT TO BE REMOVED DURING PHASE I. TREES ARE PROPOSED TO BE REMOVED DURING PHASE II ONLY.
2. UPGRADE IRRIGATION: REPLACE NOZZLES, HEADS, VALVES, SOLENOIDS, AND DEFECTIVE LINES AS NEEDED.
3. ADD SOIL AMENDMENTS AROUND BASE OF TREES AND SPRAY FOR BORERS.

RESPONSE TO EPC CONDITIONS:

CONDITION #3: EXISTING TREES HAVE BEEN DISCUSSED WITH CITY HORTICULTURAL STAFF. PLEASE REFER TO ACCOMPANYING LETTER.

CONDITION #8: COMPLIANCE WITH THE CITY FORESTRY ORDINANCE - PLEASE SEE ACCOMPANYING LETTER.

CONDITION #9: EXISTING RUSSIAN OLIVES ON THE EAST SIDE OF THE SITE NEAR THE BUS DROP-OFF AND AT THE PARKING LOT ENTRANCE ON 19TH ST. - THESE TREES ARE IN POOR CONDITION, AS DISCUSSED WITH THE CITY FORESTER, AND WILL BE REPLACED WITH TREE SPECIES TO MATCH NEW PLANTINGS ELSEWHERE ON THE SITE. THE PLANS AS SHOWN REFLECT CONVERSATIONS BETWEEN THE DESIGN TEAM AND EPC COMMISSIONER BRISCOE.

CONDITION #10: LOW BERMS ARE INCLUDED AS BUFFERING BETWEEN THE PARKING LOT AND 19TH STREET. SEE GRADING PLAN.

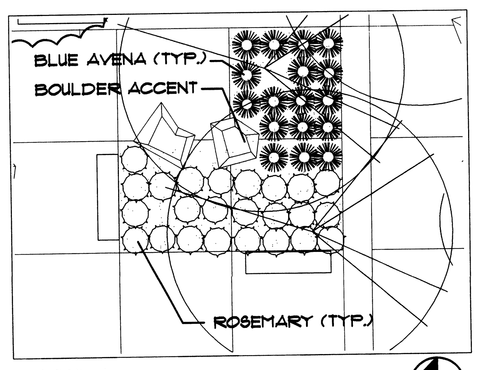
NOTES

1. LANDSCAPE REQUIREMENTS
   NET LOT AREA: = 346,346 SF
   TOTAL LANDSCAPE AREA REQUIRED = 51,952 SF (15 % OF NET LOT AREA)
   TOTAL LANDSCAPE AREA PROVIDED = 98,000 SF (28% OF NET LOT AREA)
2. THIS PLAN IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE ENACTMENT NO. 18-1995. SECTION 6-1-1-8 WATER BUDGETS AND PLANNING RESTRICTIONS,

   TOTAL LANDSCAPE AREA: 98,000 SF
   HIGH WATER USE LANDSCAPE (TURF): 41,000 SF (SCULPTURE PARK). (.41% OF TOTAL LANDSCAPE AREA)
   LOW WATER USE LANDSCAPE: 30,400 SF
   HARDSCAPE: 26,600 SF
3. LANDSCAPE IRRIGATION
   AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
   TURF: SPRAY IRRIGATION
   TREES AND SHRUBS: BUBBLER IRRIGATION.
4. LANDSCAPE MAINTENANCE
   THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
5. A 4" DEPTH OF MULCH SHALL BE INSTALLED AT ALL SHRUB BEDS
6. A 36" DIAMETER OF 2" DEPTH OF BARK MULCH SHALL BE INSTALLED AT THE BASE OF ALL TREES IN TURF AREAS.
7. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL CAREFULLY STOCKPILE IN AN APPROVED LOCATION EXISTING LARGE BOULDERS FOR FUTURE USE IN THE 'FLEXIBLE OUTDOOR GALLERY'.
8. SCULPTURES IN 'FLEXIBLE OUTDOOR GALLERY' AREA ARE SHOWN IN APPROXIMATE LOCATIONS ONLY TO ALLOW FOR FUTURE ADDITIONS TO OR REARRANGEMENT OF THE MUSEUM COLLECTION.

TREE COUNT

TOTAL TREES CURRENTLY ON SITE	186
TOTAL TREES TO BE REMOVED	128
TOTAL EXISTING TREES TO REMAIN	38
TOTAL EXISTING TREES TO BE RELOCATED	20
TOTAL NEW TREES TO BE PLANTED	129
TOTAL NUMBER OF ALL TREES FOLLOWING CONSTRUCTION	187



DETAIL A

0 2.5 5 10 15

SCALE: 1" = 5'

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE INSTALLED	SIZE MATURE	REMARKS
TREES					
Bradford Pear	Pyrus calleryana 'Bradford'	22	2" cal, 10'-12' ht.	30' ht., 20' spd.	30" box
Mexican Elder	Sambucus caerulea 'Mexicana'	12	1-1/2" cal, 8'-10' ht.	20' ht., 20'-25' spd.	15 gallon
Texas Oak, multi-trunk	Quercus buckleyi	29	8'-10' ht.	15' ht. 4 spd.	30" box 15 gallon
Vitex	Vitex agnus-castus	18	multi trunk, 4'-6' ht.	12' ht. 4 spd.	15 gallon
Afghan pine	Pinus eldarica	20	8'-10' ht.	30' ht. 15' spd.	B & B or box
Black locust	Robinia pseudoacacia	10	2 1/2" cal. 10'-12' ht.	35' ht., 30' spd.	24" box or B & B
Raywood ash	Fraxinus oxycarpa	15	2 1/2" cal. 10'-12' ht.	35' ht., 30' spd.	24" box or B & B
Russian Olive	Elaegnus angustifolia	3	2-1/2" cal. 9'-11' ht.	30' ht., 30' spd.	B4B or box
SHRUBS					
Apache Plume	Fallugia paradoxa	5	4' - 6' ht.	6' ht. 4 spd.	5 gallon
Blue Avena	Helictotrichon sempervirens	78	6" min. ht.	24" ht. 4 spd.	5 gallon
Lavender	Lavandula angustifolia	69	Min. 12" spd.	3' ht., 4 spd.	5 gallon
Rosemary	Rosmarinus officinalis 'Prostratus'	105	6" min. ht.	24" ht., 6' spd.	5 gallon
Century plant	Agave americana	17	Min. 12" spd.	5' ht., 5'spd.	5 gallon
Sotol	Dasylirion wheeleri	11	Min. 12" spd.	5' ht., 5'spd.	5 gallon
Texas red yucca	Hesperaloe parviflora	11	Min. 12" spd.	3' ht., 3'spd.	5 gallon
TURF					
Fescue in shaded areas Bluegrass in amphitheater Buffalo/ blue grama elsewhere (east side)		Total 41,000 s.f.			sod

NAME: D:3500CURRENT/3500PLT.DWG DATE: DEC. 21, 2001 PLOT: SHEET3A 1:1 BASE REVISION 4/26/01 LK

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Stone Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

GENERAL NOTES

MORROW REARDON WILKINSON, LTD., LANDSCAPE ARCHITECTS
110 La Veta NE, Albuquerque, NM 87108
505.268.2266 FAX 505.268.9637
mrw@mrwnm.com

STATE OF NEW MEXICO — BAKER H. MORROW NO. 2 — REGISTERED LANDSCAPE ARCHITECT

KEY TO SYMBOLS:

- Russian Olive
- Raywood Ash
- Black Locust
- Afghan pine
- Bradford Pear
- Mexican Elder
- Texas Oak
- Vitex
- Blue Avena Grass
- Lavender
- Century plant
- Sotol
- Texas red yucca
- Apache Plume
- Existing tree to be relocated
- Existing tree to be removed
- New location for existing boulder
- New location for existing New Mexico Olive
- Existing tree to remain

0 15 30 60 90

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASE I & II

'DEVELOPMENT BOARD REVIEW SUBMITTAL

SCALE

RMKM: PROJECT NO. 0008

DRAWING FILE NO.

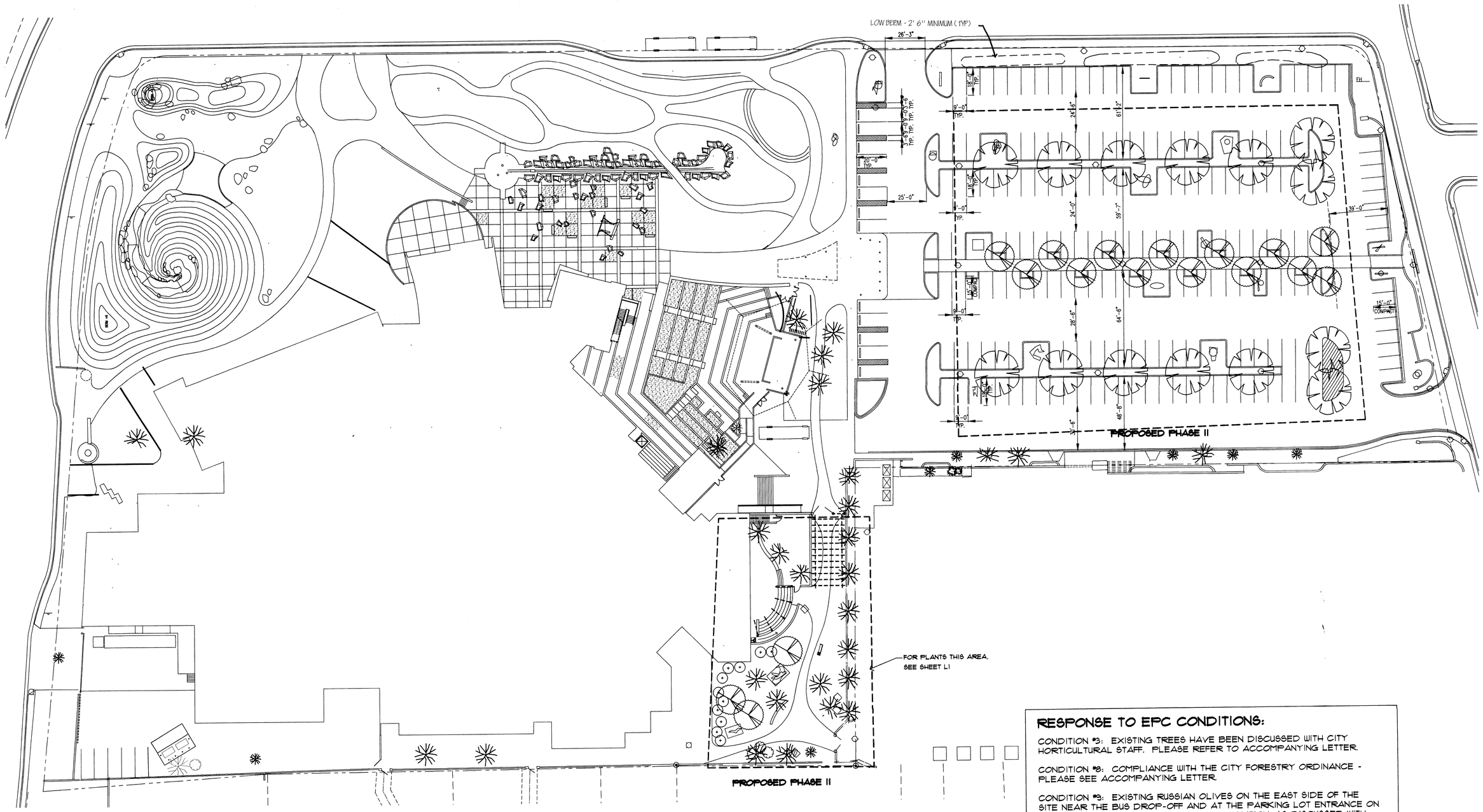
DATE 01 JANUARY 2002

PROJECT MANAGER MR

DRAWN BY JA/PR/ACT

SHEET TITLE
LANDSCAPE PLAN PHASE 1

SHEET NUMBER
2.1



NOTES

1. LANDSCAPE REQUIREMENTS
   NET LOT AREA: ± 340,346 SF
   TOTAL LANDSCAPE AREA REQUIRED = 51,952 SF
   (15 % OF NET LOT AREA)
   TOTAL LANDSCAPE AREA PROVIDED = 98,000 SF
   (28% OF NET LOT AREA)
2. THIS PLAN IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE ENACTMENT NO. 18-1995. SECTION 6-1-1-8 WATER BUDGETS AND PLANNING RESTRICTIONS,

   TOTAL LANDSCAPE AREA: 98,000 SF
   HIGH WATER USE LANDSCAPE (TURF): 41,000 SF (SCULPTURE PARK).
   (41% OF TOTAL LANDSCAPE AREA)
   LOW WATER USE LANDSCAPE: 30,400 SF
   HARDSCAPE: 26,600 SF
3. LANDSCAPE IRRIGATION
   AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
   TURF: SPRAY IRRIGATION
   TREES AND SHRUBS: BUBBLER IRRIGATION.
4. LANDSCAPE MAINTENANCE
   THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
5. A 4" DEPTH OF MULCH SHALL BE INSTALLED AT ALL SHRUB BEDS
6. A 36" DIAMETER OF 2" DEPTH OF BARK MULCH SHALL BE INSTALLED AT THE BASE OF ALL TREES IN TURF AREAS.
7. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL CAREFULLY STOCKPILE IN AN APPROVED LOCATION EXISTING LARGE BOULDERS FOR FUTURE USE IN THE 'FLEXIBLE OUTDOOR GALLERY'.
8. SCULPTURES IN 'FLEXIBLE OUTDOOR GALLERY' AREA ARE SHOWN IN APPROXIMATE LOCATIONS ONLY TO ALLOW FOR FUTURE ADDITIONS TO OR REARRANGEMENT OF THE MUSEUM COLLECTION.

RESPONSE TO EPC CONDITIONS:

CONDITION #3: EXISTING TREES HAVE BEEN DISCUSSED WITH CITY HORTICULTURAL STAFF. PLEASE REFER TO ACCOMPANYING LETTER.

CONDITION #8: COMPLIANCE WITH THE CITY FORESTRY ORDINANCE - PLEASE SEE ACCOMPANYING LETTER.

CONDITION #9: EXISTING RUSSIAN OLIVES ON THE EAST SIDE OF THE SITE NEAR THE BUS DROP-OFF AND AT THE PARKING LOT ENTRANCE ON 19TH ST. - THESE TREES ARE IN POOR CONDITION, AS DISCUSSED WITH THE CITY FORESTER, AND WILL BE REPLACED WITH TREE SPECIES TO MATCH NEW PLANTINGS ELSEWHERE ON THE SITE. THE PLANS AS SHOWN REFLECT CONVERSATIONS BETWEEN THE DESIGN TEAM AND EPC COMMISSIONER BRISCOE.

CONDITION #10: LOW BERMS ARE INCLUDED AS BUFFERING BETWEEN THE PARKING LOT AND 19TH STREET. SEE GRADING PLAN.

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE INSTALLED	SIZE MATURE	REMARKS
TREES					
Black locust	Robinia pseudoacacia	14	2 1/2" cal. 10'-12' ht.	35' ht., 30' spd.	24" box or B & B
Texas Oak, multi-trunk	Quercus buckleyi	15	8'-10' ht.	15' ht. & spd.	36" box 15 gallon

0 2.5 5 10 15
SCALE: 1" = 5'

KEY TO SYMBOLS:

Black Locust

Texas Oak

Existing trees to remain

0 15 30 60 90
SCALE: 1" = 30'

NOT FOR CONSTRUCTION

NAME: D:3500CURRENT/3500-PH2\3500PLT-PH2.DWG DATE: DEC. 21, 2001 PLOT: SHEET3A 1:1 BASE REVISION 12/01 LK

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Stone Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

MORROW REARDON WILKINSON, LTD.,
LANDSCAPE ARCHITECTS
110 La Veta NE, Albuquerque, NM 87108
505.268.2500 FAX 505.265.0527
mrw@mrwnm.com

STATE OF NEW MEXICO
BAKER H. MORROW
NO. 2
REGISTERED LANDSCAPE ARCHITECT

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASE I & II

DEVELOPMENT BOARD
REVIEW SUBMITTAL

SCALE

RMKM+ PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

DRAWN BY
JA/PR/ACT

SHEET TITLE
LANDSCAPE PLAN PHASE 2

SHEET NUMBER
2.1A

DRAINAGE PLAN

INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, THE ALBUQUERQUE MUSEUM, IS LOCATED JUST EAST OF OLD TOWN AND REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA. THE DRAINAGE SCHEME WILL CONSIST OF FREE DISCHARGE OF RUNOFF FROM THE SITE INTO MOUNTAIN ROAD NW AND NINETEENTH STREET NW. OFFSITE FLOWS DO NOT IMPACT THE SITE.

THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATE AT THE SOUTHWEST CORNER OF MOUNTAIN ROAD NW AND NINETEENTH STREET NW. THE CURRENT LEGAL DESCRIPTION IS TRACT 233-A-1, M.R.G.C.D. MAP NO. 38. AS SHOWN BY PANEL 331 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE (ZONE A).

BACKGROUND DOCUMENTS

THERE ARE NO PREVIOUSLY APPROVED DRAINAGE PLANS FOR THE SITE KNOWN TO THIS PREPARER.

EXISTING CONDITIONS

AT PRESENT, THE SITE IS DEVELOPED. THE SITE CONSISTS OF A FREE STANDING BUILDING. PAVED PARKING LOTS LOCATED IN THE NORTHEAST PORTION OF THE SITE AND THE SOUTHEAST PORTION OF THE SITE SERVE THE EXISTING MUSEUM BUILDING. THE REMAINING PORTION OF THE SITE CONSISTS LARGELY OF LANDSCAPING. AN EXISTING PUBLIC STORM DRAIN IS LOCATED WITHIN MOUNTAIN ROAD NW WHICH DISCHARGES STORMWATER INTO AN EXISTING PUBLIC STORM DRAIN WITHIN NINETEENTH STREET. THE NINETEENTH STREET PUBLIC STORM DRAIN SYSTEM THEN DIRECTS STORMWATER SOUTHWARD AND INTO ANOTHER PUBLIC STORM DRAIN WHICH DRAINS WEST WITHIN THE OLD TOWN ROAD NW RIGHT OF WAY. THREE DRAINAGE BASINS ARE IDENTIFIED ON THE EXISTING CONDITIONS PLAN. DRAINAGE BASIN A IS LOCATED IN THE NORTHERN PORTION OF THE SITE AND DISCHARGES INTO MOUNTAIN ROAD NW. DRAINAGE BASIN B CONSISTS OF THE CENTRAL PORTION OF THE SITE AND DRAINS INTO NINETEENTH STREET NW UTILIZING THE EXISTING PRIVATE ENTRANCES AND A SIDEWALK CULVERT WHICH ARE LOCATED ALONG THE EAST PORTION OF THE SITE. DRAINAGE BASIN C CONSISTS OF THE SOUTH PORTION OF THE SITE AND CONSISTS OF THE EXISTING SOUTH PARKING LOT. THIS BASIN DISCHARGES INTO THE EXISTING PUBLIC STORM DRAIN FACILITIES WITHIN NINETEENTH STREET AND OLD TOWN ROAD UTILIZING A PRIVATE STORM INLET LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE PRIVATE INLET CONNECTS INTO THE PUBLIC STORM DRAIN SYSTEM AT AN EXISTING PUBLIC STORM DRAIN MANHOLE LOCATED WITHIN THE INTERSECTION OF NINETEENTH STREET NW AND OLD TOWN ROAD NW.

DEVELOPED CONDITIONS

THE NEW DEVELOPMENT OF THIS SITE WILL CONSIST OF THE CONSTRUCTION OF SEVERAL BUILDING ADDITIONS TO THE EXISTING MUSEUM BUILDING. THE EXISTING PARKING LOT LOCATED IN THE NORTHEAST PORTION OF THE SITE WILL BE DEMOLISHED AND REPLACED WITH A SCULPTURE GARDEN WHICH WILL CONSIST OF WALKWAYS AND LANDSCAPED AREAS. THE EXISTING PARKING LOT LOCATED IN THE SOUTHEAST PORTION OF THE SITE WILL BE REPAVED AND THE PARKING LAYOUT WILL BE RECONFIGURED TO MEET CURRENT STANDARDS. DRAINAGE BASIN A WILL CONTINUE TO DISCHARGE INTO MOUNTAIN ROAD NW. A NEW PRIVATE STORM INLET WILL BE CONSTRUCTED WITHIN BASIN A AND WILL DISCHARGE INTO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN MOUNTAIN ROAD NW. THE REMAINING PORTION OF BASIN A WILL DISCHARGE INTO MOUNTAIN ROAD THROUGH A NEW SIDEWALK CULVERT LOCATED NEAR THE NORTHWEST CORNER OF THE SITE. SEVERAL PRIVATE STORM INLETS WILL BE CONSTRUCTED WITHIN THE LANDSCAPED AREAS IN THE EAST PORTION OF BASIN B. THESE INLETS WILL DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN NINETEENTH STREET NW. DRAINAGE BASIN C WILL CONTINUE TO DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN OLD TOWN ROAD NW UTILIZING THE EXISTING PRIVATE STORM INLET AND CONNECTION TO THE PUBLIC STORM DRAIN MANHOLE WITHIN OLD TOWN ROAD NW.

PHASING

THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE 1 WILL CONSIST OF ALL THE IMPROVEMENTS NORTH OF THE EXISTING SOUTH PARKING LOT INCLUDING THE BUILDING ADDITIONS AND THE DEMOLITION OF THE EXISTING PARKING LOT IN THE NORTH PORTION OF THE SITE AND THE CONSTRUCTION OF THE SCULPTURE GARDEN. PHASE 2 WILL CONSIST OF THE RECONSTRUCTION OF THE SOUTH PARKING LOT. EACH OF THESE PHASES IS INDEPENDENT OF THE OTHER WITH RESPECT TO DRAINAGE. THEREFORE, THE DRAINAGE OF THE SITE WILL NOT BE NEGATIVELY IMPACTED BY THE IMPLEMENTATION OF EACH PHASE.

GRADING PLAN

THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS AS TAKEN FROM THE TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE, DATED FEBRUARY 2001, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS; 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

CALCULATIONS

THE CALCULATIONS CONTAINED HEREIN ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

CONCLUSION

REVIEW OF THE ALBUQUERQUE MASTER DRAINAGE STUDY INDICATES THAT THERE ARE NO ANALYSIS POINTS NEAR THE SITE WHICH WOULD HINT TO A RECOGNIZED DRAINAGE PROBLEM. THIS SUGGESTS ADEQUATE DOWNSTREAM CAPACITY. PROVIDED THAT THE DEVELOPMENT DOES NOT RESULT IN AN EXCESSIVE INCREASE IN RUNOFF DISCHARGING TO THE EXISTING FACILITIES. THEREFORE, THE DEVELOPMENT OF THIS SITE UTILIZING FREE DISCHARGE MAINTAINS THE STATUS QUO. IN ADDITION, THE CONTINUED FREE DISCHARGE FROM THE SITE TO MOUNTAIN ROAD NW AND NINETEENTH STREET NW IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

1) MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA
2) NEGLIGIBLE INCREASE IN DEVELOPED RUNOFF VOLUME AND PEAK FLOWRATE
3) DISCHARGE DIRECTLY TO EXISTING PUBLIC STORM DRAIN FACILITIES
4) PROPOSED DEVELOPEMENT MAINTAINS THE "STATUS QUO"

CALCULATIONS

I. PRECIPITATION ZONE = 2

II. $P_{6,100} = P_{360} = 2.35$ IN

III. TOTAL AREA (A_T) = 346,040 SF/7.94 AC

IV. EXISTING LAND TREATMENT

A. BASIN A 76,500 SF/1.76 AC

TREATMENT	AREA (SF/AC)	%
B	17,010/0.39	22
C	14,800/0.34	19
D	44,690/1.03	59

B. BASIN B 163,370 SF/3.75 AC

TREATMENT	AREA (SF/AC)	%
B	49,220/1.13	30
D	114,150/2.62	70

C. BASIN C 106,170 SF/2.44 AC

TREATMENT	AREA (SF/AC)	%
B	15,290/0.35	14
D	90,880/2.09	86

V. DEVELOPED LAND TREATMENT

A. BASIN A 77,970 SF/1.79 AC

TREATMENT	AREA (SF/AC)	%
B	21,350/0.49	27
C	8,810/0.20	11
D	47,810/1.10	61

B. BASIN B 161,900 SF/3.71 AC

TREATMENT	AREA (SF/AC)	%
B	41,960/0.96	26
D	119,940/2.75	74

C. BASIN C 106,170 SF/2.44 AC

TREATMENT	AREA (SF/AC)	%
B	18,300/0.42	17
D	87,870/2.02	83

VI. EXISTING CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_A A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.39) + 1.13(0.34) + 2.12(1.03)]/1.76 = 1.63$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.63/12)1.76 = 0.2393$ AC-FT = 10,430 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.39) + 3.14(0.34) + 4.70(1.03) = 6.8$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_A A_A + E_B A + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(1.13) + 2.12(2.62)]/3.75 = 1.72$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.72/12)3.75 = 0.5363$ AC-FT = 23,360 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(1.13) + 4.70(2.62) = 14.9$ CFS

C. BASIN C

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.35) + 2.12(2.09)]/2.44 = 1.93$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.93/12)2.44 = 0.3920$ AC-FT = 17,070 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.35) + 4.70(2.09) = 10.6$ CFS

VII. DEVELOPED CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.49) + 1.13(0.20) + 2.12(1.10)]/1.79 = 1.64$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.64/12)1.79 = 0.2450$ AC-FT = 10,670 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.49) + 3.14(0.20) + 4.70(1.10) = 6.9$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.96) + 2.12(2.75)]/3.71 = 1.77$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.77/12)3.71 = 0.5482$ AC-FT = 23,880 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.96) + 4.70(2.75) = 15.1$ CFS

C. BASIN C

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.42) + 2.12(2.02)]/2.44 = 1.89$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.89/12)2.44 = 0.3842$ AC-FT = 16,730 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.42) + 4.70(2.02) = 10.5$ CFS

VIII. COMPARISON

A. BASIN A

1. VOLUME

$\Delta V_{100} = 10,670 - 10,430 = 240$ CF (INCREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} = 6.9 - 6.8 = 0.1$ CFS (INCREASE)

B. BASIN B

1. VOLUME

$\Delta V_{100} = 23,880 - 23,360 = 520$ CF (INCREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} = 15.1 - 14.9 = 0.2$ CFS (INCREASE)

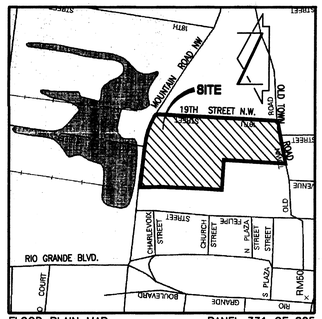
C. BASIN C

1. VOLUME

$\Delta V_{100} = 16,730 - 17,070 = -340$ CF (DECREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} = 10.5 - 10.6 = -0.1$ CFS (DECREASE)



FLOOD PLAIN MAP — PANEL 331 OF 825

SCALE: 1" = 500'±



VICINITY MAP — J-13

SCALE: 1" = 750'±

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.

2000.103.2

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ☐ NEW MEXICO 87109
ENGINEERS ☐ SURVEYORS (505) 345-4250
FAX: 505 345-4254 ☐ Email: jmainc@swcp.com

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE: 1" = 1'

RMKMc PROJECT NO.: 0008

DRAWING FILE NO.:

DATE: 30 JULY 2001

PROJECT MANAGER:

DRAWN BY: JMA

SHEET TITLE
DRAINAGE PLAN AND CALCULATIONS

SHEET NUMBER
3.1

JEFFREY P. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.

05-25-2001

File Path: [illegible] | Plot Date: 05-24-2001
File Name: 01032CIV.DWG | Plot Time: 3:21 pm

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

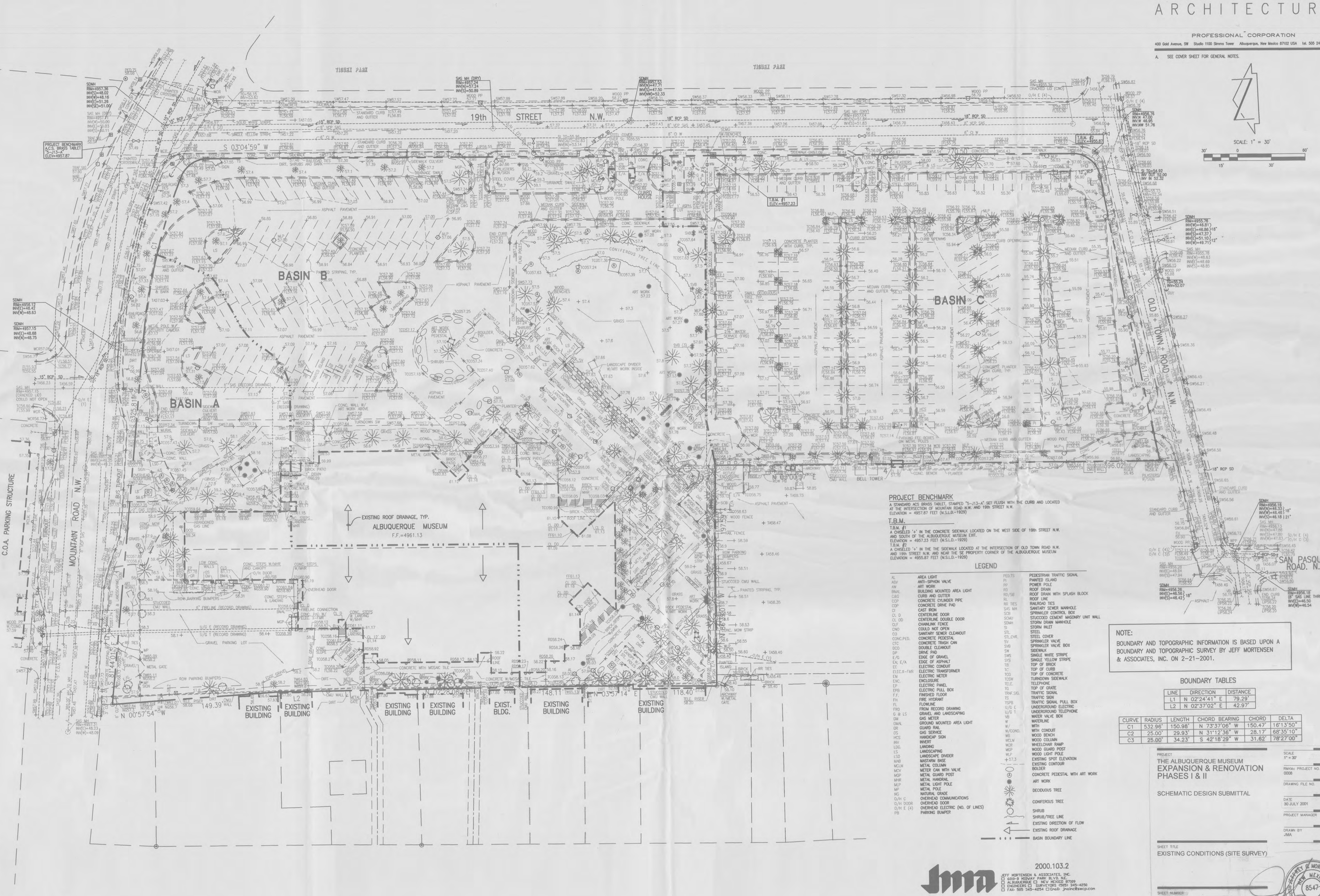
PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.

SCALE: 1" = 30'

30' 0 60'
15' 30'



PROJECT BENCHMARK

A STANDARD ACS BRASS TABLET, STAMPED "5-J13-A", SET FLUSH WITH THE CURB AND LOCATED AT THE INTERSECTION OF MOUNTAIN ROAD N.W. AND 19th STREET N.W.
ELEVATION = 4957.87 FEET (M.S.L.D.–1929)

T.B.M.

T.B.M. #1
A CHISELED "+" IN THE CONCRETE SIDEWALK LOCATED ON THE WEST SIDE OF 19th STREET N.W. AND SOUTH OF THE ALBUQUERQUE MUSEUM EXIT.
ELEVATION = 4957.23 FEET (M.S.L.D.–1929)

T.B.M. #2
A CHISELED "+" IN THE SIDEWALK LOCATED AT THE INTERSECTION OF OLD TOWN ROAD N.W. AND 19th STREET N.W. AND NEAR THE SE PROPERTY CORNER OF THE ALBUQUERQUE MUSEUM
ELEVATION = 4955.87 FEET (M.S.L.D.–1929)

LEGEND

AL	AREA LIGHT
ASV	ANTI-SIPHON VALVE
AW	ART WORK
BMAL	BUILDING MOUNTED AREA LIGHT
C&G	CURB AND GUTTER
CCP	CONCRETE CYLINDER PIPE
CDP	CONCRETE DRIVE PAD
CI	CAST IRON
CL ◎	CENTERLINE DOOR
CL ⊙⊙	CENTERLINE DOUBLE DOOR
CLF	CHAINLINK FENCE
CNO	COULD NOT OPEN
CO	SANITARY SEWER CLEANOUT
CONC.PED.	CONCRETE PEDESTAL
CTC	CONCRETE TRASH CAN
DCO	DOUBLE CLEANOUT
DP	DRIVE PAD
E/G	EDGE OF GRAVEL
E/A; E/A	EDGE OF ASPHALT
EC	ELECTRIC CONDUIT
ELEC.X-FMR	ELECTRIC TRANSFORMER
EM	ELECTRIC METER
ENC.	ENCLOSURE
EP	ELECTRIC PANEL
EPB	ELECTRIC PULL BOX
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FRD	FROM RECORD DRAWING
G & LS	GRAVEL AND LANDSCAPING
GM	GAS METER
GMAL	GROUND MOUNTED AREA LIGHT
GR	GUARD RAIL
GS	GAS SERVICE
HCS	HANDICAP SIGN
INV.	INVERT
LDG.	LANDING
LS	LANDSCAPING
LSD	LANDSCAPE DIVIDER
MAB	MASTARM BASE
MCLM	METAL COLUMN
MCV	METER CAN WITH VALVE
MGP	METAL GUARD POST
MHR	METAL HANDRAIL
MLP	METAL LIGHT POLE
MP	METAL POLE
NG	NATURAL GRADE
O/H C	OVERHEAD COMMUNICATIONS
O/H DOOR	OVERHEAD DOOR
O/H E (4)	OVERHEAD ELECTRIC (NO. OF LINES)
PB	PARKING BUMPER
PED.TS	PEDESTRIAN TRAFFIC SIGNAL
PI	PAINTED ISLAND
PP	POWER POLE
RD	ROOF DRAIN
RD/SB	ROOF DRAIN WITH SPLASH BLOCK
RL	ROOF LINE
RR TIES	RAILROAD TIES
SAS MH	SANITARY SEWER MANHOLE
SCB	SPRINKLER CONTROL BOX
SCMU	STUCCOED CEMENT MASONRY UNIT WALL
SDMH	STORM DRAIN MANHOLE
SI	STORM INLET
STL	STEEL
STL.CVR.	STEEL COVER
SV	SPRINKLER VALVE
SVB	SPRINKLER VALVE BOX
SW	SIDEWALK
SWS	SINGLE WHITE STRIPE
SYS	SINGLE YELLOW STRIPE
TB	TOP OF BRICK
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TUCW	TURNDOWN SIDEWALK
TELE.	TELEPHONE
TG	TOP OF GRATE
TRAF.SIG.	TRAFFIC SIGNAL
TS	TRAFFIC SIGN
TSPB	TRAFFIC SIGNAL PULL BOX
U/G E	UNDERGROUND ELECTRIC
U/G T	UNDERGROUND TELEPHONE
VB	WATER VALVE BOX
W	WATERLINE
W/	WITH
W/COND.	WITH CONDUIT
WB	WOOD BENCH
WCLM	WOOD COLUMN
WCR	WHEELCHAIR RAMP
WGP	WOOD GUARD POST
WLP	WOOD LIGHT POLE
+57.3	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	BOLDER
(A)	CONCRETE PEDESTAL WITH ART WORK
	ART WORK
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	SHRUB/TREE LINE
	EXISTING DIRECTION OF FLOW
	EXISTING ROOF DRAINAGE
	BASIN BOUNDARY LINE

NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY JEFF MORTENSEN & ASSOCIATES, INC. ON 2-21-2001.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 02°24'41" E	79.29'
L2	N 02°37'02" E	42.97'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	532.96'	150.98'	N 73°37'06" W	150.47'	16°13'50"
C2	25.00'	29.93'	N 31°12'36" W	28.17'	68°35'10"
C3	25.00'	34.23'	S 42°18'29" W	31.62'	78°27'00"

jma
2000.103.2
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE: 1" = 30'
RMKmc PROJECT NO. 0008
DRAWING FILE NO.
DATE: 30 JULY 2001
PROJECT MANAGER
DRAWN BY: JMA

SHEET TITLE
EXISTING CONDITIONS (SITE SURVEY)

SHEET NUMBER
3.2

JEFFREY E. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

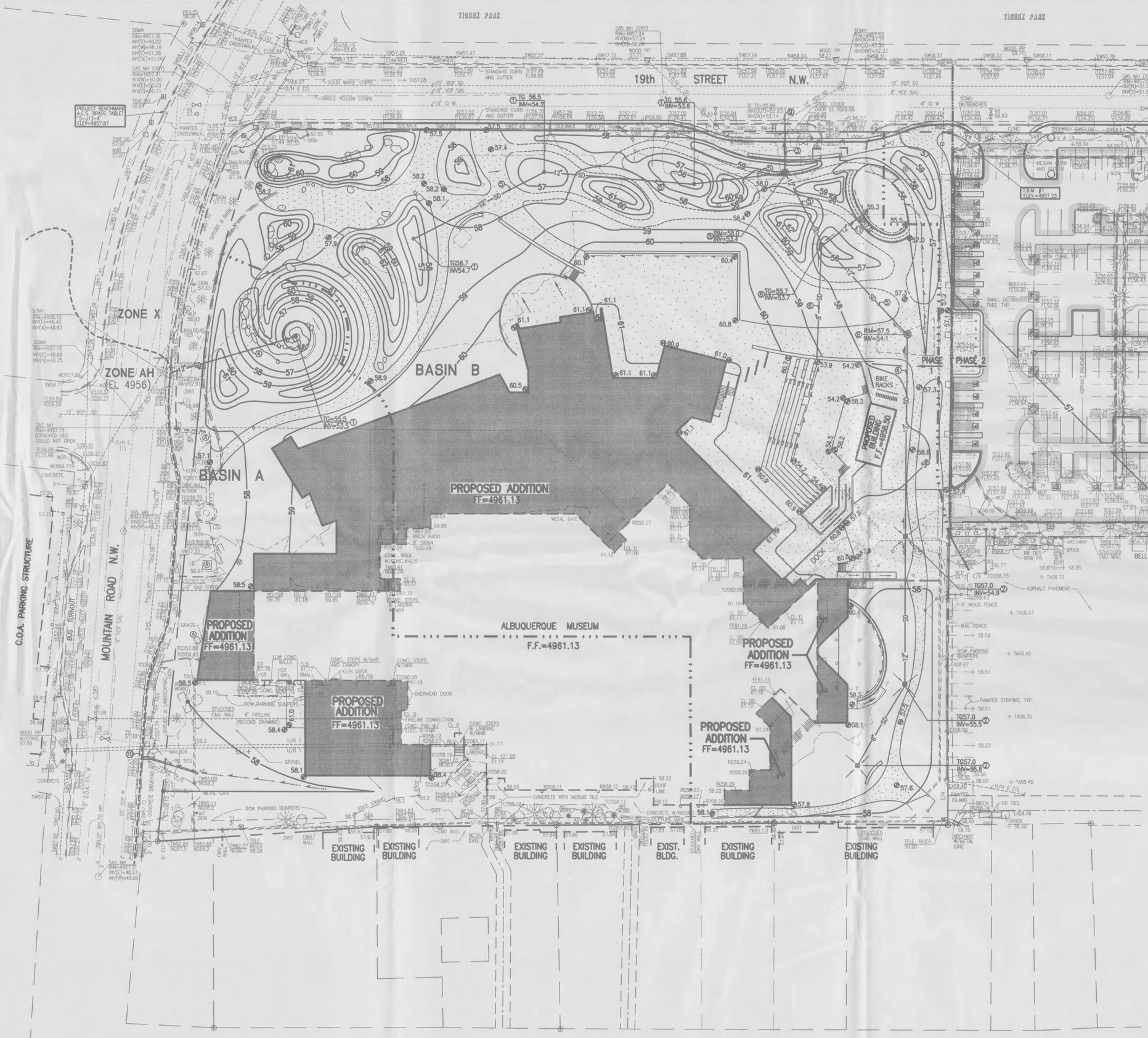
05-25-2001

ROHDE MAY KELLER McNAMARA ARCHITECTURE, P.C. copyright 1999

File Path: [illegible] Plot Date: 05-24-2001
File Name: 010326C.DWG Plot Time: 4:00 pm

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Sinnins Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.



SCALE: 1" = 30'

30' 0 60'
15' 30'

LEGEND

AL	AREA LIGHT	PED.TS	PEDESTRIAN TRAFFIC SIGNAL
ASV	ANTI-SIPHON VALVE	PI	PAINTED ISLAND
AW	ART WORK	PP	POWER POLE
BNAL	BUILDING MOUNTED AREA LIGHT	RD	ROOF DRAIN
C&G	CURB AND GUTTER	RD/SB	ROOF DRAIN WITH SPLASH BLOCK
CCP	CONCRETE CYLINDER PIPE	RL	ROOF LINE
CDP	CONCRETE DRIVE PAD	RR TIES	RAILROAD TIES
CI	CAST IRON	SAS MH	SANITARY SEWER MANHOLE
CL. D	CENTERLINE DOOR	SCB	SPRINKLER CONTROL BOX
CL. DD	CENTERLINE DOUBLE DOOR	SCMU	STUCCOED CEMENT MASONRY UNIT WALL
CLF	CHAINLINK FENCE	SDMH	STORM DRAIN MANHOLE
CNO	COULD NOT OPEN	SI	STORM INLET
CO	SANITARY SEWER CLEANOUT	STL.	STEEL
CONC.PED.	CONCRETE PEDESTAL	STL.CVR.	STEEL COVER
CTC	CONCRETE TRASH CAN	SV	SPRINKLER VALVE
DCO	DOUBLE CLEANOUT	SVB	SPRINKLER VALVE BOX
DP	DRIVE PAD	SW	SIDEWALK
E/G	EDGE OF GRAVEL	SWS	SINGLE WHITE STRIPE
EA. E/A	EDGE OF ASPHALT	SYS	SINGLE YELLOW STRIPE
EC	ELECTRIC CONDUIT	TB	TOP OF BRICK
ELEC.Y-FMR	ELECTRIC TRANSFORMER	TC	TOP OF CURB
EM	ELECTRIC METER	TCO	TOP OF CONCRETE
ENC.	ENCLOSURE	TDEW	TURNDOWN SIDEWALK
EP	ELECTRIC PANEL	TEL.	TELEPHONE
EPB	ELECTRIC PULL BOX	TG	TOP OF GRATE
F.F.	FINISHED FLOOR	TRAF.SIG.	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TS	TRAFFIC SIGN
FL	FLOWLINE	TSP-B	TRAFFIC SIGNAL PULL BOX
FRD	FROM RECORD DRAWING	U/G E	UNDERGROUND ELECTRIC
G & LS	GRAVEL AND LANDSCAPING	U/G T	UNDERGROUND TELEPHONE
GM	GAS METER	VB	WATER VALVE BOX
GNAL	GROUND MOUNTED AREA LIGHT	W	WATERLINE
GR	GUARD RAIL	W/	WITH
GS	GAS SERVICE	W/COND.	WITH CONDUIT
HCS	HANDICAP SIGN	WB	WOOD BENCH
INV	INVERT	WCLM	WOOD COLUMN
LDG.	LANDING	WCW	WHEELCHAIR RAMP
LS	LANDSCAPING	WGP	WOOD GUARD POST
LSD	LANDSCAPE DIVIDER	WLP	WOOD LIGHT POLE
MAB	MACTARIN BASE	+-57.5	EXISTING SPOT ELEVATION
MCLM	METAL COLUMN		EXISTING CONTOUR
MCV	METER CAN WITH VALVE		BOLLEDT
MGP	METAL GUARD POST	(A)	EXISTING CONCRETE PEDESTAL WITH ART WORK
MHR	METAL HANDRAIL		EXISTING ART WORK
MLP	METAL LIGHT POLE		
MP	METAL POLE		DECIDUOUS TREE
NG	NATURAL GRADE		
O/H C	OVERHEAD COMMUNICATIONS		CONIFEROUS TREE
O/H DOOR	OVERHEAD DOOR		
O/H E (4)	OVERHEAD ELECTRIC (NO. OF LINES)		SHRUB
PB	PARKING BUMPER		SHRUB/TREE LINE
		61.1	PROPOSED SPOT ELEVATION
		60	PROPOSED FLOWLINE
			PROPOSED CONTOUR
			PROPOSED CONCRETE
			PROPOSED ASPHALT PAVING
			PHASE BOUNDARY

KEYED NOTES:

1. NEW 24" DIA. PRIVATE STORM INLET WITH BEEHIVE GRATE AND FRAME
2. NEW SINGLE "D" PRIVATE STORM INLET
3. NEW 18" HDPE PRIVATE STORM DRAIN @ S=0.0050
4. NEW 12" HDPE PRIVATE STORM DRAIN @ S=0.0050
5. NEW 12" PERFORATED HDPE PRIVATE STORM DRAIN WITH HOLES DOWN @ S=0.0050
6. NEW 8" HDPE PRIVATE STORM DRAIN @ S=0.0025
7. NEW DOUBLE "C" PUBLIC STORM INLET
8. NEW 4' DIA. TYPE "E" MANHOLE
9. REPLACE EXISTING PUBLIC STORM INLET WITH NEW SINGLE "D" STORM INLET
10. NEW SIDEWALK CULVERT
11. EXISTING PRIVATE STORM INLET TO REMAIN
12. NEW 12" PERFORATED HDPE PRIVATE STORM DRAIN @ S=0.0500
13. NEW 8" PRIVATE STORM DRAIN @ S=0.0050

jma
2000.103.21
JEFF MORTENSEN & ASSOCIATES, INC.
LANDSCAPE DESIGN & PLANNING
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4254 ☐ Email: jmainc@swcp.com

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE: 1" = 30'
RMKMc PROJECT NO.: 0008
DRAWING FILE NO.:
DATE: 30 JULY 2001
PROJECT MANAGER:
DRAWN BY: JMA

SHEET TITLE
CONCEPTUAL GRADING PLAN

SHEET NUMBER
3.3

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

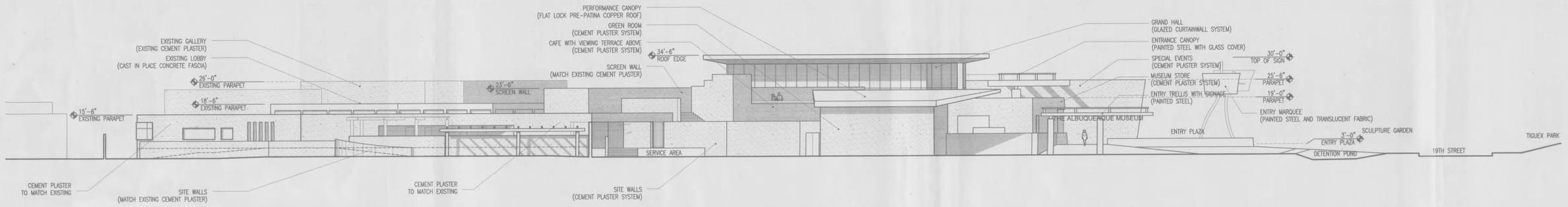
05-25-2001

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Plot Time: 11:37 am

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505.243.5454

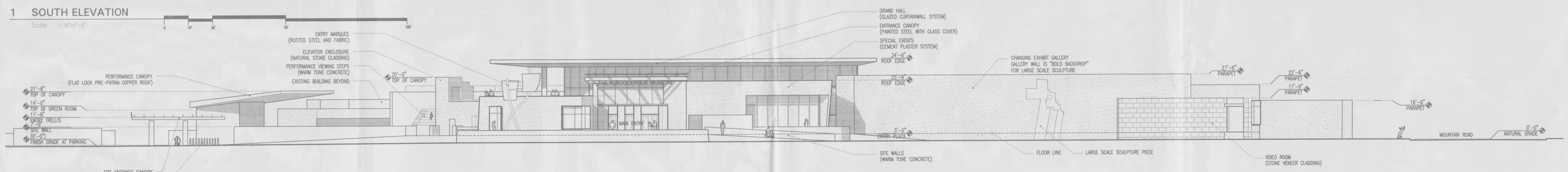
1. ALL VERTICAL DIMENSIONS ARE GIVEN FROM MEAN EXISTING GRADE ELEVATION (0'-0")

2. BUILDING MAIN LEVEL IS APPROXIMATELY 3'-0" ABOVE EXISTING MEAN GRADE ELEVATION.



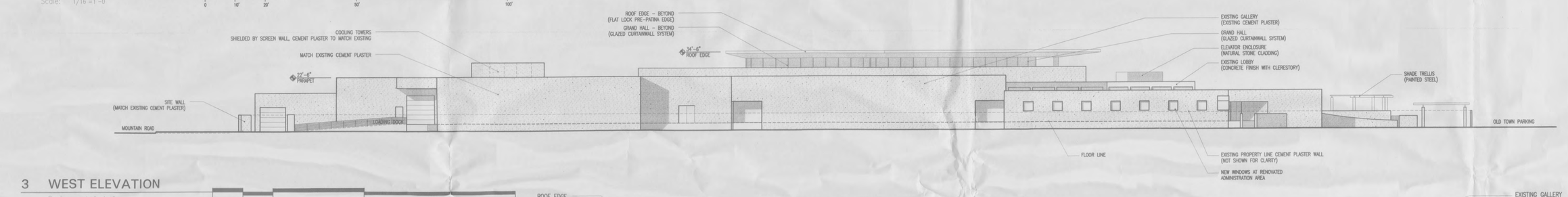
1 SOUTH ELEVATION

Scale: 1/16"=1'-0"



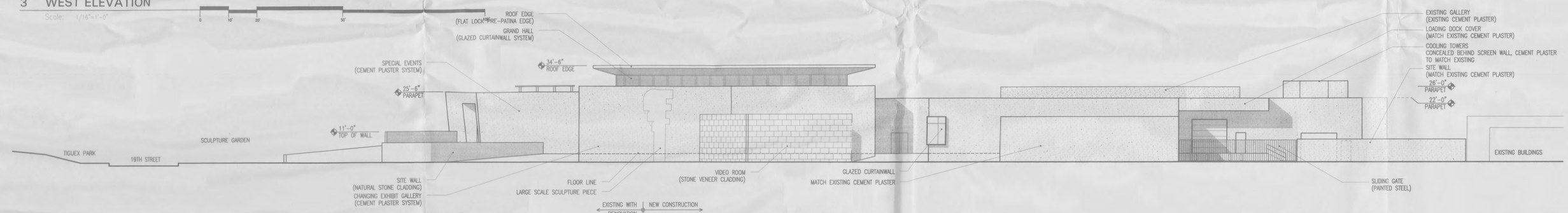
2 EAST ELEVATION

Scale: 1/16"=1'-0"



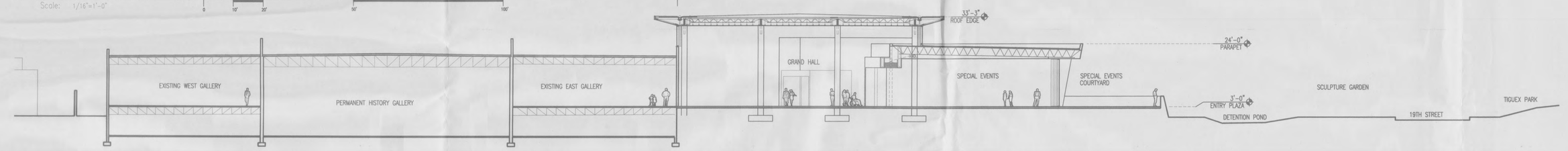
3 WEST ELEVATION

Scale: 1/16"=1'-0"



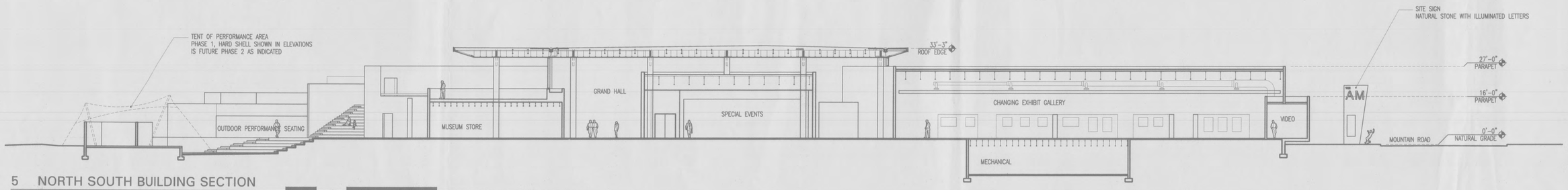
4 NORTH ELEVATION

Scale: 1/16"=1'-0"



5 EAST WEST BUILDING SECTION

Scale: 1/16"=1'-0"



5 NORTH SOUTH BUILDING SECTION

Scale: 1/16"=1'-0"

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SHEET TITLE
BUILDING ELEVATIONS / SECTIONS

SHEET NUMBER
4.1

SCALE
1/16" = 1'

RMKMa PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

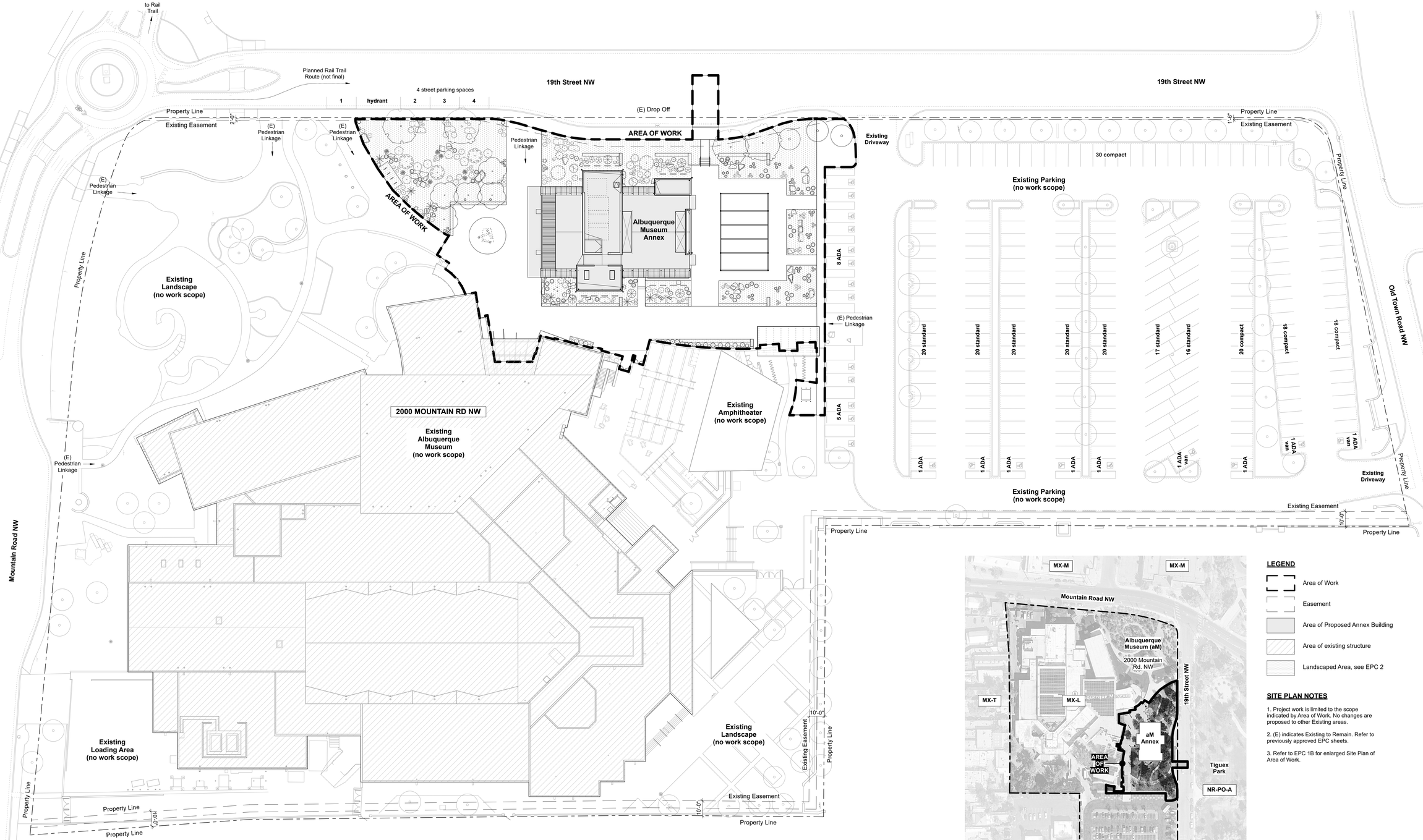
PROJECT MANAGER
MR

DRAWN BY
JA/PR

STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.
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G) PROPOSED SITE PLAN – MAJOR AMENDMENT



1 EPC 1A Site Plan Overall
Scale: 1" = 30'-0"

0 20 40 60 ft

2 EPC 1A Site Location & Zoning Map
Scale: 1:1500

N 0 40 140 240 ft

LEGEND

- Area of Work
- Easement
- Area of Proposed Annex Building
- Area of existing structure
- Landscaped Area, see EPC 2

SITE PLAN NOTES

1. Project work is limited to the scope indicated by Area of Work. No changes are proposed to other Existing areas.
2. (E) indicates Existing to Remain. Refer to previously approved EPC sheets.
3. Refer to EPC 1B for enlarged Site Plan of Area of Work.

STATE OF NEW MEXICO
DEVENDRA T.
CONTRACTOR
No. 3137
10/15/26
REGISTERED ARCHITECT

Consultant

dnca architects
924-A Shoofly Street. Santa Fe. NM 87505
ph(505)255-4033

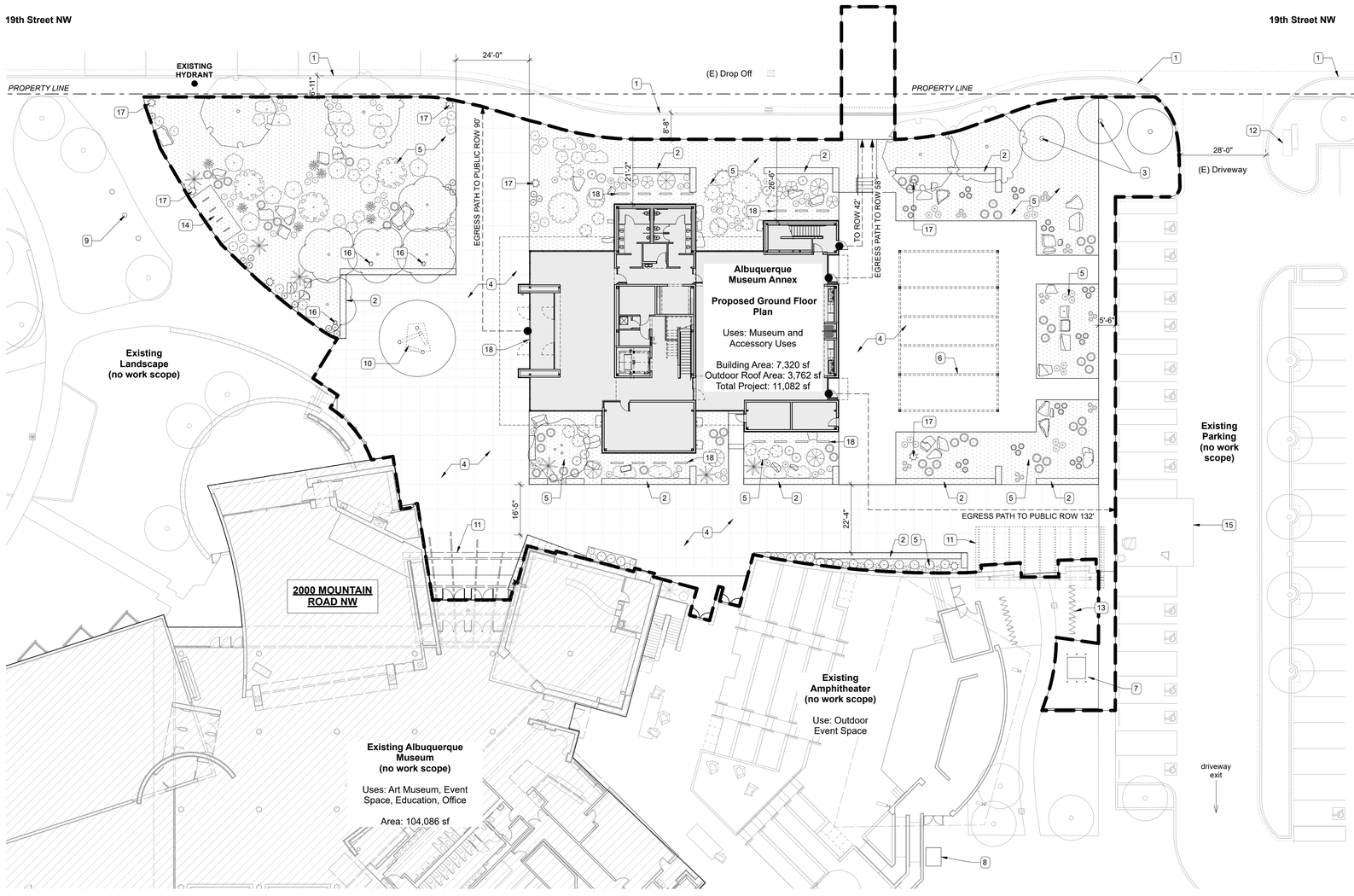
ALBUQUERQUE MUSEUM ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: October 15, 2026
Plot Date:
Drawn by:
Checked by:
File:
Set: EPC Major Amendment
Sheet Title: Site Plan Overall

EPC 1A

Sheet



1 EPC 1B Site Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

N

LEGEND

- Area of Work
- ADA Egress Path to Public ROW
- Area of Proposed Annex Building
- Area of Existing Building
- Landscaped Area, see EPC 2A
- Paved Area, see EPC 2A

KEYED NOTES

1. Existing sidewalk and curb to remain
2. New limestone seat walls per Landscape. Refer to EPC 1C for detail
3. Existing trees to be preserved as feasible, refer to Landscape.
4. New paving, refer to Landscape Plan EPC 2A
5. New planting, refer to Landscape Plan EPC 2A
6. Steel pavilion frame, refer to EPC 5
7. New transformer, refer to Electrical
8. Existing trash lift bin
9. Relocated flag poles
10. Existing sculpture to be refurbished and re-placed in situ. See EPC 2A for paving information
11. Existing canopy to remain
12. Existing signage to remain
13. Existing bike racks to remain (16 spaces)
14. New bike racks (8 spaces), see EPC 1C for detail
15. Existing ramp to remain
16. New bollard light fixture, 3'-6" height typ. Refer to EPC 1C for detail
17. New pole light fixture, 10'-0" height typ. Refer to EPC 1C for detail
18. New ground-mounted wall wash light fixture shielded to contain light to wall surface per 5-8(E)(4)(b). Refer to EPC 1C for detail

SITE SUMMARY

Jurisdiction: **Albuquerque**
Address: **2000 Mountain Road NW, Albuquerque, NM 87104**
UPC# **101305820036221507**
Legal Description: **Tract 233-A1, Map 38, Section 18, T10N, R3E**
Site Area: **8.35 ac**

Major Transit Area (MT): **Rio Grande Blvd Major Transit Corridor Area**
Overlay District: **None**
Main Street Corridor Area: **None**
Premium Transit Station Area: **None**
Urban Center: **None**
Existing Zoning: **MX-L (Mixed-Use, Low Density)**

BUILDING SUMMARY

Construct a new 7,320 square foot multi-purpose Annex Building on the existing Albuquerque Museum site as Phase 1 of a two-phase project. Phase 1 will expand Museum's existing public program spaces with a lobby, dividable classroom space, administrative office, and support spaces on two levels. A covered rooftop terrace offers 3,762 sf of additional outdoor event and instructional space. Site work includes updates to existing landscape and pedestrian paths. A future Phase 2 outside this scope will add additional classroom and administrative space.

Area of work is not avoiding Sensitive Lands per IDO §14-16-5-2.

No change to existing parking is proposed. Per IDO §14-16-5-5(B)(2)(a)(1), except parking required to satisfy the ADA, MT areas are exempt from Off Street and Motorcycle Parking Requirements.

New site lighting in the area of work will comply with IDO §14-16-5-8.

Construction typ: **II-B, fully sprinklered**
Proposed Use: **Multi-purpose Museum building with accessory education, event, and office spaces**
Stories: **2 (1 story above grade)**
Fire Separation Distance: min. 35 ft

Total Building Area: **7,320 sf**
Ground Level: 5,495 sf
Upper Level: 1,825 sf
Outdoor Roof Area: **3,762 sf**
Total Project Area: **11,082 sf**

Total Site Landscape Area: **60,911 sf (18%)**
Turf Area: 19,783 sf
Xeric Area: 41,128 sf
Total Site Hardscape Area: **23,064 sf**

STATE OF NEW MEXICO
DEVENDRA T. CONTRACTOR
No. 3137
10/15/26
REGISTERED ARCHITECT

Consultant

dnca architects
924-A Shoofly Street. Santa Fe. NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM ANNEX BUILDING

Site Plan EPC - Major Amendment

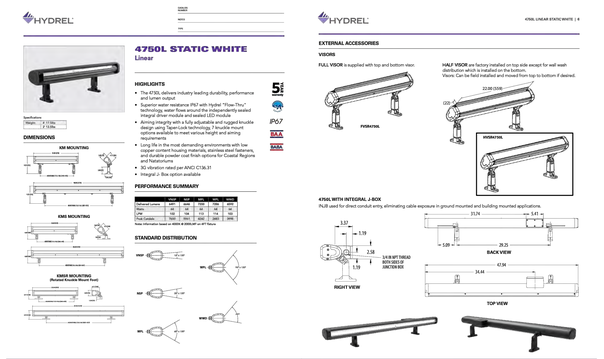
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **October 15, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **EPC Major Amendment**
Sheet Title: **Site Plan**

EPC 1B

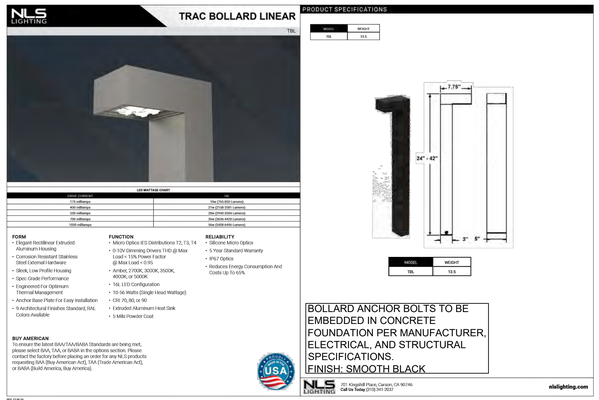
Sheet



F WALL WASH LIGHT

N.T.S.

WALL WASH LIGHTS TO BE MOUNTED ON INDIVIDUAL 20" X 8" CONCRETE PADS PER MANUFACTURER, ELECTRICAL, AND STRUCTURAL SPECIFICATIONS.
FINISH: SMOOTH BLACK



E BOLLARD LIGHT

N.T.S.

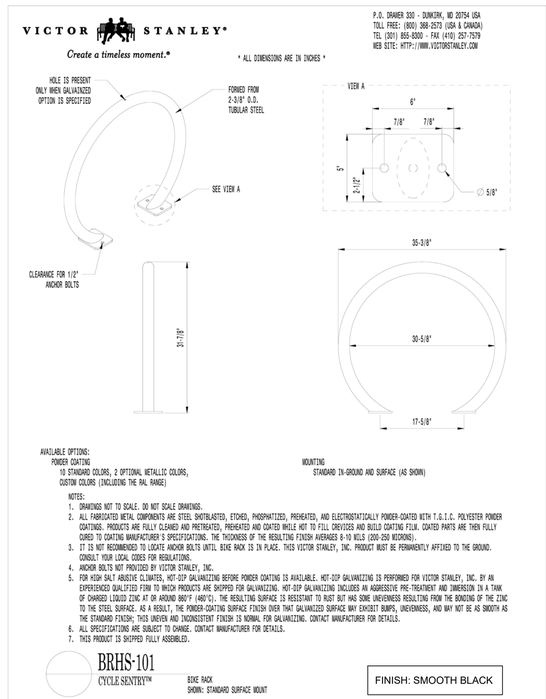
BOLLARD ANCHOR BOLTS TO BE EMBEDDED IN CONCRETE FOUNDATION PER MANUFACTURER, ELECTRICAL, AND STRUCTURAL SPECIFICATIONS.
FINISH: SMOOTH BLACK



D LIGHT POLE

N.T.S.

LIGHT POLE ANCHOR BOLTS TO BE EMBEDDED IN CONCRETE FOUNDATION PER MANUFACTURER, ELECTRICAL, AND STRUCTURAL SPECIFICATIONS.
FINISH: SMOOTH BLACK

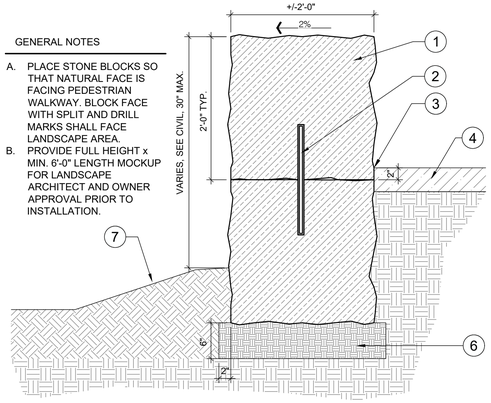


C BIKE RACK

N.T.S.

GENERAL NOTES

A. PLACE STONE BLOCKS SO THAT NATURAL FACE IS FACING PEDESTRIAN WALKWAY. BLOCK FACE WITH SPLIT AND DRILL MARKS SHALL FACE LANDSCAPE AREA.
B. PROVIDE FULL HEIGHT x MIN. 6'-0" LENGTH MOCKUP FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL PRIOR TO INSTALLATION.



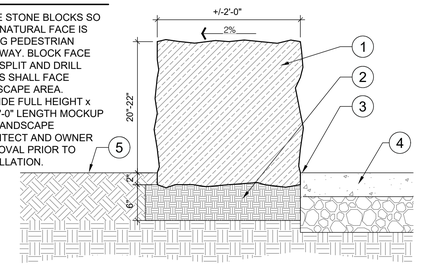
1. NATURAL CLEFT LIMESTONE BLOCK AS AVAILABLE FROM NEW MEXICO TRAVERTINE (505-864-6300) OR APPROVED EQUAL. BLOCK LENGTHS VARY 5'-6" TO 8'-0"; TOTAL WALL LENGTHS AS SHOWN ON LAYOUT PLANS LK101 & LK102. CONTRACTOR SHALL SUBMIT MIN (3) PHOTOS OF PROPOSED MATERIAL WITH COMMON OBJECT FOR SCALE PRIOR TO DELIVERY TO PROJECT SITE.
2. 1/2" DOWEL AT 24" O.C WHERE BLOCKS ARE TWO COURSES HIGH. MIN (2) DOWELS PER BLOCK; MIN 6" CLEAR FROM ALL SIDES.
3. COLD JOINT
4. ADJACENT PAVEMENT - SEE HARDSCAPE PLANS LS101 & LS102.
6. EXCAVATE AND COMPACT SUBGRADE TO 95% PROCTOR PRIOR TO INSTALLATION. SET STONES SO THAT TOP SLOPES TO DRAIN AS SHOWN.
7. ADJACENT SWALE AND PLANTING AREA - SEE GRADING AND DRAINAGE PLANS C-101 TO C-106 AND PLANTING PLANS LP101 & LP102.

B STONE BLOCK RETAINING AT MICRO-DETENTION

1" = 1'-0" P-AL-18

GENERAL NOTES

A. PLACE STONE BLOCKS SO THAT NATURAL FACE IS FACING PEDESTRIAN WALKWAY. BLOCK FACE WITH SPLIT AND DRILL MARKS SHALL FACE LANDSCAPE AREA.
B. PROVIDE FULL HEIGHT x MIN. 6'-0" LENGTH MOCKUP FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL PRIOR TO INSTALLATION.



1. NATURAL CLEFT LIMESTONE BLOCK AS AVAILABLE FROM NEW MEXICO TRAVERTINE (505-864-6300) OR APPROVED EQUAL. BLOCK LENGTHS VARY 5'-6" TO 8'-0"; TOTAL WALL LENGTHS AS SHOWN ON LAYOUT PLANS LK101 & LK102. CONTRACTOR SHALL SUBMIT MIN (3) PHOTOS OF PROPOSED MATERIAL WITH COMMON OBJECT FOR SCALE PRIOR TO DELIVERY TO PROJECT SITE.
2. SUBGRADE EXCAVATED AND COMPACTED TO 95% PROCTOR PRIOR TO INSTALLATION. SET STONES SO THAT TOP SLOPES TO DRAIN AS SHOWN.
3. COLD JOINT
4. ADJACENT PAVEMENT - SEE HARDSCAPE PLANS LS101 & LS102.
5. ADJACENT PLANTING AREA - SEE PLANTING PLANS LP101 & LP102.

A FREESTANDING STONE BLOCK SEAT WALL

1" = 1'-0" P-AL-17

STATE OF NEW MEXICO
WILLIAM MOSES
17179
REGISTERED LANDSCAPE ARCHITECT
09/02/26
NOT FOR CONSTRUCTION

Consultant

anthropolus
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102
PHO: 505-548-8800
WEB: anthropop.com

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

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Sheet Title: SITE DETAILS	
EPC 1C	
Sheet	

PLANTING GENERAL NOTES

A. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLANTING PLAN, QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID. ADDITIONAL PAYMENT WILL NOT BE MADE FOR ANY DISCREPANCY IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE.

B. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE LISTED UNDER "CONTAINER" AND THE HEIGHT LISTED UNDER "SIZE", THE SPECIFIED PLANT SHALL MEET HEIGHT REQUIREMENTS SPECIFIED UNDER "SIZE". IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, IT SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

C. TREES SHALL BE INSTALLED PER DETAIL COA STD DWG 27149

D. SHRUBS SHALL BE INSTALLED PER DETAIL COA STD DWG 2716.

E. NO PLANTS OR IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE BUILDING FOUNDATION.

F. CONTRACTOR SHALL REFER TO ALL CITY OF ALBUQUERQUE SPECIFICATIONS INCLUDING SECTION 1005 PLANTING AND 1012 MISCELLANEOUS SEEDING.

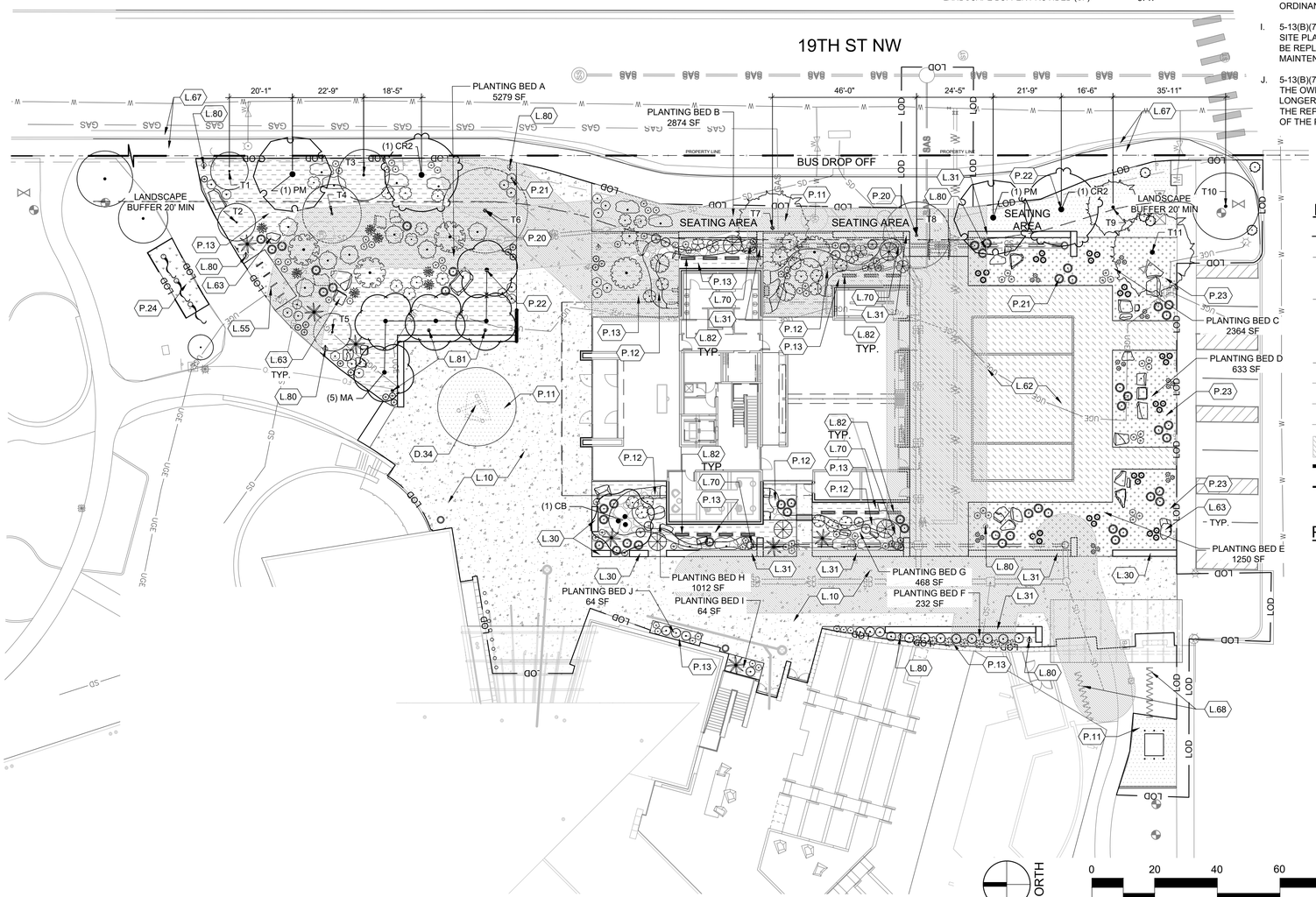
G. EXISTING TREES TO REMAIN SHALL BE PROTECTED PER DETAIL A/EPC2C.

PLANT SCHEDULE (FOR FULL PLANT SCHEDULE SEE EPC2C)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CR2	2	CELTIS RETICULATA NETLEAF HACKBERRY	2" CAL.	B&B
	CB	1	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	MIN 8' HT, MULTI	B&B
	MA	5	MALUS X `SPRING SNOW` SPRING SNOW FRUITLESS CRABAPPLE	2" CAL.	B&B
	PM	2	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	2" CAL.	B&B

PROJECT AREA LANDSCAPE CALCULATIONS

ZONING	MX-L
TOTAL LOT AREA (SF)	42049
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	6307
LANDSCAPE PROVIDED (SF)	14240
VEGETATIVE COVER (% - REQ)	75.0
VEGETATIVE COVER (SF - REQ)	4731
VEGETATIVE COVER (SF - PROV.)	13023
GROUNDCOVER (% - REQ)	25
GROUNDCOVER (SF - REQ)	1183
GROUNDCOVER (SF - PROV.)	6042
COOL SEASON GRASS LAWN (SF-NEW)	207
COOL SEASON GRASS LAWN (SF-EXISTING)	207
TREES REMOVED	49
TREES RETAINED	11
TREES PLANTED	10
TOTAL TREES AFTER IMPROVEMENTS	21
LANDSCAPE BUFFER PROVIDED (SF)	3717



A LANDSCAPE PLAN
1" = 20'-0"

LEGEND

- LOD — LIMITS OF DISTURBANCE
- SD — STORM DRAIN
- CB — CATCH BASIN
- UGE — UNDERGROUND ELECTRICAL
- PB — PULL BOX
- CO — CLEANOUT
- W — WATER LINE
- FO — FIBER OPTIC
- GAS — GAS
- SS — SANITARY SEWER
- UTILITY EASEMENT-NO TREES
- PROPERTY LINE
- LANDSCAPE BUFFER

PLANTING BEDS

A	5279
B	2874
C	2364
D	633
E	1250
F	232
G	468
H	1012
I	64
J	64
TOTAL:	14,240

CITY OF ALBUQUERQUE LANDSCAPE CONFORMANCE NOTES

5-2(K) RAIL TRAIL EDGES

A. PROVIDE A LANDSCAPE BUFFER AT LEAST 5' WIDE

B. PLANT AT LEAST 1 TREE AND 3 SHRUBS EVERY 25' ALONG PROPERTY LINE ABUTTING THE RAIL TRAIL

5-6(C) LANDSCAPING GENERAL NOTES

C. PER 5-6(C)(4)(A), A MINIMUM OF TEN (10) SPECIES HAS BEEN PROVIDED.

D. PER 5-6(C)(4)(I), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

E. 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.

5-6(C)(14) IRRIGATION SYSTEMS

F. 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).

G. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANT MATERIAL. A NEW CONTROLLER WILL REPLACE THE EXISTING CONTROLLER AND NEW VALVES WILL BE CONNECTED FOR THE PROJECT AREA. TREES AND SHRUBS WILL BE IRRIGATED WITH BUBBLERS PER COA STANDARDS. THE NATIVE MEADOW AREA WILL HAVE SPRAY IRRIGATION PER COA STANDARDS.

5-13(B)(7) LANDSCAPING, BUFFERING, AND SCREENING

H. 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 UTILITY AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).

I. 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.

J. 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.

EXISTING TREES TO REMAIN

ID	DBH	TYPE	COMMON NAME
T1	6"	DECIDUOUS	TEXAS OAK
T2	10"	DECIDUOUS	TEXAS OAK
T3	10"	DECIDUOUS	TEXAS OAK
T4	10"	DECIDUOUS	TEXAS OAK
T5	8"	DECIDUOUS	BLACK LOCUST
T6	16"	DECIDUOUS	LONDON PLANETREE
T7	27"	EVERGREEN	AFGHAN PINE
T8	12"	DECIDUOUS	TEXAS OAK
T9	19"	EVERGREEN	AFGHAN PINE
T10	12"	DECIDUOUS	RAYWOOD ASH
T11	16"	EVERGREEN	AFGHAN PINE

REFERENCE NOTES SCHEDULE

SYMBOL CODE DESCRIPTION

DEMOLITION KEYED NOTES

D.34 EXISTING FOUNTAIN TO BE REFURBISHED AND REPLACED IN-SITU

LANDSCAPE CONSTRUCTION KEYED NOTES

L.10 CONSTRUCT 4" THICK CONCRETE PAVEMENT WITH DOWELED JOINTS PER DETAIL AND CITY OF ALBUQURQUE STANDARD SPECIFICATION SECTION 337 PORTLAND CEMENT CONCRETE PAVEMENT AND STANDARD DETAILS. CONTROL AND EXPANSION JOINTS PER PLAN.

L.30 CONSTRUCT FREESTANDING STONE BLOCK SEAT WALL. SEE A/EPC1C

L.31 CONSTRUCT STONE BLOCK RETAINING WALL AT MICRO-DETENTION BASIN. SEE B/EPC1C

L.55 FURNISH AND INSTALL (4) BIKERACKS. RACKS SHALL BE BRHS-101 BY VICTOR STANLEY; COLOR: BLACK. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS WITH TAMPER-PROOF HARDWARE. SEE C/EPC1C

L.62 FURNISH AND INSTALL 4" DEPTH ENGINEERED WOOD FIBER (ADA COMPLIANT CERTIFIED PLAYGROUND MULCH). 4" DEPTH SHALL BE MEASURED AFTER COMPACTION. PROVIDE 1-GALLON ZIPPER BAG SAMPLE TO MUSEUM STAFF FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND PLAEMENT OF EWF.

L.63 INSTALL SALVAGED BOULDER, TYP. SIZES AS SHOWN. LANDSCAPE ARCHITECT TO APPROVE LAYOUT PRIOR TO INSTALLATION.

L.67 EXISTING CURB, GUTTER, AND SIDEWALK TO REMAIN

L.68 EXISTING BIKE RACK TO REMAIN

L.70 STORMWATER MICRO-DETENTION BASIN

L.80 LIGHT POLE, SEE D/EPC1C

L.81 BOLLARD LIGHT, SEE E/EPC1C

L.82 WALL WASH LIGHT, SEE F/EPC1C

PLANTING KEYED NOTES

P.11 FURNISH AND INSTALL 'JUST GOLD' CRUSHER FINES MULCH FROM JPR GRAVEL (505-503-7766) TO A 4" DEPTH OVER FILTER FABRIC. OMIT FILTER FABRIC WITHIN 5' RADIUS OF ALL TREE TRUNKS. CONTRACTOR SHALL SUBMIT A SAMPLE FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL.

P.12 STORMWATER SWALE. FURNISH AND INSTALL 2-4" "JUST GOLD" GRAVEL MULCH AS AVAILABLE FROM JPR GRAVEL (505-503-7766) TO A 4" DEPTH. OMIT FILTER FABRIC. CONTRACTOR SHALL SUBMIT A SAMPLE FOR OWNER AND ARCHITECT APPROVAL.

P.13 FURNISH AND INSTALL 3" DEPTH OF SETTLED ORGANIC WOOD MULCH. OMIT FILTER FABRIC.

P.20 TYPICAL: EXISTING TREE TO REMAIN - SEE A/EPC2C FOR TREE PROTECTION DETAIL

P.21 TYPICAL: PLANT ALL SHRUBS, DESERT ACCENTS, GRASSES, AND PERENNIALS PER CITY OF ALBUQUERQUE STANDARD DETAILS

P.22 TYPICAL: PLANT ALL TREES PER CITY OF ALBUQUERQUE STANDARD DETAILS.

P.23 FURNISH AND INSTALL NATIVE MEADOW BLEND PER SEED MIX SHOWN ON EPC2.1. SEED MIX SHALL BE INSTALLED PER CABQ SPECIFICATIONS SECTION 1012-MISCELLANEOUS SEEDING. SEED BED PREP SHALL BE DONE PRIOR TO THE INSTALLATION OF THE CONTAINER PLANTS SHOWN WITHIN THE MEADOW AREA, AND SEEDING SHALL BE DONE AFTER.

P.24 REPLACE EXISTING TURF IN-KIND AFTER INSTALLATION OF FLAGPOLE. FURNISH AND INSTALL TURF SOD PER CABQ. STANDARD SPECIFICATION SECTION 1010. SOD SHALL BE BLUEGRASS SOD AS AVAILABLE FROM STONEGATE TURFGRASS RANCH, LLC (505-832-4247) OR APPROVED EQUAL.

STATE OF NEW MEXICO
WILLIAM MOSES
479
REGISTERED LANDSCAPE ARCHITECT
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anthropolus
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102
PHO: 505-548-8900
WEB: anthropop.com

dnca architects
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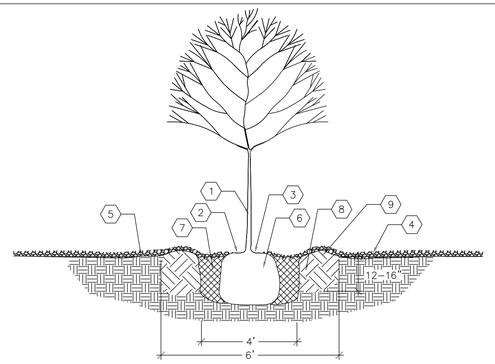
ALBUQUERQUE MUSEUM
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Sheet Title: LANDSCAPE PLAN	

EPC 2A

Sheet



CONSTRUCTION NOTES:

1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH – SEE PLANTING PLAN
5. WEED BARRIER FABRIC – SEE PLANTING PLAN – TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER–IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM, 6' MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

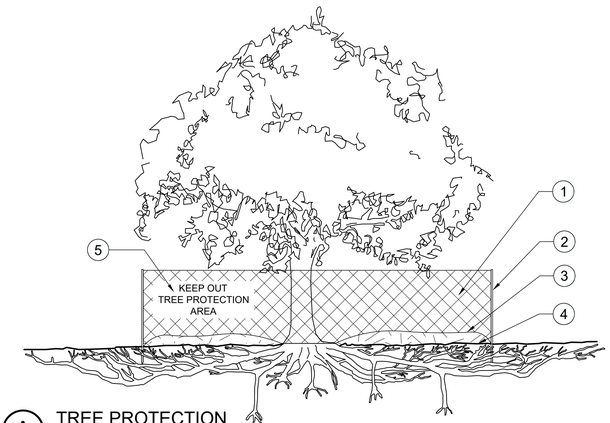
NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

CITY OF ALBUQUERQUE	
REVISIONS	TREE PLANTING
	DWG. No 2714

B TREE PLANTING

1" = 1"

P-AL-36



1. TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR: ORANGE. STEEL POSTS SHALL BE INSTALLED AT 8' O.C.
2. 2" X 6' STEEL POSTS OR APPROVED EQUAL.
3. 5" THICK LAYER OF ORGANIC MULCH. CONTRACTOR SHALL SUBMIT CUT SHEET WITH INFORMATION ON MAKEUP OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
4. MAINTAIN EXISTING GRADE WITHIN TREE PROTECTION FENCE.
5. 8.5" X 11" LAMINATED SIGN SPACED EVERY 50' ALONG THE FENCE.

GENERAL NOTES

A. TREE PROTECTION FENCING SHALL BE INSTALLED IN A CONTINUOUS LOOP ALONG THE DRIPLINE OF THE EXISTING TREE. WHERE SITE ALLOWS, EXTEND THE TREE PROTECTION FENCING OUTWARD BEYOND THE DRIPLINE. DRIPLINE IS MINIMUM ACCEPTABLE DISTANCE. SEE PLANTING PLAN.
B. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
C. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
D. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
E. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION FENCE.

A TREE PROTECTION

1/4" = 1'-0"

P-AL-16

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CR2	2	CELTIS RETICULATA NETLEAF HACKBERRY	2" CAL.	B&B
	CB	1	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	MIN 8' HT, MULTI	B&B
	MA	5	MALUS X `SPRING SNOW` SPRING SNOW FRUITLESS CRABAPPLE	2" CAL.	B&B
	PM	2	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	2" CAL.	B&B
SHRUBS					
	AF	7	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	18" HT.	3 GAL
	CL	3	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	18" HT.	5 GAL
	CM	5	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	18" HT.	5 GAL
	EV	5	EPHEDRA VIRIDIS GREEN EPHEDRA	MIN 18" HT	3 GAL
	ET	12	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	18" HT.	5 GAL
	EN	2	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH	2` HT.	5 GAL
	FP	3	FALLUGIA PARADOXA APACHE PLUME	MIN 18" HT	5 GAL
	FN	2	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET	MIN 5' HT, MULTI	15 GAL
	RG	10	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	MIN 6" HT	5 GAL
	SM	9	SALVIA CHAMAEDRYOIDES GERMANDER SAGE	18" HT.	3 GAL
DESERT ACCENTS					
	HN	7	HESPERALOE NOCTURNA NIGHT-BLOOMING HESPERALOE	18" HT.	5 GAL
	NT2	13	NOLINA TEXANA TEXAS SACAHUISTA	18" HT.	5 GAL
	OE	7	OPUNTIA CACANAPA 'ELLISIANA' SPINELESS PRICKLY PEAR	18" HT.	3 GAL
GRASSES					
	BB	49	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	18" HT.	3 GAL
	NT	30	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	MIN 6" HT	3 GAL
	PN	17	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	MIN 18" HT	3 GAL
	PS	20	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	MIN 18" HT	5 GAL
PERENNIALS					
	AA	14	AGASTACHE RUPESTRIS 'APACHE SUNSET' APACHE SUNSET THREADLEAF HYSSOP	MIN 6" HT	3 GAL
	AT	18	ASCLEPIAS TUBEROSA BUTTERFLY MILKWEED	6"	1 GAL
	BL	43	BERLANDIERA LYRATA CHOCOLATE DAISY	6"	1 GAL
	CR	10	CENTRANTHUS RUBER RED VALERIAN	6"	1 GAL
	CE	15	COREOPSIS GRANDIFLORA 'EARLY SUNRISE' EARLY SUNRISE TICKSEED	MIN 12" HT	3 GAL
	HM	7	HELIANTHUS MAXIMILIANI MAXIMILIAN SUNFLOWER	1` HT.	3 GAL
	RM	24	RATIBIDA COLUMNIFERA 'MEXICAN HAT' PRAIRIE CONEFLOWER	6"	1 GAL

NATIVE MEADOW SEED MIX

BOTANICAL NAME	COMMON NAME	% OF MIX	POUNDS OF LIVE SEED PER ACRE
BERLANDIERA LYRATA	CHOCOLATE FLOWER	10	0.25
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	30	1.0
COREPOSIS TINCTORIA	PLAINS COREOPSIS	10	0.25
DALEA PURPUREA VAR. *PURPUREA*	PURPLE PRAIRIE CLOVER	10	0.25
NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	30	1.0
RATIBIDA COLUMINFERA	MEXICAN HAT	10	0.25
	TOTAL	100	3.0

NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
REGISTERED LANDSCAPE ARCHITECT
09/02/26

Consultant

anthropolus
PHO: 505-548-8800
WEB: anthropop.com
MAIL: 924 Park Ave SW, Suite C
Albuquerque, NM 87102

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

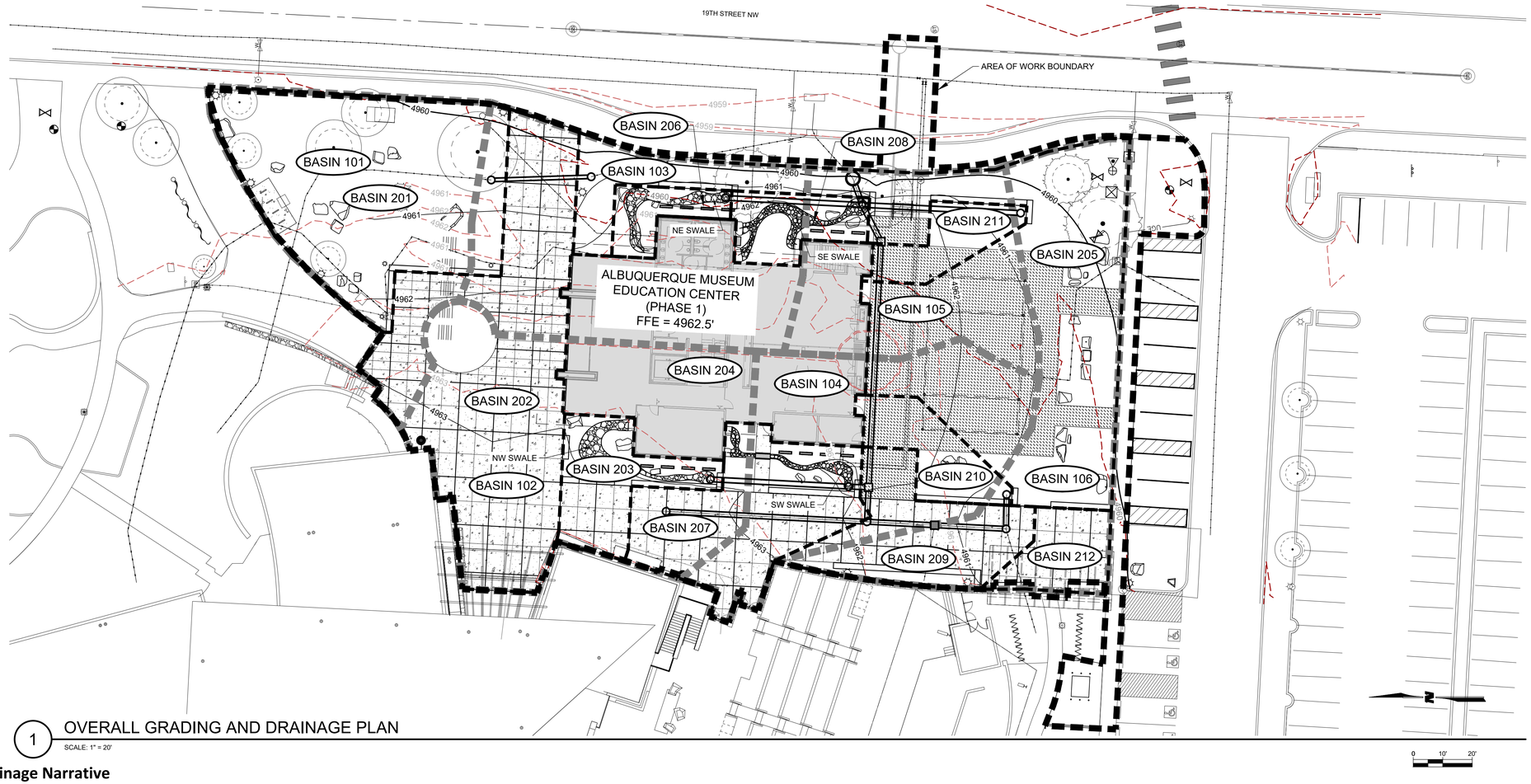
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Sheet Title: **LANDSCAPE DETAILS & PLANT SCHEDULE**	

EPC 2B

Sheet



1 OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

Drainage Narrative

LEGAL DESCRIPTION: The proposed improvements are located within parcel TR233 A1 MAP 38 SEC 18 T10N R3E.

AREA: 0.89 acres.

FLOOD HAZARD: From FEMA Flood Map panel 35001C0331H (effective 8/16/2012), the project site is located within flood hazard zone 'X', which corresponds to areas of minimal flood risk.

EXISTING CONDITIONS: In existing conditions, the project site is composed of the existing Albuquerque Museum building, hardscape walkways and open pavillion areas, and landscaped areas. The site is drained by an existing storm drain network that consists of several inlets located across the site. These inlets capture site runoff and convey storm water west and discharge into the existing public storm drain network beneath 19th Street NW. Drainage basins were delineated utilizing topographic data and aerial imagery. Six drainage basins were delineated for the site in existing conditions.

Basin 101 is comprised primarily of landscaped areas, with runoff captured in landscaped areas as well as by an existing area inlet. Basin 102 consists primarily of the paved area near the main building entrance and runoff is conveyed eastward and is captured by the existing water feature adjacent to the building. Basin 103 consists primarily of landscaped areas and several concrete walkways, with drainage captured primarily in landscaped areas and also by an existing area inlet. Basin 104 is comprised of landscaped areas and portions of the main concrete walkway along the main building and flows are captured withinin the landscaped areas and by an existing area inlet. Basin 105 similarly consists primarily of landscaped areas and runoff is captured in landscaped areas and by an existing area inlet. Basin 106 contains a portion of the main walkway as well as landscaped areas located at the southern end of the site and flows are captured within landscaped areas, with some flows being discharged to the parking lot south of the project site.

OFFSITE FLOW: No offsite flows are contributed to the project site.

PROPOSED CONDITIONS: The proposed improvements include the construction of an Education Center building east of the existing main building. The proposed building will occupy areas previously consisting of hardscape walkways and landscaped areas. As a result of this addition, the existing drainage pattern will be altered, requiring modifications of the existing storm drain network to adequately drain the project site. The site improvements include the addition of storm drains strategically located around the perimeter of the proposed building, as well as inlets located along the main walkway that runs between the main building and the proposed building. The area inlets located around the building perimeter are situated in landscape depressions with the grate elevation being slightly higher than the bottom of the depression, allowing for some retention volume for storm runoff. The inlets located in the walkway between the two buildings are intended to capture concentrated flows that drain south along the walkway between the two buildings. Drainage basins were delineated utilizing aerial imagery and the proposed site grading.

The proposed improvements increase the peak runoff from 2.53 CFS to 3.29 CFS (an increase of 0.76 CFS). This increase is conservatively reported since the tabulated peak flow rate represents the numerical sum of unrouted, instantaneous sub-basin peaks and does not account for hydraulic routing, in-system storage, or peak timing. Given the minimal increase in discharge, the conservatism of the analysis, the difference in time to peak between the site and the peak flow in the 19th/ Street storm drain system, and the absence of identified capacity deficiencies in the receiving system, the existing public storm drain network is believed to have adequate capacity to accept the proposed flow without increasing the overall peak flow in the system.

DRAINAGE APPROACH: The proposed site layout was divided into 12 drainage basins. Basin 201 consists of landscaped areas on the northeastern corner of the project site, with runoff captured in these landscaped areas as well as by an existing area inlet and a proposed area inlet. Basin 202 consists of the main walkway north of the proposed building, with flows conveyed east and discharged onto 19th Street, where they are captured in the existing curb inlet along its west side. Basin 203 consists partly of the walkway between the existing and proposed buildings and partly of landscaped areas west of the proposed building; flows are captured by an area inlet. Basin 204 comprises the roof of the proposed building, with flows discharged via downspouts to the area inlets located around the building. Basin 205 consists of landscaped areas, with flows contained within the landscape and also a proposed area inlet near the northeast corner of the drainage basin. Basin 206 consists of a landscaped area east of the proposed building, with flows captured by an area inlet. Basin 207 includes a portion of the walkway between the buildings as well as some landscaped areas; runoff is captured by an area inlet near the southwest corner of the building. Basin 208 comprises a landscaped area near the southeast corner of the proposed building, with runoff captured by an area inlet. Basin 209 consists primarily of a portion of the walkway between the two buildings, with flows captured by an area inlet in the walkway. Basin 210 consists of a landscaped area south of the proposed building, with runoff captured by an area inlet. Basin 211 similarly consists of a landscaped area south of the proposed building, with runoff captured by an area inlet. Basin 212 is located near the southwest corner of the project site and consists of a portion of the walkway between the buildings; runoff is discharged into the existing parking lot south of the site.

RUNOFF: (Precipitation Zone 2) Existing and proposed basins were determined by evaluating drainage patterns. The calculations illustrated on this sheet were performed in accordance with the City of Albuquerque Development Process Manual. See tables on this sheet for calculations and results.

Existing Conditions

Basin	Total Area (sq ft)	Total Area (Ac)	A		B		C		D		Peak Discharge, Q (cfs)	Excess Precip. (Weighted)	Volume (6_{hr}, acre-ft)	Volume (24_{hr}, acre-ft)	Volume (10_{day}, acre-ft)	Volume (10_{day}, CF)
			%	Ac	%	Ac	%	Ac	%	Ac						
101	5936.11	0.14	0.00%	0.00	41.28%	0.06	35.18%	0.05	23.54%	0.03	0.4	1.03	0.0117	0.0126	0.0164	712
102	8446.72	0.19	0.00%	0.00	0.00%	0.00	42.54%	0.08	57.46%	0.11	0.6	1.74	0.0281	0.0311	0.0442	1926
103	7427.72	0.17	0.00%	0.00	56.94%	0.10	18.87%	0.03	24.19%	0.04	0.1	0.31	0.0044	0.0055	0.0104	451
104	6048.25	0.14	0.00%	0.00	62.67%	0.09	0.00%	0.00	37.33%	0.05	0.7	2.58	0.0299	0.0312	0.0373	1626
105	4729.23	0.11	0.00%	0.00	73.91%	0.08	0.00%	0.00	26.09%	0.03	0.7	2.13	0.0193	0.0200	0.0234	1018
106	6327.30	0.15	0.00%	0.00	42.35%	0.06	6.92%	0.01	50.73%	0.07	0.0	0.10	0.0012	0.0032	0.0118	515
SUM	38915.33	0.89	-	0.00	-	0.38	-	0.17	-	0.34	2.53	-	0.09	0.10	0.14	6249

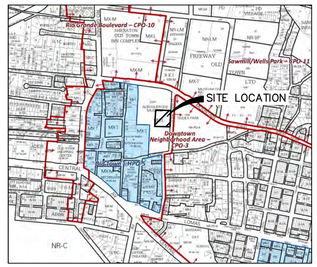
Proposed Conditions

Basin	Total Area (sq ft)	Total Area (Ac)	A		B		C		D		Peak Discharge, Q (cfs)	Excess Precip. (Weighted)	Volume (6_{hr}, acre-ft)	Volume (24_{hr}, acre-ft)	Volume (10_{day}, acre-ft)	Volume (10_{day}, CF)
			%	Ac	%	Ac	%	Ac	%	Ac						
201	5618.70	0.13	0.00%	0.00	0.00%	0.00	95.29%	0.12	4.71%	0.01	0.4	1.09	0.0117	0.0119	0.0126	549
202	6587.66	0.15	0.00%	0.00	0.00%	0.00	7.45%	0.01	92.55%	0.14	0.6	2.23	0.0281	0.0319	0.0483	2105
203	1414.81	0.03	0.00%	0.00	0.00%	0.00	53.78%	0.02	46.21%	0.02	0.1	1.63	0.0044	0.0048	0.0098	287
204	6698.87	0.15	0.00%	0.00	0.00%	0.00	0.00%	0.00	100.00%	0.15	0.7	2.33	0.0299	0.0340	0.0520	2266
205	9279.75	0.21	0.00%	0.00	0.00%	0.00	95.68%	0.20	4.32%	0.01	0.7	1.09	0.0193	0.0195	0.0206	898
206	598.75	0.01	0.00%	0.00	0.00%	0.00	98.41%	0.01	1.59%	0.00	0.0	1.05	0.0012	0.0012	0.0012	54
207	3001.51	0.07	0.00%	0.00	0.00%	0.00	23.27%	0.02	76.73%	0.05	0.3	2.03	0.0116	0.0131	0.0193	839
208	904.94	0.02	0.00%	0.00	0.00%	0.00	96.91%	0.02	3.09%	0.00	0.1	1.07	0.0019	0.0019	0.0019	85
209	2126.75	0.05	0.00%	0.00	0.00%	0.00	26.09%	0.01	73.91%	0.04	0.2	1.99	0.0081	0.0091	0.0133	579
210	1009.23	0.02	0.00%	0.00	0.00%	0.00	51.30%	0.02	8.70%	0.00	0.1	1.14	0.0022	0.0023	0.0025	109
211	806.20	0.02	0.00%	0.00	0.00%	0.00	99.27%	0.02	0.73%	0.00	0.1	1.04	0.0016	0.0018	0.0016	71
212	869.48	0.02	0.00%	0.00	0.00%	0.00	0.00%	0.00	100.00%	0.02	0.1	2.33	0.0039	0.0044	0.0068	294
SUM	38916.64	0.89	-	0.00	-	0.00	-	0.45	-	0.44	3.29	-	0.12	0.14	0.19	8135

Storm Water Quality Volume (SWQV)	
SWQV = Impervious Area x Ridevelopment Coefficient	
Impervious Area (sq. ft.)	19166
Redevelopment Coefficient (in.)	0.26
Required SWQV (cu. ft.)	**415**

Provided Stormwater Storage Volume Calculations

Feature Name	2D Area (SF)	Depth (in.)	Provided Volume (CF)	Retention Volume (CF)
NW Swale (Basin 203)	198	6	99	66
SW Swale (Basin 207)	124.5	6	62	42
NE Swale (Basin 206)	168	6	84	56
SE Swale (Basin 208)	197	6	99	66
SUM	**-**	**-**	**344**	**229**



LOCATION
ZONE ATLAS MAP NO J-13



FLOOD INSURANCE RATE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL NO. #35001C0331H
EFFECTIVE 8/16/2012



SOILS MAP
REFERENCE: HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING BASIN BOUNDARY
- PROPOSED BASIN BOUNDARY
- BASIN 100 — EXISTING BASIN LABEL
- BASIN 200 — PROPOSED BASIN LABEL
- AREA OF WORK BOUNDARY

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 9/10/2026
BY:
HydroTrans # J13D003

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE ONE (1) YEAR AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

JAMES E. LOPEZ
24897
REGISTERED PROFESSIONAL ENGINEER
09/10/2026

Consultant
WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM ANNEX BUILDING - PHASE 1

100% CD Bid Set

2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date	Plot Date
July 31, 2026	9/10/2026
Drawn by	Checked by
TRG	JEL

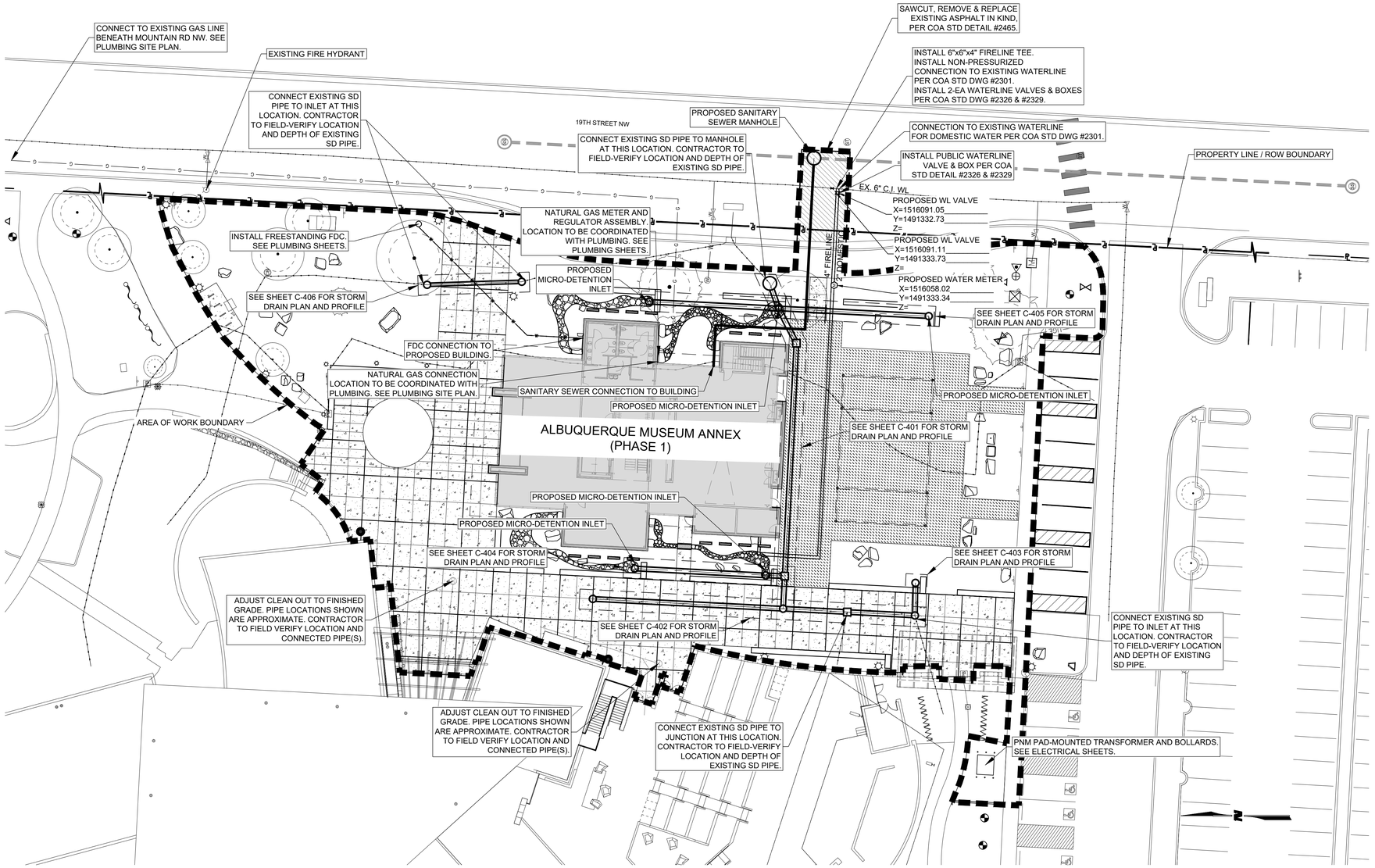
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Set
100% CD Bid Set

Sheet Title
OVERALL GRADING AND DRAINAGE PLAN

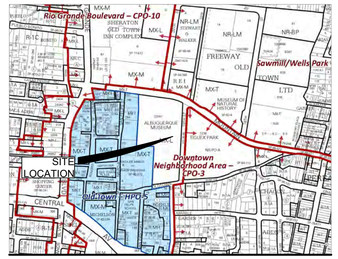
C-104

Sheet



1 UTILITY PLAN

SCALE: 1" = 20'



VICINITY MAP

ZONE ATLAS MAP J-13 NTS



WATER SHUT-OFF PLAN

NOTES:

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY ABCWUA, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.
5. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abcwua.org/water shut off and turn on procedures.aspx
3. ABCWUA UTILITY - INCLUDE IN BID SET THE GC RESPONSIBILITIES TO COORDINATE AND PAY FOR: WATER AND SANITARY SEWER SERVICE CONNECTION, TAPS, METERS, UEC CHARGES AND ALL DOCUMENTATION REQUIREMENTS, SCHEDULING, PIPE PLACEMENT REQUIREMENTS, INSPECTIONS BY ABCWUA COORDINATION, UTILITY EASEMENT REQUIREMENTS AND DIRECT PAYMENT. PROVIDE A NOTE TO MAKE THE GC RESPONSIBLE TO PLAN AHEAD FOR THIS UTILITY INSTALLATION.

NATURAL GAS SHUT-OFF PLAN

NOTES:

1. ONLY NEW MEXICO GAS COMPANY PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY NEW MEXICO GAS COMPANY IN ADVANCE OF NEEDING EXECUTION OF THE GAS SHUT OFF PLAN.

LEGEND

- WATER LINE
- G — G — GAS LINE
- FDC LINE
- AREA OF WORK BOUNDARY

Consultant
WILSON & COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM ANNEX BUILDING

Site Plan EPC - Major Amendment

2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

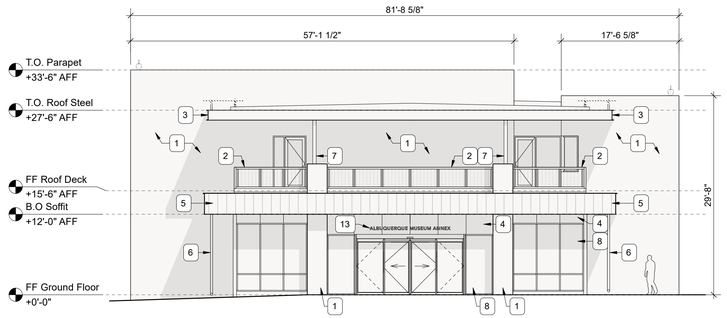
Issue Date	Plot Date
October 15, 2026	**9/21/2026**
Drawn by: TRG	Checked by: JEL

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Set: **EPC Major Amendment**

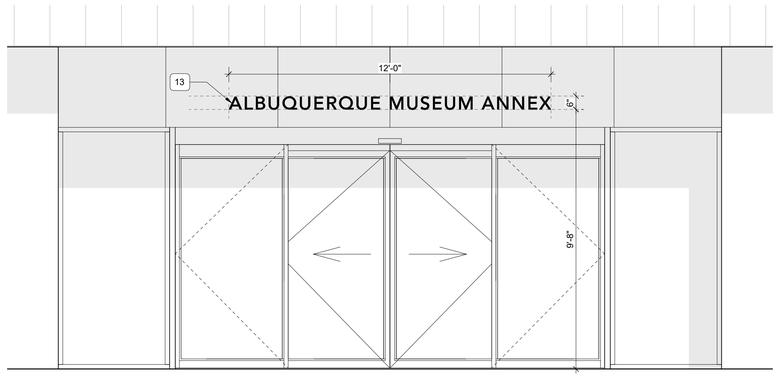
Sheet Title: **UTILITY PLAN**

Sheet: **EPC 4**



1 EPC 5 North Elevation - Annex Building
Scale: 3/32" = 1'-0"

0 10 20 30 ft



1A EPC 5 North Elevation - Building Signage
Scale: 3/8" = 1'-0"

0 2 3 4 ft

2 EPC 5 West Elevation - Annex Building
Scale: 3/32" = 1'-0"

0 10 20 30 ft

3 EPC 5 South Elevation - Annex Building
Scale: 3/32" = 1'-0"

0 10 20 30 ft

4 EPC 5 East Elevation - Annex Building
Scale: 3/32" = 1'-0"

0 10 20 30 ft

5 EPC 5 South Elevation - Pavilion
Scale: 3/32" = 1'-0"

0 10 20 30 ft

KEYED NOTES

1. Stucco as specified (Color: White). East and West facades may be used to display temporary graphics showcasing Museum exhibits or local artists.
2. Custom steel guardrail, 42" typ, see details (Color: Dark Bronze)
3. Custom steel canopy, finish as specified, refer to Structural (Color: Dark Bronze)
4. Metal infill cladding by storefront manufacturer, align seams with centerline of mullions (Color: Dark Bronze)
5. Custom metal fascia, standing seam as specified (Color: Dark Bronze)
6. Roof catch basin and downspout
7. Brace frame, paint as scheduled, refer to Structural
8. Glazing per schedule
9. PV panels by Owner. Basis of design: Lumos Vision Module System, S-Type 60-cell panels, Medium-Duty Rail. Electrical conduit and structural supports to be included within this building scope.
10. Exhaust grille painted to match stucco, refer to Mechanical
11. Solid door, painted to match adjacent stucco
12. Steel pavilion frame, refer to EPC 5
13. Stainless Steel letters (6") in relief anchored to wall

Sign Restrictions per IDO 14-16-5-12

5-12(D)	No sign permit required - does not meet any of the criteria in 5-12(D)(1)
5-12(E)(3)	Clearance requirements met - sign does not extend over ROW
5-12(E)(4)	Sign shall be constructed of durable material, maintained in good condition and repair, and anchored securely. Sign supports shall be concealed behind the letters
5-12(E)(5)	Illumination is not proposed

Table 5-12-3: Wall Signs in MX-L

Maximum Number	N/A
Maximum Area	Shall not exeed 10% of total facade area North Facade total area = 2,640 sf Signage area = 6 sf (0.2% of facade area)
Location	At least 2 feet from adjacent establishment frontage (does not apply)

STATE OF NEW MEXICO
DEVENDRA N.
CONTRACTOR
No. 3137
10/15/26
REGISTERED ARCHITECT

Consultant

dnca architects
924-A Shoofly Street. Santa Fe. NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **October 15, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **EPC Major Amendment**
Sheet Title: **Building and Signage Elevations**

EPC 5

Sheet



East Elevation View
Looking from 19th Street NW



Northeast Corner View
Looking from 19th Street NW
bus dropoff



West Elevation View
Looking from existing Museum

STATE OF NEW MEXICO
DEVENDRA N.
CONTRACTOR
No. 3137
10/15/26
REGISTERED ARCHITECT

Consultant

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924-A Shoofly Street. Santa Fe. NM 87505
ph(505)255-4033

ALBUQUERQUE MUSEUM
ANNEX BUILDING
Site Plan EPC - Major Amendment
2000 Mountain Road NW, Albuquerque, NM 87104

Date	Issue

Issue Date: **October 15, 2026**
Plot Date:
Drawn by:
Checked by:
File:
Set: **EPC Major Amendment**
Sheet Title: **Building Views**

EPC 5A

Sheet:

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505.243-5454



THE ALBUQUERQUE MUSEUM

2000 MOUNTAIN RD. NW
ALBUQUERQUE, NM 87104

3
- EPC 1A Site Plan - Overall
- EPC 1B Site Plan
- EPC 1C Site Details
- EPC 2A Landscape Plan
- EPC 2B Landscape Details and Planting Schedule
- C-104 Grading and Drainage Plan
- EPC 4 Utility Plan
- EPC 5 Building and Signage Elevations
- EPC 5A Building Views

DRAWING INDEX

0.1 COVER SHEET
1.1 SITE PLAN PHASE 1
1.1A SITE PLAN PHASE 2
1.2 PHASING PLANS
1.3 MAIN FLOOR PLAN
1.4 LOWER LEVEL FLOOR PLAN / ROOF PLAN
2.1 LANDSCAPE PLAN PHASE 1
2.1A LANDSCAPE PLAN PHASE 2
3.1 DRAINAGE PLAN AND CALCULATIONS
3.2 EXISTING CONDITIONS
3.3 CONCEPTUAL GRADING
4.1 BUILDING ELEVATIONS / SECTIONS
4.2 PERSPECTIVE STUDIES

EPC 01128 - 00754
DRB 01500 - 01890
PROJECT # 1000274

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AUGUST 16, 2001 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED DISAPPROVED
R.C. Jones 1-7-02
SIGNATURE & DATE

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ARCHITECT'S STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE		
STATE OF NEW MEXICO MARK ROHDE NO. 1465 REGISTERED ARCHITECT		DRB Chairman			2/1/02	APPROVED FOR CONSTRUCTION	
		Transportation			1-09-02		
		Solid Waste Dept.			1-4-02	City Engineer Date	
		Environmental Health					
		Parks & Gen. Services Secretary		William E. Campbell	1-09-02		
		City Engineer Public Works		Bradley L. Bingham	1-9-02		
		AMAFCA		N/A		City Architect Date	
		Utilities Dev		Roger A. Nelson	1-9-02		
		City Project No.		01128-00000-00754		Sheet Of	

3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION
PHASES I & II

CITY OF ALBUQUERQUE
DEVELOPMENT BOARD
REVIEW SUBMITTAL

SHEET TITLE
COVER SHEET

SHEET NUMBER
0.1

SCALE
NO SCALE
RMKMc PROJECT NO.
0008
DRAWING FILE NO.
DATE
01 JANUARY 2002
PROJECT MANAGER
MR
DRAWN BY
DC/JA/PR/ACT

STATE OF NEW MEXICO MARK ROHDE NO. 1465 REGISTERED ARCHITECT

ROHDE MAY KELLER McNAMARA ARCHITECTURE, P.C.
Copyright 2001

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

TIGUEX PARK

3 Refer to EPC 1A & B for major amendment updates

19TH STREET

PUBLIC WORKS REQUIREMENTS SEE DETAIL ATTACHED ON SHEET 1.1A

(E) FIRE HYDRANT TO BE REMOVED AND RELOCATED PER COA PUBLIC WORKS REQUIREMENTS

SIDEWALK WIDENS TO 10' WIDTH DROP OFF AREA

8' SIDEWALK WIDE SIDEWALK DIRECT TO ENTRY PLAZA

DROP OFF AREA

BUS

SEAT WALL

FLEXIBLE SCULPTURE GARDEN

ENTRY PLAZA

SIGN NO. 4 MARQUEE

SIGN NO. 2

SIGN NO. 3

DROP OFF

BOLLARDS

ENTRY CANOPY

CONCRETE PAVING

CONCRETE WITH STONE AGGREGATE

SPECIAL EVENTS PATIO

MAIN ENTRY

LOW WALLS

RAMP

PLAZA

AMPHITHEATER

OUTDOOR PERFORMANCE

GREEN ROOM

STAGE

LIGHTING & SOUND TRUCK

CATERING TRUCK

SEATING AREA UPPER LEVEL

SEATING AREA LOWER LEVEL

CATERING

SERVICE

EMPLOYEE ENTRY

ACCESSIBLE RAMP

RECESSED SUPPORT GATES

FLUSH

15 SPACES FOR PUBLIC BIKE PARKING

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE CITY ROUTE

LA JORNADA SCULPTURE

CUARTO CENTENARIO EXHIBIT

N.I.C.

NUMBE WASEH

MOUNTAIN RD.

OLD TOWN RD.

SIGN NO. 1

SIGN NO. 5

SIGN NO. 6

(E) BANNERS

(E) SCULPTURE

(E) BANNER

(E) SCULPTURE

WHEEL CHAIR RAMP

PROPERTY LINE

SIDEWALK WIDENS FROM 4' TO 6' (CONTINUOUS AROUND SITE)

FIRE HYDRANT

BANNERS

CONCRETE PAVING

PROPERTY BOUNDARY

16' WIDTH FOR FIRE TRUCK ACCESS

ADJACENT TREE TO REMAIN

CONCRETE PEDESTRIAN CROSSWALK

5' RADIUS

PAINTED CROSSWALK CONNECTION TO TIGUEX PARK

SEATING WALL

6' SIDEWALK INFILL EXISTING CURB CUT

BUMPER STOPS

CONCRETE WALK FLUSH WITH PAVEMENT

HC 1

HC

VAN HC

12

13

41

42

62

63

83

84

104

105

125

126

146

147

163

164

180

181

201

202

220

221

239

COMPACT CARS ONLY THIS AISLE

MODIFY EXIST. SITE WALL TO CREATE NEW PEDESTRIAN SITE ENTRY

EXIT TO BE RE-OPENED EXPANDED FROM 8' TO 26'

(E) FIRE HYDRANT

(E) SCREEN WALLS

(E) TRASH COLLECTION AREA FOR OLD TOWN VENDORS

(E) WALL

(E) CONCRETE PAVING

(E) SCULPTURE GATE

(E) BANNER

CURB CUTS RELOCATED FOR NEW SERVICE ENTRY

MOTORIZED AUTOMATIC SECURITY GATE

(E) FIRE HYDRANT

MAN GATE

ACCESSIBLE RAMP

LOADING DOCK

ASPHALT PAVING

SERVICE YARD

CRUSHER FINES

DUMPSTER PAD WITH BOLLARDS PER CITY OF ALBUQUERQUE STANDARDS SEE DETAIL 3

EXISTING TREES TO REMAIN

6' TALL SCREEN WALL

(E) 6' TALL SCREEN WALL

(E) METAL GATE

(E) GATE

(E) WALL TO REMAIN

(E) OLD TOWN BUILDINGS

LEGEND

- SHADED AREA INDICATES NEW BUILDING ADDITION
- UNSHADED AREA INDICATES EXISTING BUILDING
- LANDSCAPED AREA, SEE LANDSCAPE PLAN SHEET 2.1
- INDICATES PORTION OF SITE NOT IN CONTRACT THIS AREA WILL BE CONSTRUCTED BY OTHERS WITH SEPERATE CITY CONTRACT

BUILDING AREA ANALYSIS

REFER TO SITE PLAN PHASE 2 FOR BUILDING AREA ANALYSIS

PARKING ANALYSIS I

FULL SIZE CAR SPACES	203
COMPACT CAR SPACES	18
HANDICAP SPACES	12
BUS SPACES	3
TOTAL	236

REQUIRED PARKING SPACES..... 184

BIKE PARKING SPACES..... 35

* REFER TO SITE PLAN PHASE 2 FOR BUILDOUT PARKING CALCULATIONS

SITE LIGHTING

- ADDITIONAL POLE LIGHTING: 15' fully shielded
- EXISTING PARKING LOT LIGHTING
- SCULPTURE GARDEN LIGHTING: bollards, 3'-4' high, ground lighting
- PLAZA LIGHTING: 10' - 12', indirect lighting reflected
- GALLERY LIGHTING: ground mounted up-lighting, wall wash

NEW SITE LIGHTING WILL COMPLY WITH "DARK SKIES" DESIGN GUIDELINES TO PREVENT LIGHT POLLUTION; 15' POLES W/ ARCHITECTURAL SHARP CUT-OFF LUMINAIRES AND 150W HP SODIUM LAMPS
MAX. SPACING 60 FT. O.C.
AVG. ILLUMINANCE 1 FC MAINTAINED
WITH MIN/MAX RATIO OF 1:4
BOLLARDS WITH LIGHTING THROUGHOUT SCULPTURE GARDEN
SPACED 45' MAX

1. UNLESS OTHERWISE INDICATED AS EXISTING (E), WORK INDICATED ON THIS SHEET IS NEW AND WILL BE INLCUDED AS PART OF THIS PROJECT.

2. (E) INDICATES EXISTING TO REMAIN.

3. THIS PROJECT WILL NOT REQUIRE THE ADDITIONAL HOOK-UP OR EXTENSION OF UTILITIES TO THIS SITE, SINCE THIS PROPOSAL INVOLVES AN ADDITION TO AND RENOVATION OF AN EXISTING BUILDING. ALL UTILITIES ARE CURRENTLY AVAILABLE ON SITE.

⚠ REVISION (2 JULY 2001)
(REVISIONS PER EPC PRE-HEARING AGENCY COMMENTS)
⚠ REVISION (11 NOVEMBER 2001)
(REVISIONS PER EPC AGENCY COMMENTS)
3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

1 SITE PLAN - PHASE 1

Scale: 1:30

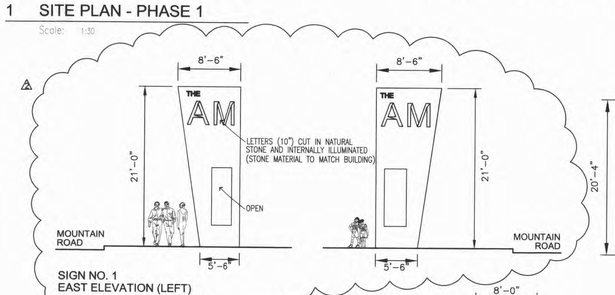
0 10' 20' 50' 100'

2 EXTERIOR SIGNAGE DETAILS

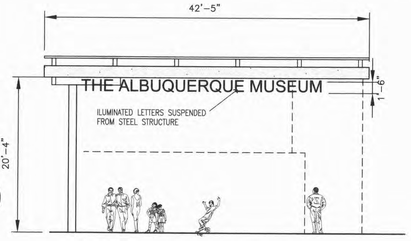
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AS DESIGNED PENDING LUCC APPROVAL

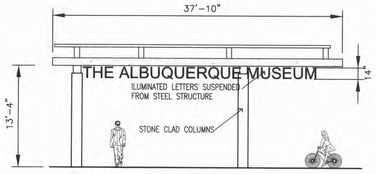
SEE MAY 2001 PUBLIC HEARING PACKET FOR ANY SIGNS



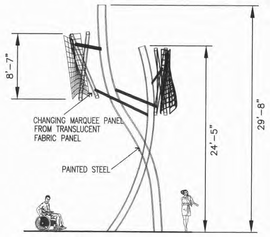
SIGN NO. 1
EAST ELEVATION (LEFT)
WEST ELEVATION (RIGHT)



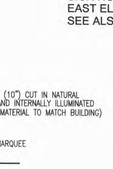
SIGN NO. 2
EAST ELEVATION (AT MAIN ENTRY CANOPY)
SEE ALSO EAST ELEVATION - SHEET 4.1



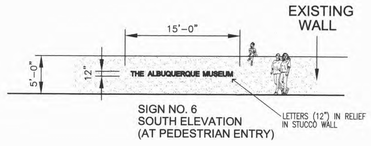
SIGN NO. 3
SOUTH ELEVATION (AT ENTRY CANOPY)



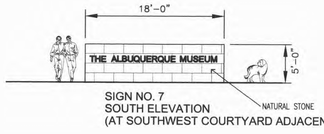
SIGN NO. 4
EAST ELEVATION (AT MARQUEE ON ENTRY PLAZA)



SIGN NO. 5
NORTH ELEVATION (AT 19TH STREET PARKING LOT ENTRANCE)
(SOUTH ELEVATION REVERSED)



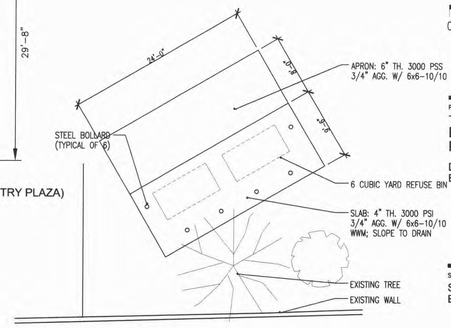
SIGN NO. 6
SOUTH ELEVATION
(AT PEDESTRIAN ENTRY)



SIGN NO. 7
SOUTH ELEVATION
(AT SOUTHWEST COURTYARD ADJACENT TO OLD TOWN)

3 DETAIL - DUMPSTER

Scale: 1:30



THIS LAYOUT WAS REVIEWED AND APPROVED BY THERESA BACA ON DECEMBER 28, 2001.

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

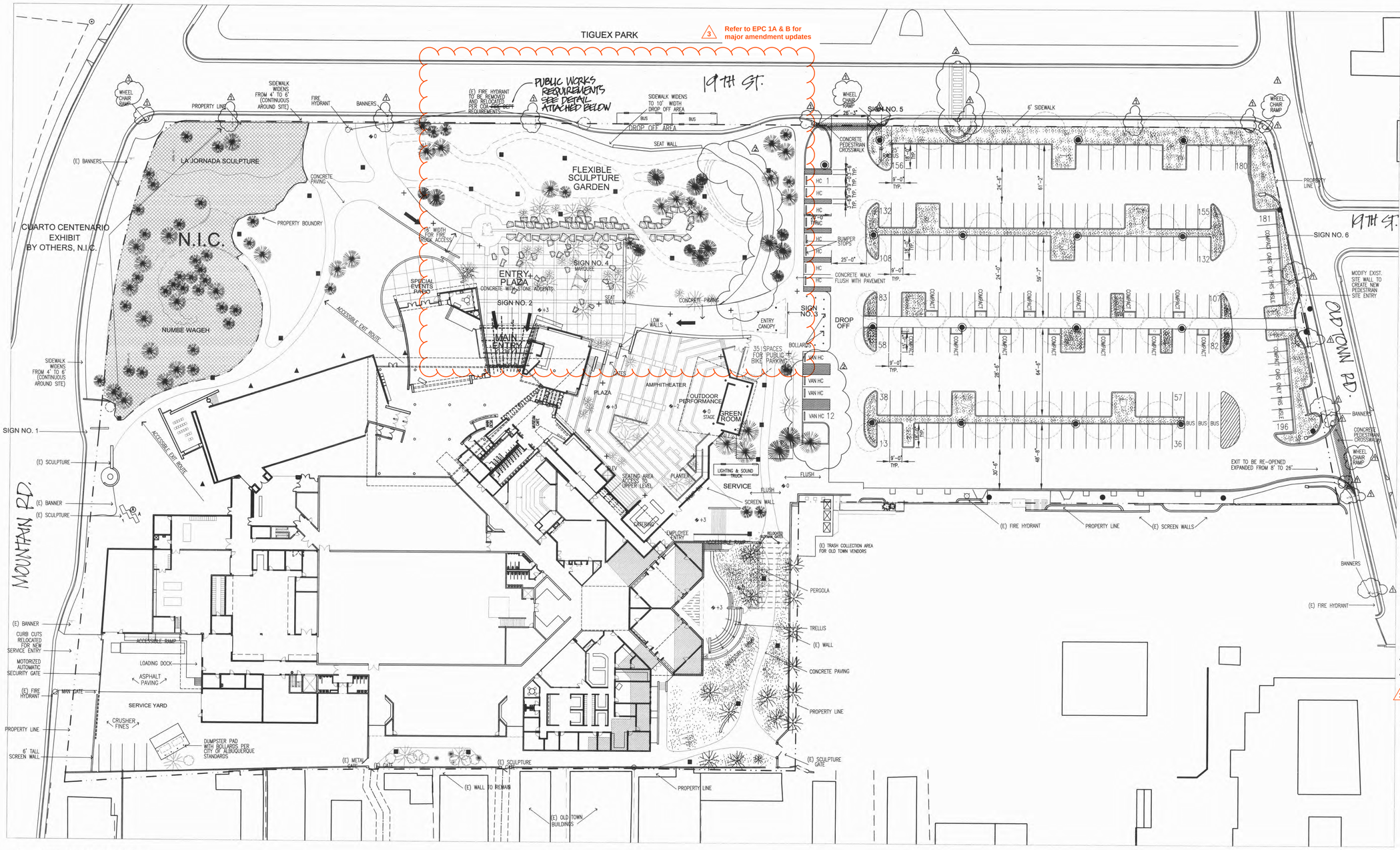
SHEET TITLE
SITE PLAN - PHASE 1
EXTERIOR SIGNAGE DETAILS

SHEET NUMBER
1.1

SCALE 1"=30'
RMKM: PROJECT NO. 0008
DRAWING FILE NO.
DATE 01 JANUARY 2002
PROJECT MANAGER MR
DRAWN BY JA/PR

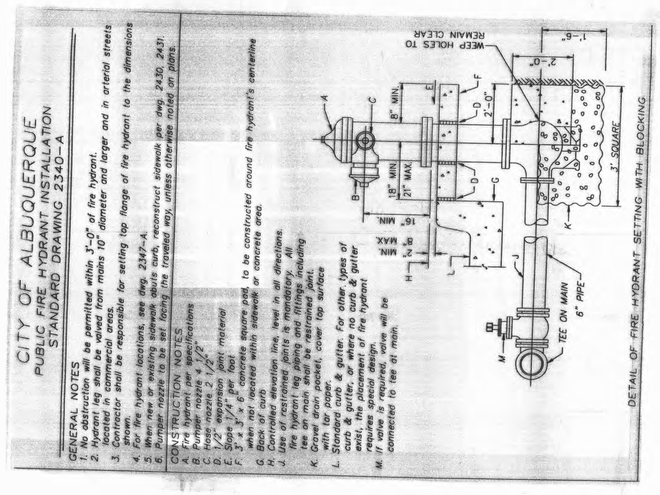
STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

ROHDE MAY KELLER McNAMARA ARCHITECTURE, P.C.
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1 SITE PLAN - PHASE 2

Scale: 1:30



ROHDE MAY KELLER McNAMARA

ARCHITECTURE

PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505.243.5454

1. UNLESS OTHERWISE INDICATED AS EXISTING (E), WORK INDICATED ON THIS SHEET IS NEW AND WILL BE INLCUDED AS PART OF THIS PROJECT.

2. (E) INDICATES EXISTING TO REMAIN.

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LEGEND

- SHADED AREA INDICATES NEW BUILDING ADDITION
- UNSHADED AREA INDICATES EXISTING BUILDING
- LANDSCAPED AREA, SEE LANDSCAPE PLAN SHEET 2.1
- INDICATES PORTION OF SITE NOT IN CONTRACT THIS AREA WILL BE CONSTRUCTED BY OTHERS WITH SEPERATE CITY CONTRACT

BUILDING AREA ANALYSIS

EXISTING MAIN LEVEL	39,420 S.F.
PROPOSED MAIN LEVEL	52,695 S.F.
TOTAL MAIN LEVEL	92,115 S.F.
EXISTING LOWER LEVEL	26,873 S.F.
PROPOSED LOWER LEVEL	3,546 S.F.
TOTAL LOWER LEVEL	30,419 S.F.
TOTAL	122,534 S.F.

PARKING ANALYSIS I

FULL SIZE CAR SPACES	155
COMPACT CAR SPACES	29
HANDICAP SPACES	8
VAN HANDICAP SPACES	4
BUS SPACES	3
TOTAL	199

REQUIRED PARKING SPACES..... 184

BIKE PARKING SPACES..... 35

* REFER TO 8 1/2" X 11" ADDENDUM - PARKING ANALYSIS I for complete analysis

PARKING ANALYSIS II

spaces determined by formulas given by Albuquerque Zoning Code, Article 16, pp. 203-204

I. PUBLIC USE during open museum hours
required parking spaces: 192

II. PUBLIC USE during after hours (Special Events hall)
required parking spaces: 103.3

III. PUBLIC USE during after hours (Amphitheater)
required parking spaces: 189

* REFER TO 8 1/2" X 11" ADDENDUM PARKING ANALYSIS II for complete analysis

REVISION (2 JULY 2001)
(REVISIONS PER EPC PRE-HEARING AGENCY COMMENTS)
REVISION (11 NOVEMBER 2001)
(REVISIONS PER EPC AGENCY COMMENTS)
3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

SITE LIGHTING

- ADDITIONAL POLE LIGHTING: 15' fully shielded
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TO PREVENT LIGHT POLLUTION; 15' POLES W/ ARCHITECTURAL
SHARP CUT-OFF LUMINAIRES AND 150W HP SODIUM LAMPS
MAX. SPACING 60 FT. O.C.
AVG. ILLUMINANCE 1 FC MAINTAINED
WITH MIN/MAX RATIO OF 1:4
BOLLARDS WITH LIGHTING THROUGHOUT SCULPTURE GARDEN
SPACED 45' MAX

0 10' 20' 50' 100'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

SCALE 1"=30'
RMKMc PROJECT NO. 0008
DRAWING FILE NO.
DATE 01 JANUARY 2002
PROJECT MANAGER MR
DRAWN BY JA/PR

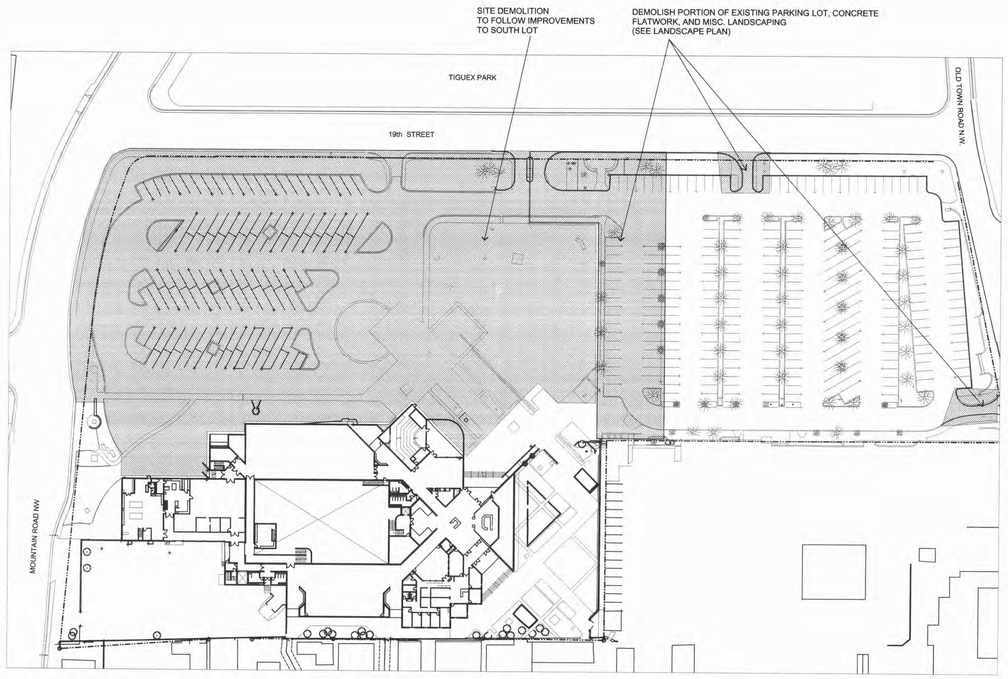
SHEET TITLE
SITE PLAN - PHASE 2

SHEET NUMBER
1.1A

STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

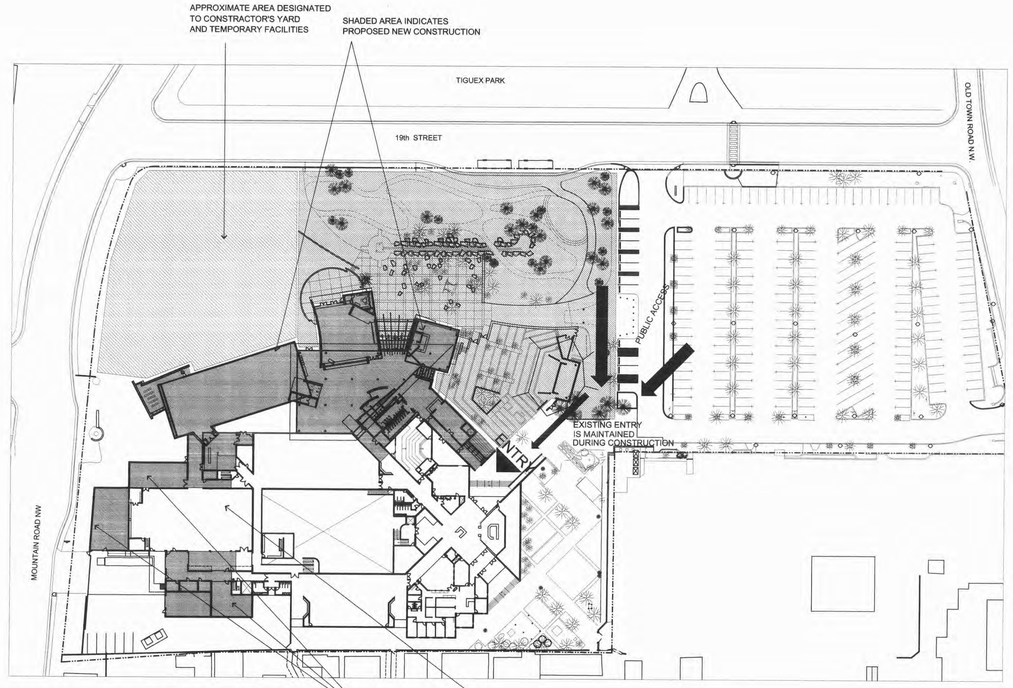
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ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454



PRE-CONSTRUCTION SITE PREPARATION

Scale: 1"=60'-0"

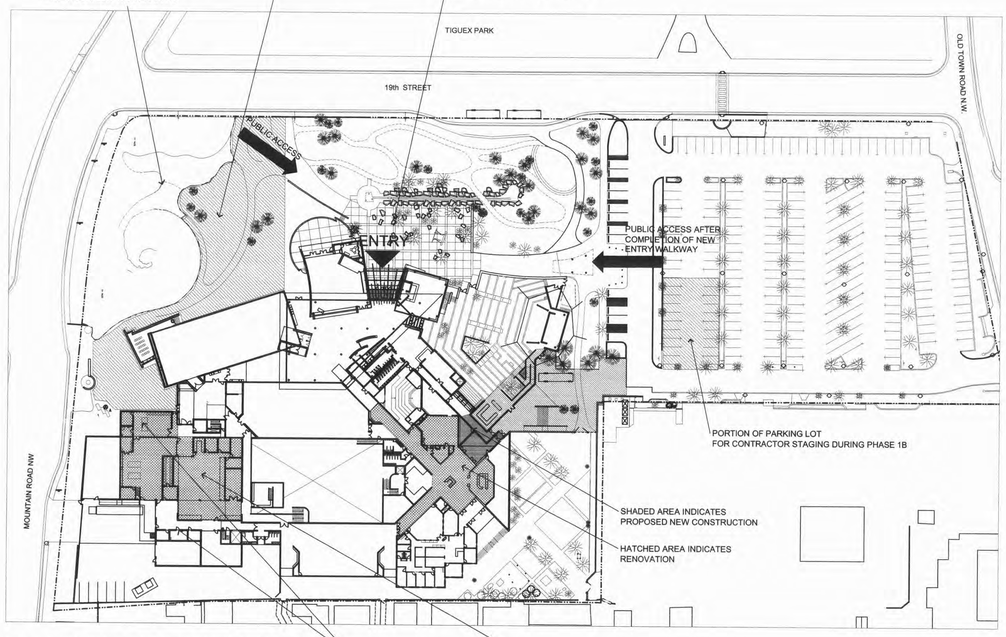


PHASE IA CONSTRUCTION

Scale: 1"=60'-0"

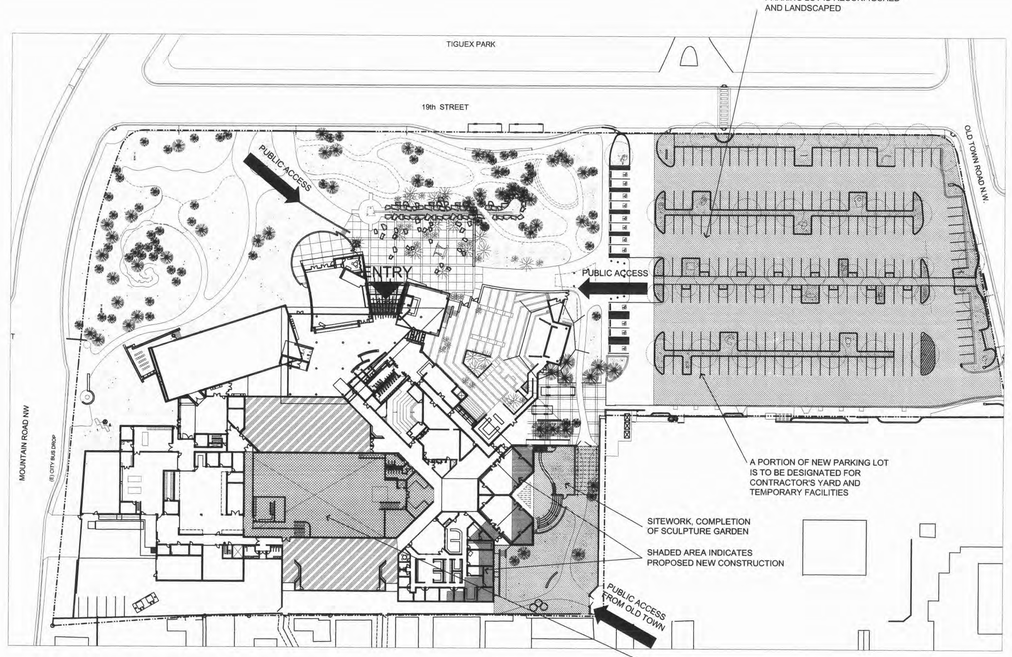
LEGEND

- NEW BUILDING CONSTRUCTION
- SITEWORK
- CONTRACTOR'S YARD LOCATION OF TEMPORARY FACILITIES
- INTERIOR RENOVATION
- HVAC UPGRADES



PHASE 1B CONSTRUCTION

Scale: 1"=60'-0"



PHASE 2 CONSTRUCTION

Scale: 1"=60'-0"

0 15' 30' 60' 120'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

SCALE
1"=60'

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

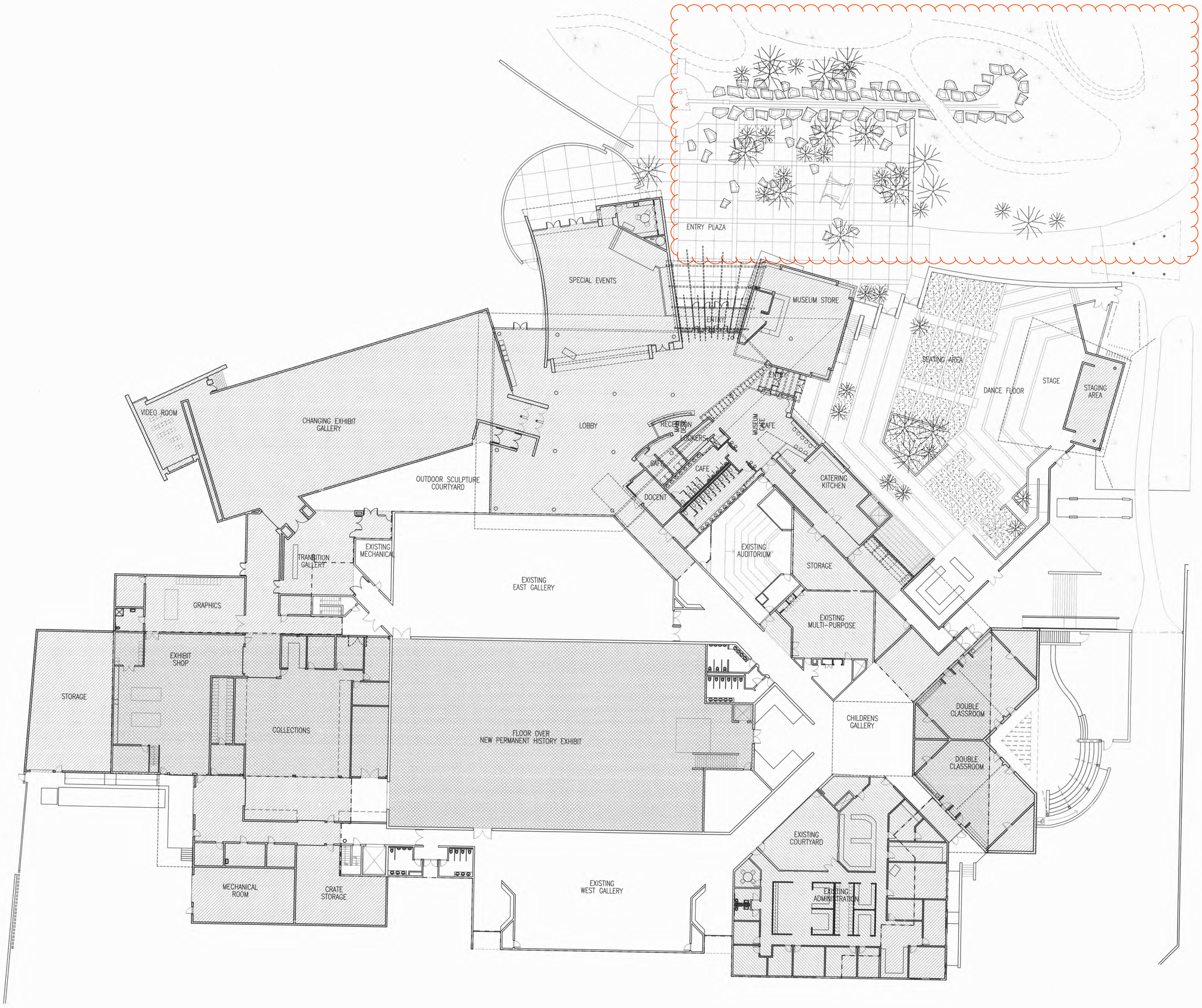
DRAWN BY
JA/PR

SHEET TITLE
PHASING PLANS

SHEET NUMBER
1.2

STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

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1 MAIN LEVEL FLOOR PLAN

Scale: 1/16"=1'-0"

0 10' 20' 50' 100'

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

LEGEND

- SHADED AREA INDICATES NEW BUILDING ADDITION
- UNSHADED AREA INDICATES EXISTING BUILDING
- SHADED AREA INDICATES MAJOR REMODEL

3 Refer to EPC 1A & B for major amendment updates

3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW BOARD SUBMITTAL

SCALE
1/16" = 1'

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

DRAWN BY
JA/PR

SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
1.3

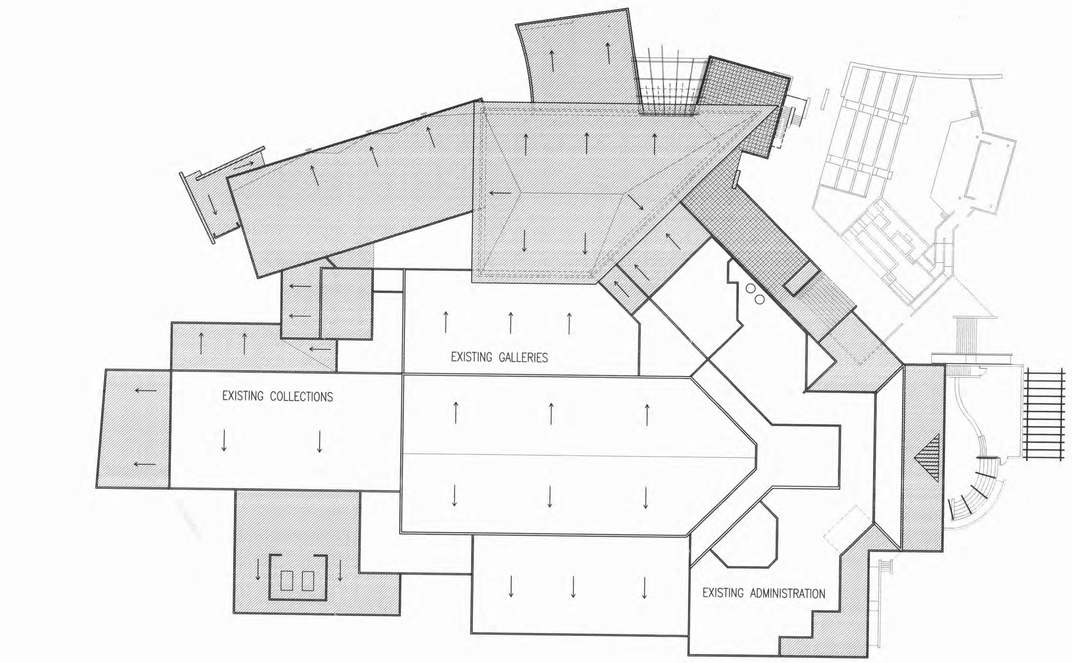
STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

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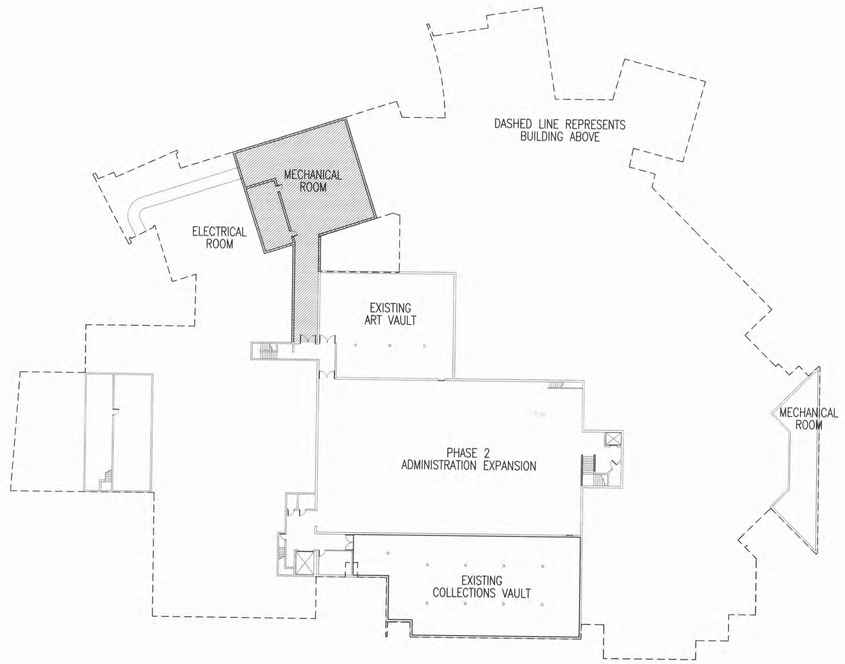
1 ROOF PLAN

Scale: 1/32"=1'-0"

LEGEND

SHADED AREA INDICATES NEW BUILDING ADDITION

UNSHADED AREA INDICATES EXISTING BUILDING



2 LOWER LEVEL FLOOR PLAN

Scale: 1/32"=1'-0"

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SHEET TITLE
LOWER LEVEL FLOOR PLAN/
ROOF PLAN

SHEET NUMBER
1.4

SCALE
1" = 60'

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

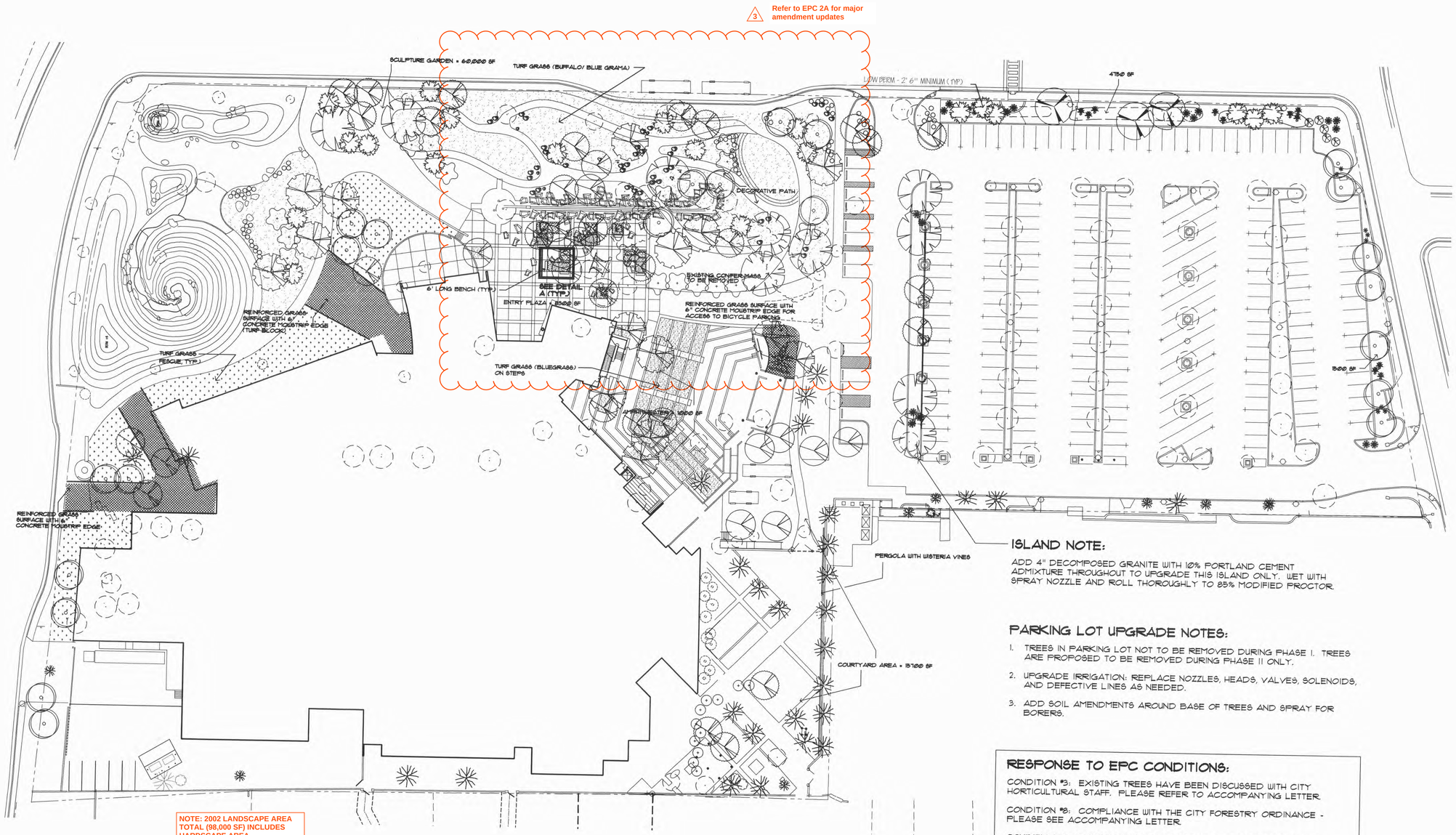
DATE
01 JANUARY 2002

PROJECT MANAGER
MR

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JA/PR

STATE OF NEW MEXICO
MARK
ROHDE
NO. 1465
REGISTERED ARCHITECT

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3 Refer to EPC 2A for major amendment updates

NOTE: 2002 LANDSCAPE AREA TOTAL (98,000 SF) INCLUDES HARDSCAPE AREA.

2026 REVISED LANDSCAPE AREA (incl. Hardscape): 83,975 SF
REVISED LANDSCAPE AREA (not incl. Hardscape): 60,911 SF (18%)

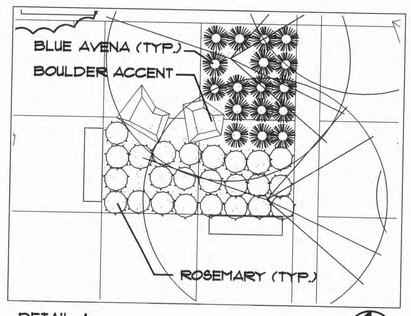
NOTES

1. LANDSCAPE REQUIREMENTS
   NET LOT AREA: = 346,346 SF
   TOTAL LANDSCAPE AREA REQUIRED = 51,952 SF (15 % OF NET LOT AREA)
   TOTAL LANDSCAPE AREA PROVIDED = 98,000 SF (28% OF NET LOT AREA)
2. THIS PLAN IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE ENACTMENT NO. 18-1998. SECTION 6-1-1-8 WATER BUDGETS AND PLANNING RESTRICTIONS.
   3 TOTAL LANDSCAPE AREA: 98,000 SF
   HIGH WATER USE LANDSCAPE (TURF): 41,000 SF (SCULPTURE PARK). (41% OF TOTAL LANDSCAPE AREA)
   LOW WATER USE LANDSCAPE: 30,400 SF
   HARDSCAPE: 26,600 SF
   REVISED AREAS
   TURF: 19,783 SF
   XERIC LANDSCAPE: 41,128 SF
   HARDSCAPE: 23,064 SF
3. LANDSCAPE IRRIGATION
   AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
   TURF: SPRAY IRRIGATION
   TREES AND SHRUBS: BUBBLER IRRIGATION.
4. LANDSCAPE MAINTENANCE
   THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
5. A 4" DEPTH OF MULCH SHALL BE INSTALLED AT ALL SHRUB BEDS
6. A 36" DIAMETER OF 2" DEPTH OF BARK MULCH SHALL BE INSTALLED AT THE BASE OF ALL TREES IN TURF AREAS.
7. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL CAREFULLY STOCKPILE IN AN APPROVED LOCATION EXISTING LARGE BOULDERS FOR FUTURE USE IN THE FLEXIBLE OUTDOOR GALLERY'.
8. SCULPTURES IN 'FLEXIBLE OUTDOOR GALLERY' AREA ARE SHOWN IN APPROXIMATE LOCATIONS ONLY TO ALLOW FOR FUTURE ADDITIONS TO OR REARRANGEMENT OF THE MUSEUM COLLECTION.

TREE COUNT

3 Refer to EPC 2A for major amendment updates

TOTAL TREES CURRENTLY ON SITE	186
TOTAL TREES TO BE REMOVED	128
TOTAL EXISTING TREES TO REMAIN	38
TOTAL EXISTING TREES TO BE RELOCATED	20
TOTAL NEW TREES TO BE PLANTED	129
3 TOTAL NUMBER OF ALL TREES FOLLOWING CONSTRUCTION	187
TOTAL NUMBER OF TREES	163



DETAIL A

0 2.5 5 10 15
SCALE: 1" = 5'

ISLAND NOTE:

ADD 4" DECOMPOSED GRANITE WITH 10% PORTLAND CEMENT ADMIXTURE THROUGHOUT TO UPGRADE THIS ISLAND ONLY. WET WITH SPRAY NOZZLE AND ROLL THOROUGHLY TO 85% MODIFIED PROCTOR.

PARKING LOT UPGRADE NOTES:

1. TREES IN PARKING LOT NOT TO BE REMOVED DURING PHASE I. TREES ARE PROPOSED TO BE REMOVED DURING PHASE II ONLY.
2. UPGRADE IRRIGATION: REPLACE NOZZLES, HEADS, VALVES, SOLENOIDS, AND DEFECTIVE LINES AS NEEDED.
3. ADD SOIL AMENDMENTS AROUND BASE OF TREES AND SPRAY FOR BORERS.

RESPONSE TO EPC CONDITIONS:

CONDITION #3: EXISTING TREES HAVE BEEN DISCUSSED WITH CITY HORTICULTURAL STAFF. PLEASE REFER TO ACCOMPANYING LETTER.

CONDITION #8: COMPLIANCE WITH THE CITY FORESTRY ORDINANCE - PLEASE SEE ACCOMPANYING LETTER.

CONDITION #9: EXISTING RUSSIAN OLIVES ON THE EAST SIDE OF THE SITE NEAR THE BUS DROP-OFF AND AT THE PARKING LOT ENTRANCE ON 19TH ST. - THESE TREES ARE IN POOR CONDITION, AS DISCUSSED WITH THE CITY FORESTER, AND WILL BE REPLACED WITH TREE SPECIES TO MATCH NEW PLANTINGS ELSEWHERE ON THE SITE. THE PLANS AS SHOWN REFLECT CONVERSATIONS BETWEEN THE DESIGN TEAM AND EPC COMMISSIONER BRISCOE.

CONDITION #10: LOW BERMS ARE INCLUDED AS BUFFERING BETWEEN THE PARKING LOT AND 19TH STREET. SEE GRADING PLAN.

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE INSTALLED	SIZE MATURE	REMARKS
TREES					
Bradford Pear	Pyrus calleryana 'Bradford'	22	2" cal, 10'-12' ht.	30' ht., 20' spd.	30" box
Mexican Elder	Sambucus caerulea 'Mexicana'	12	1-1/2" cal, 8'-10' ht.	20' ht., 20'-25' spd.	15 gallon
Texas Oak, multi-trunk	Quercus buckleyi	29	8'-10' ht.	15' ht. 4 spd.	30" box 15 gallon
Vitex	Vitex agnus-castus	18	multi trunk, 4'-6' ht.	12' ht. 4 spd.	15 gallon
Afghan pine	Pinus eldarica	20	8'-10' ht.	30' ht. 15' spd.	B & B or box
Black locust	Robinia pseudoacacia	10	2 1/2" cal, 10-12' ht.	35' ht., 30' spd.	24" box or B & B
Raywood ash	Fraxinus oxycarpa	15	2 1/2" cal, 10-12' ht.	35' ht., 30' spd.	24" box or B & B
Russian Olive	Elaagnus angustifolia	3	2-1/2" cal, 9'-11' ht.	30' ht., 30' spd.	B4B or box
SHRUBS					
Apache Plume	Fallugia paradoxa	5	4' - 6' ht.	6' ht. 4 spd.	5 gallon
Blue Avena	Helictotrichon sempervirens	78	6" min. ht.	24" ht. 4 spd.	5 gallon
Lavender	Lavandula angustifolia	69	Min. 12" spd.	3' ht., 4 spd.	5 gallon
Rosemary	Rosmarinus officinalis 'Prostratus'	105	6" min. ht.	24" ht., 6' spd.	5 gallon
Century plant	Agave americana	17	Min. 12" spd.	5' ht., 5'spd.	5 gallon
Sotol	Dasylirion wheeleri	11	Min. 12" spd.	5' ht., 5'spd.	5 gallon
Texas red yucca	Hesperaloe parviflora	11	Min. 12" spd.	3' ht., 3'spd.	5 gallon
TURF					
Fescue in shaded areas Bluegrass in amphitheater Buffalo/ blue grama elsewhere (east side)		Total 41,000 s.f			sod

ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Stamm Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

GENERAL NOTES

3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

MORROW REARDON WILKINSON, LTD., LANDSCAPE ARCHITECTS
210 La Veta NE, Albuquerque, NM 87108
505.265.2266 FAX 505.265.3637
mrw@mrwnm.com

STATE OF NEW MEXICO
BAKER C. MORROW
NO. 2
REGISTERED LANDSCAPE ARCHITECT

KEY TO SYMBOLS:

- Russian Olive
- Raywood Ash
- Black Locust
- Afghan pine
- Bradford Pear
- Mexican Elder
- Texas Oak
- Vitex
- Blue Avena Grass
- Lavender
- Century plant
- Sotol
- Texas red yucca
- Apache Plume
- Existing tree to be relocated
- Existing tree to be removed
- New location for existing boulder
- New location for existing New Mexico Olive
- Existing tree to remain

0 15 30 60 90
SCALE: 1" = 30'

NOT FOR CONSTRUCTION

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASE I & II

DEVELOPMENT BOARD
REVIEW SUBMITTAL

SCALE

RMKM# PROJECT NO. 0005

DRAWING FILE NO.

DATE 01 JANUARY 2002

PROJECT MANAGER MR

DRAWN BY JAP/RACT

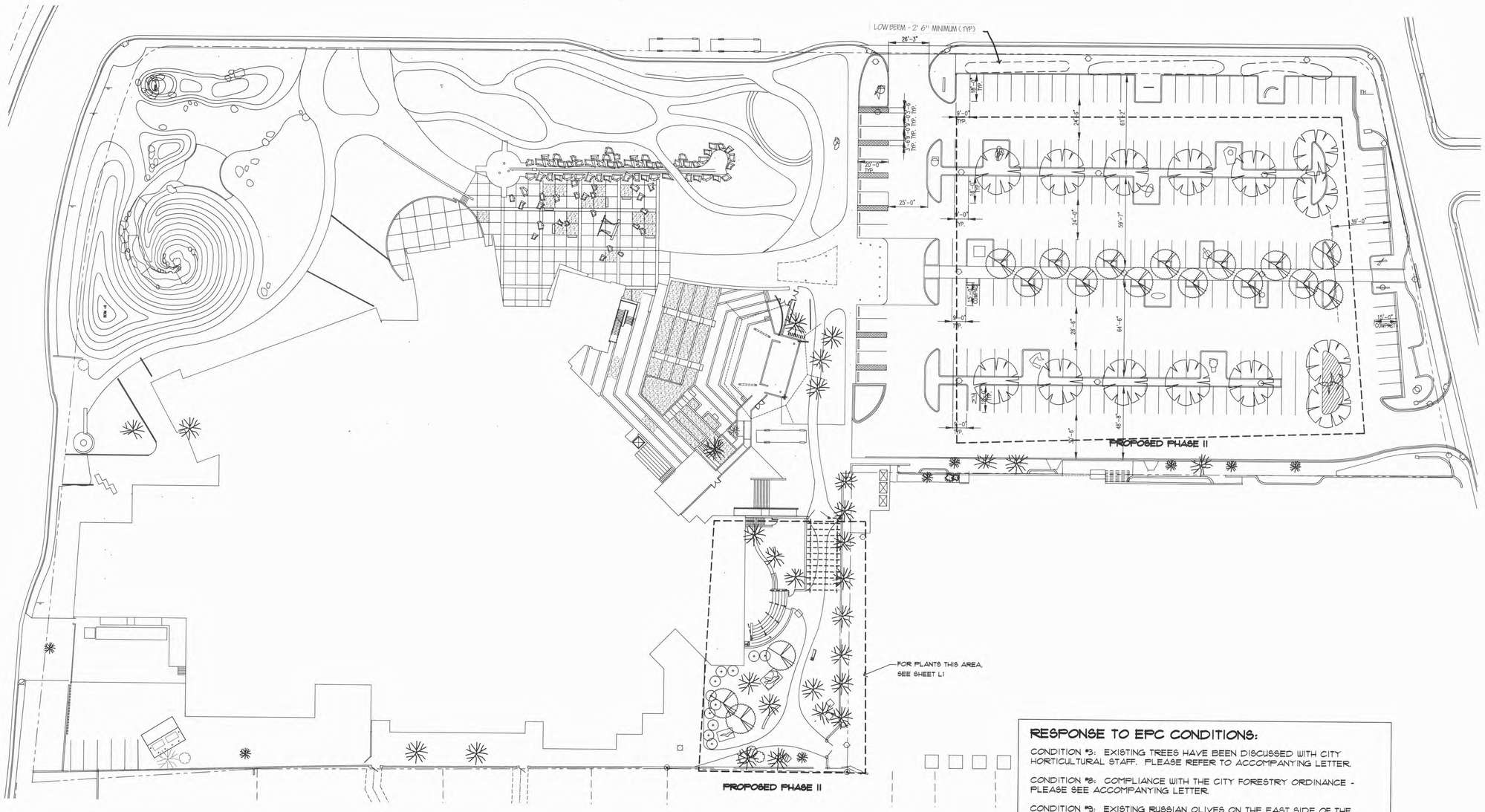
SHEET TITLE
LANDSCAPE PLAN PHASE 1

SHEET NUMBER
2.1

NAME: D:3500CURRENT/3500PLT.DWG DATE: DEC. 21, 2001 PLOT: SHEET3A 1:1 BASE REVISION 4/26/01 LK

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Sherna Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454



GENERAL NOTES

MORROW REARDON WILKINSON, LTD., LANDSCAPE ARCHITECTS
210 La Veta NE, Albuquerque, NM 87108
505.268.2266 FAX 505.265.9637
mrw@mrwnm.com

STATE OF NEW MEXICO
BAKER H. MORROW
NO. 2
REGISTERED LANDSCAPE ARCHITECT

NOTES

1. LANDSCAPE REQUIREMENTS
   NET LOT AREA: ± 346,346 SF
   TOTAL LANDSCAPE AREA REQUIRED = 51,952 SF
   (15 % OF NET LOT AREA)
   TOTAL LANDSCAPE AREA PROVIDED = 98,000 SF
   (28% OF NET LOT AREA)

2. THIS PLAN IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE ENACTMENT NO. 18-1998, SECTION 6-1-1-1-B WATER BUDGETS AND PLANNING RESTRICTIONS,

   TOTAL LANDSCAPE AREA: 98,000 SF
   HIGH WATER USE LANDSCAPE (TURF): 41,000 SF (SCULPTURE PARK)
   (41% OF TOTAL LANDSCAPE AREA)
   LOW WATER USE LANDSCAPE: 30,400 SF
   HARDSCAPE: 26,600 SF

3. LANDSCAPE IRRIGATION
   AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
   TURF: SPRAY IRRIGATION
   TREES AND SHRUBS: BUBBLER IRRIGATION.

4. LANDSCAPE MAINTENANCE
   THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.

5. A 4" DEPTH OF MULCH SHALL BE INSTALLED AT ALL SHRUB BEDS

6. A 36" DIAMETER OF 2" DEPTH OF BARK MULCH SHALL BE INSTALLED AT THE BASE OF ALL TREES IN TURF AREAS.

7. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL CAREFULLY STOCKPILE IN AN APPROVED LOCATION EXISTING LARGE BOULDERS FOR FUTURE USE IN THE 'FLEXIBLE OUTDOOR GALLERY'.

8. SCULPTURES IN 'FLEXIBLE OUTDOOR GALLERY' AREA ARE SHOWN IN APPROXIMATE LOCATIONS ONLY TO ALLOW FOR FUTURE ADDITIONS TO OR REARRANGEMENT OF THE MUSEUM COLLECTION.

RESPONSE TO EPC CONDITIONS:

CONDITION #3: EXISTING TREES HAVE BEEN DISCUSSED WITH CITY HORTICULTURAL STAFF. PLEASE REFER TO ACCOMPANYING LETTER.

CONDITION #8: COMPLIANCE WITH THE CITY FORESTRY ORDINANCE - PLEASE SEE ACCOMPANYING LETTER.

CONDITION #9: EXISTING RUSSIAN OLIVES ON THE EAST SIDE OF THE SITE NEAR THE BUS DROP-OFF AND AT THE PARKING LOT ENTRANCE ON 19TH ST. - THESE TREES ARE IN POOR CONDITION, AS DISCUSSED WITH THE CITY FORESTER, AND WILL BE REPLACED WITH TREE SPECIES TO MATCH NEW PLANTINGS ELSEWHERE ON THE SITE. THE PLANS AS SHOWN REFLECT CONVERSATIONS BETWEEN THE DESIGN TEAM AND EPC COMMISSIONER BRISCOE.

CONDITION #10: LOW BERMS ARE INCLUDED AS BUFFERING BETWEEN THE PARKING LOT AND 19TH STREET. SEE GRADING PLAN.

KEY TO SYMBOLS:

Black Locust

Texas Oak

Existing tree to remain

0 15 30 60 90
SCALE: 1" = 30'

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE INSTALLED	SIZE MATURE	REMARKS
TREES					
Black locust	Robinia pseudoacacia	14	2 1/2" cal. 10-12' ht.	35' ht., 30' spd.	24" box or B & B
Texas Oak, multi-trunk	Quercus buckleyi	15	8'-10' ht.	15' ht. & spd.	30" box 15 gallon

0 2.5 5 10 15
SCALE: 1" = 5'

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REVIEW SUBMITTAL

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RMKM# PROJECT NO.
0008

DRAWING FILE NO.

DATE:
01 JANUARY 2002

PROJECT MANAGER
MR

DRAWN BY
JA/PR/ACT

SHEET TITLE
LANDSCAPE PLAN PHASE 2

SHEET NUMBER
2.1A

NAME: D:3500CURRENT/3500-PH2\3500PLT-PH2.DWG DATE: DEC. 21, 2001 PLOT: SHEET3A 1:1 BASE REVISION 12/01 LK

3 Refer to C-104 for major amendment updates

DRAINAGE PLAN

INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, THE ALBUQUERQUE MUSEUM, IS LOCATED JUST EAST OF OLD TOWN AND REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA. THE DRAINAGE SCHEME WILL CONSIST OF FREE DISCHARGE OF RUNOFF FROM THE SITE INTO MOUNTAIN ROAD NW AND NINETEENTH STREET NW. OFFSITE FLOWS DO NOT IMPACT THE SITE.

THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.

PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATE AT THE SOUTHWEST CORNER OF MOUNTAIN ROAD NW AND NINETEENTH STREET NW. THE CURRENT LEGAL DESCRIPTION IS TRACT 233-A-1, M.R.G.C.D. MAP NO. 38. AS SHOWN BY PANEL 331 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 20, 1996, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE (ZONE A).

BACKGROUND DOCUMENTS

THERE ARE NO PREVIOUSLY APPROVED DRAINAGE PLANS FOR THE SITE KNOWN TO THIS PREPARER.

EXISTING CONDITIONS

AT PRESENT, THE SITE IS DEVELOPED. THE SITE CONSISTS OF A FREE STANDING BUILDING. PAVED PARKING LOTS LOCATED IN THE NORTHEAST PORTION OF THE SITE AND THE SOUTHEAST PORTION OF THE SITE SERVE THE EXISTING MUSEUM BUILDING. THE REMAINING PORTION OF THE SITE CONSISTS LARGELY OF LANDSCAPING. AN EXISTING PUBLIC STORM DRAIN IS LOCATED WITHIN MOUNTAIN ROAD NW WHICH DISCHARGES STORMWATER INTO AN EXISTING PUBLIC STORM DRAIN WITHIN NINETEENTH STREET. THE NINETEENTH STREET PUBLIC STORM DRAIN SYSTEM THEN DIRECTS STORMWATER SOUTHWARD AND INTO ANOTHER PUBLIC STORM DRAIN WHICH DRAINS WEST WITHIN THE OLD TOWN ROAD NW RIGHT OF WAY. THREE DRAINAGE BASINS ARE IDENTIFIED ON THE EXISTING CONDITIONS PLAN. DRAINAGE BASIN A IS LOCATED IN THE NORTHERN PORTION OF THE SITE AND DISCHARGES INTO MOUNTAIN ROAD NW. DRAINAGE BASIN B CONSISTS OF THE CENTRAL PORTION OF THE SITE AND DRAINS INTO NINETEENTH STREET NW UTILIZING THE EXISTING PRIVATE ENTRANCES AND A SIDEWALK CULVERT WHICH ARE LOCATED ALONG THE EAST PORTION OF THE SITE. DRAINAGE BASIN C CONSISTS OF THE SOUTH PORTION OF THE SITE AND CONSISTS OF THE EXISTING SOUTH PARKING LOT. THIS BASIN DISCHARGES INTO THE EXISTING PUBLIC STORM DRAIN FACILITIES WITHIN NINETEENTH STREET AND OLD TOWN ROAD UTILIZING A PRIVATE STORM INLET LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE PRIVATE INLET CONNECTS INTO THE PUBLIC STORM DRAIN SYSTEM AT AN EXISTING PUBLIC STORM DRAIN MANHOLE LOCATED WITHIN THE INTERSECTION OF NINETEENTH STREET NW AND OLD TOWN ROAD NW.

DEVELOPED CONDITIONS

THE NEW DEVELOPMENT OF THIS SITE WILL CONSIST OF THE CONSTRUCTION OF SEVERAL BUILDING ADDITIONS TO THE EXISTING MUSEUM BUILDING. THE EXISTING PARKING LOT LOCATED IN THE NORTHEAST PORTION OF THE SITE WILL BE DEMOLISHED AND REPLACED WITH A SCULPTURE GARDEN WHICH WILL CONSIST OF WALKWAYS AND LANDSCAPED AREAS. THE EXISTING PARKING LOT LOCATED IN THE SOUTHEAST PORTION OF THE SITE WILL BE REPAVED AND THE PARKING LAYOUT WILL BE RECONFIGURED TO MEET CURRENT STANDARDS. DRAINAGE BASIN A WILL CONTINUE TO DISCHARGE INTO MOUNTAIN ROAD NW. A NEW PRIVATE STORM INLET WILL BE CONSTRUCTED WITHIN BASIN A AND WILL DISCHARGE INTO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN MOUNTAIN ROAD NW. THE REMAINING PORTION OF BASIN A WILL DISCHARGE INTO MOUNTAIN ROAD THROUGH A NEW SIDEWALK CULVERT LOCATED NEAR THE NORTHWEST CORNER OF THE SITE. SEVERAL PRIVATE STORM INLETS WILL BE CONSTRUCTED WITHIN THE LANDSCAPED AREAS IN THE EAST PORTION OF BASIN B. THESE INLETS WILL DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN NINETEENTH STREET NW. DRAINAGE BASIN C WILL CONTINUE TO DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM LOCATED WITHIN OLD TOWN ROAD NW UTILIZING THE EXISTING PRIVATE STORM INLET AND CONNECTION TO THE PUBLIC STORM DRAIN MANHOLE WITHIN OLD TOWN ROAD NW.

PHASING

THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE 1 WILL CONSIST OF ALL THE IMPROVEMENTS NORTH OF THE EXISTING SOUTH PARKING LOT INCLUDING THE BUILDING ADDITIONS AND THE DEMOLITION OF THE EXISTING PARKING LOT IN THE NORTH PORTION OF THE SITE AND THE CONSTRUCTION OF THE SCULPTURE GARDEN. PHASE 2 WILL CONSIST OF THE RECONSTRUCTION OF THE SOUTH PARKING LOT. EACH OF THESE PHASES IS INDEPENDENT OF THE OTHER WITH RESPECT TO DRAINAGE. THEREFORE, THE DRAINAGE OF THE SITE WILL NOT BE NEGATIVELY IMPACTED BY THE IMPLEMENTATION OF EACH PHASE.

GRADING PLAN

THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS AS TAKEN FROM THE TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE, DATED FEBRUARY 2001, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

CALCULATIONS

THE CALCULATIONS CONTAINED HEREIN ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

CONCLUSION

REVIEW OF THE ALBUQUERQUE MASTER DRAINAGE STUDY INDICATES THAT THERE ARE NO ANALYSIS POINTS NEAR THE SITE WHICH WOULD HINT TO A RECOGNIZED DRAINAGE PROBLEM. THIS SUGGESTS ADEQUATE DOWNSTREAM CAPACITY. PROVIDED THAT THE DEVELOPMENT DOES NOT RESULT IN AN EXCESSIVE INCREASE IN RUNOFF DISCHARGING TO THE EXISTING FACILITIES. THEREFORE, THE DEVELOPMENT OF THIS SITE UTILIZING FREE DISCHARGE MAINTAINS THE STATUS QUO. IN ADDITION, THE CONTINUED FREE DISCHARGE FROM THE SITE TO MOUNTAIN ROAD NW AND NINETEENTH STREET NW IS APPROPRIATE DUE TO THE FOLLOWING FACTORS:

1) MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA
2) NEGLIGIBLE INCREASE IN DEVELOPED RUNOFF VOLUME AND PEAK FLOWRATE
3) DISCHARGE DIRECTLY TO EXISTING PUBLIC STORM DRAIN FACILITIES
4) PROPOSED DEVELOPEMENT MAINTAINS THE "STATUS QUO"

CALCULATIONS

I. PRECIPITATION ZONE = 2

II. $P_{6,100} = P_{360} = 2.35$ IN

III. TOTAL AREA (A_T) = 346,040 SF/7.94 AC

IV. EXISTING LAND TREATMENT

A. BASIN A 76,500 SF/1.76 AC

TREATMENT	AREA (SF/AC)	%
B	17,010/0.39	22
C	14,800/0.34	19
D	44,690/1.03	59

B. BASIN B 163,370 SF/3.75 AC

TREATMENT	AREA (SF/AC)	%
B	49,220/1.13	30
D	114,150/2.62	70

C. BASIN C 106,170 SF/2.44 AC

TREATMENT	AREA (SF/AC)	%
B	15,290/0.35	14
D	90,880/2.09	86

V. DEVELOPED LAND TREATMENT

A. BASIN A 77,970 SF/1.79 AC

TREATMENT	AREA (SF/AC)	%
B	21,350/0.49	27
C	8,810/0.20	11
D	47,810/1.10	61

B. BASIN B 161,900 SF/3.71 AC

TREATMENT	AREA (SF/AC)	%
B	41,960/0.96	26
D	119,940/2.75	74

C. BASIN C 106,170 SF/2.44 AC

TREATMENT	AREA (SF/AC)	%
B	18,300/0.42	17
D	87,870/2.02	83

VI. EXISTING CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.39) + 1.13(0.34) + 2.12(1.03)]/1.76 = 1.63$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.63/12)1.76 = 0.2393$ AC-FT = 10,430 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.39) + 3.14(0.34) + 4.70(1.03) = 6.8$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(1.13) + 2.12(2.62)]/3.75 = 1.72$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.72/12)3.75 = 0.5363$ AC-FT = 23,360 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(1.13) + 4.70(2.62) = 14.9$ CFS

C. BASIN C

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.35) + 2.12(2.09)]/2.44 = 1.93$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.93/12)2.44 = 0.3920$ AC-FT = 17,070 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.35) + 4.70(2.09) = 10.6$ CFS

VII. DEVELOPED CONDITION

A. BASIN A

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.49) + 1.13(0.20) + 2.12(1.10)]/1.79 = 1.64$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.64/12)1.79 = 0.2450$ AC-FT = 10,670 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.49) + 3.14(0.20) + 4.70(1.10) = 6.9$ CFS

B. BASIN B

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.96) + 2.12(2.75)]/3.71 = 1.77$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.77/12)3.71 = 0.5482$ AC-FT = 23,880 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.96) + 4.70(2.75) = 15.1$ CFS

C. BASIN C

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [0.78(0.42) + 2.12(2.02)]/2.44 = 1.89$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (1.89/12)2.44 = 0.3842$ AC-FT = 16,730 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.28(0.42) + 4.70(2.02) = 10.5$ CFS

VIII. COMPARISON

A. BASIN A

1. VOLUME

$\Delta V_{100} = 10,670 - 10,430 = 240$ CF (INCREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} = 6.9 - 6.8 = 0.1$ CFS (INCREASE)

B. BASIN B

1. VOLUME

$\Delta V_{100} = 23,880 - 23,360 = 520$ CF (INCREASE)

2. PEAK DISCHARGE

$\Delta Q_{100} = 15.1 - 14.9 = 0.2$ CFS (INCREASE)

C. BASIN C

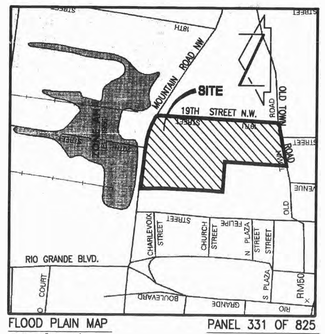
1. VOLUME

$\Delta V_{100} = 16,730 - 17,070 = -340$ CF (DECREASE)

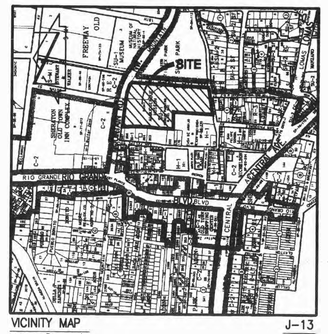
2. PEAK DISCHARGE

$\Delta Q_{100} = 10.5 - 10.6 = -0.1$ CFS (DECREASE)

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FLOOD PLAIN MAP — PANEL 331 OF 825
SCALE: 1" = 500'±



VICINITY MAP — J-13
SCALE: 1" = 750'±

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.

3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

PROJECT:
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE: 1" = 1'
RMKMc PROJECT NO. 0008
DRAWING FILE NO.
DATE 30 JULY 2001
PROJECT MANAGER
DRAWN BY JMA

SHEET TITLE
DRAINAGE PLAN AND CALCULATIONS

SHEET NUMBER
3.1

jma
2000.103.2
JEFF MORTENSEN & ASSOCIATES, INC.
6400-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

JEFFREY S. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER
ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.

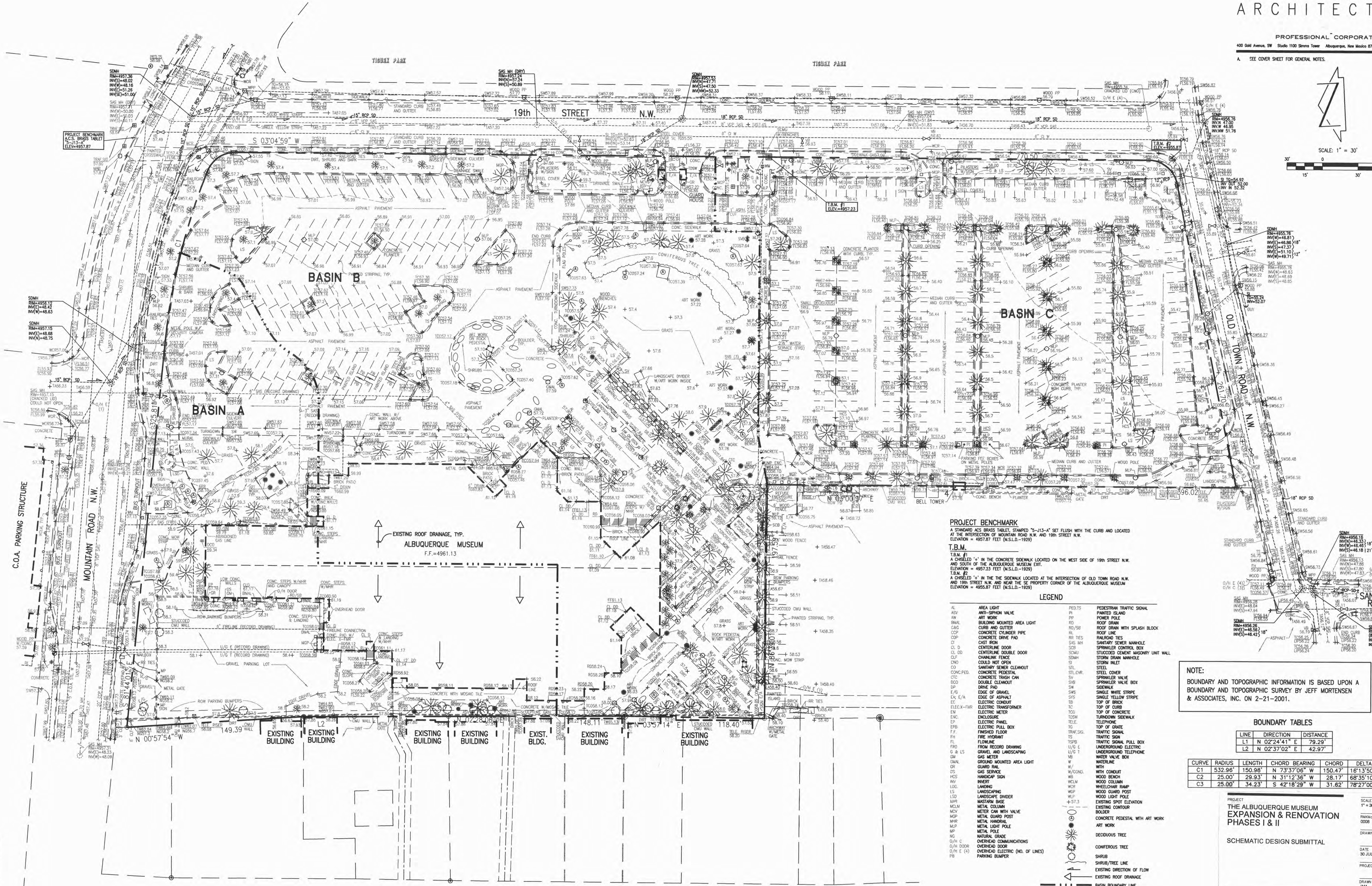
05-25-2001

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.

SCALE: 1" = 30'



PROJECT BENCHMARK

A STANDARD ACS BRASS TABLET, STAMPED "5-J13-A" SET FLUSH WITH THE CURB AND LOCATED AT THE INTERSECTION OF MOUNTAIN ROAD N.W. AND 19th STREET N.W.
ELEVATION = 4957.87 FEET (M.S.L.D.-1929)

T.B.M.

T.B.M. #1
A CHISELED '+' IN THE CONCRETE SIDEWALK LOCATED ON THE WEST SIDE OF 19th STREET N.W. AND SOUTH OF THE ALBUQUERQUE MUSEUM EXIT.
ELEVATION = 4957.23 FEET (M.S.L.D.-1929)
T.B.M. #2
A CHISELED '+' IN THE THE SIDEWALK LOCATED AT THE INTERSECTION OF OLD TOWN ROAD N.W. AND 19th STREET N.W. AND NEAR THE SE PROPERTY CORNER OF THE ALBUQUERQUE MUSEUM
ELEVATION = 4955.87 FEET (M.S.L.D.-1929)

LEGEND

AL	AREA LIGHT	PED.TS	PEDESTRIAN TRAFFIC SIGNAL
ASV	ANTI-SIPHON VALVE	PI	PAINTED ISLAND
AW	ART WORK	PP	POWER POLE
BMAL	BUILDING MOUNTED AREA LIGHT	RD	ROOF DRAIN
C&G	CURB AND GUTTER	RD/SB	ROOF DRAIN WITH SPLASH BLOCK
CCP	CONCRETE CYLINDER PIPE	RL	ROOF LINE
CDP	CONCRETE DRIVE PAD	RR TIES	RAILROAD TIES
CI	CAST IRON	SAS MH	SANITARY SEWER MANHOLE
CL D	CENTERLINE DOOR	SCB	SPRINKLER CONTROL BOX
CL DD	CENTERLINE DOUBLE DOOR	SCMU	STUCCOED CEMENT MASONRY UNIT WALL
CLF	CHAINLINK FENCE	SDMH	STORM DRAIN MANHOLE
CNO	COULD NOT OPEN	SI	STORM INLET
CO	SANITARY SEWER CLEANOUT	STL	STEEL
CONC.PED.	CONCRETE PEDESTAL	STL.CVR.	STEEL COVER
CTC	CONCRETE TRASH CAN	SV	SPRINKLER VALVE
DCO	DOUBLE CLEANOUT	SVB	SPRINKLER VALVE BOX
DP	DRIVE PAD	SW	SIDEWALK
E/G	EDGE OF GRAVEL	SWS	SINGLE WHITE STRIPE
EA; E/A	EDGE OF ASPHALT	SYS	SINGLE YELLOW STRIPE
EC	ELECTRIC CONDUIT	TB	TOP OF BRICK
ELEC.X-FMR	ELECTRIC TRANSFORMER	TC	TOP OF CURB
EM	ELECTRIC METER	TCO	TOP OF CONCRETE
ENC.	ENCLOSURE	TDSW	TURNDOWN SIDEWALK
EP	ELECTRIC PANEL	TELE.	TELEPHONE
EPB	ELECTRIC PULL BOX	TG	TOP OF GRATE
F.F.	FINISHED FLOOR	TRAF.SIG.	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TS	TRAFFIC SIGN
FL	FLOWLINE	TSPB	TRAFFIC SIGNAL PULL BOX
FRD	FROM RECORD DRAWING	U/G E	UNDERGROUND ELECTRIC
G & LS	GRAVEL AND LANDSCAPING	U/G T	UNDERGROUND TELEPHONE
GM	GAS METER	VB	WATER VALVE BOX
GMAL	GROUND MOUNTED AREA LIGHT	W	WATERLINE
GR	GUARD RAIL	W/	WITH
GS	GAS SERVICE	W/COND.	WITH CONDUIT
HCS	HANDICAP SIGN	WB	WOOD BENCH
INV	INVERT	WCLM	WOOD COLUMN
LDG.	LANDING	WCR	WHEELCHAIR RAMP
LS	LANDSCAPING	WGP	WOOD GUARD POST
LSD	LANDSCAPE DIVIDER	WLP	WOOD LIGHT POLE
MAB	MASTARM BASE	+57.3	EXISTING SPOT ELEVATION
MCLM	METAL COLUMN		EXISTING CONTOUR
MCV	METER CAN WITH VALVE		BOLDER
MGP	METAL GUARD POST		CONCRETE PEDESTAL WITH ART WORK
MHR	METAL HANDRAIL		ART WORK
MLP	METAL LIGHT POLE		DECIDUOUS TREE
MP	METAL POLE		CONIFEROUS TREE
NG	NATURAL GRADE		SHRUB
O/H C	OVERHEAD COMMUNICATIONS		SHRUB/TREE LINE
O/H DOOR	OVERHEAD DOOR		EXISTING DIRECTION OF FLOW
O/H E (4)	OVERHEAD ELECTRIC (NO. OF LINES)		EXISTING ROOF DRAINAGE
PB	PARKING BUMPER		BASIN BOUNDARY LINE

NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY BY JEFF MORTENSEN & ASSOCIATES, INC. ON 2-21-2001.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 02°24'41" E	79.29'
L2	N 02°37'02" E	42.97'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	532.96'	150.98'	N 73°37'06" W	150.47'	16°13'50"
C2	25.00'	29.93'	N 31°12'36" W	28.17'	68°35'10"
C3	25.00'	34.23'	S 42°18'29" W	31.62'	78°27'00"

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE 1" = 30'
RMKMc PROJECT NO. 0008
DRAWING FILE NO.
DATE 30 JULY 2001
PROJECT MANAGER
DRAWN BY JMA

SHEET TITLE
EXISTING CONDITIONS (SITE SURVEY)

2000.103.2
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
05-25-2001

SHEET NUMBER
3.2

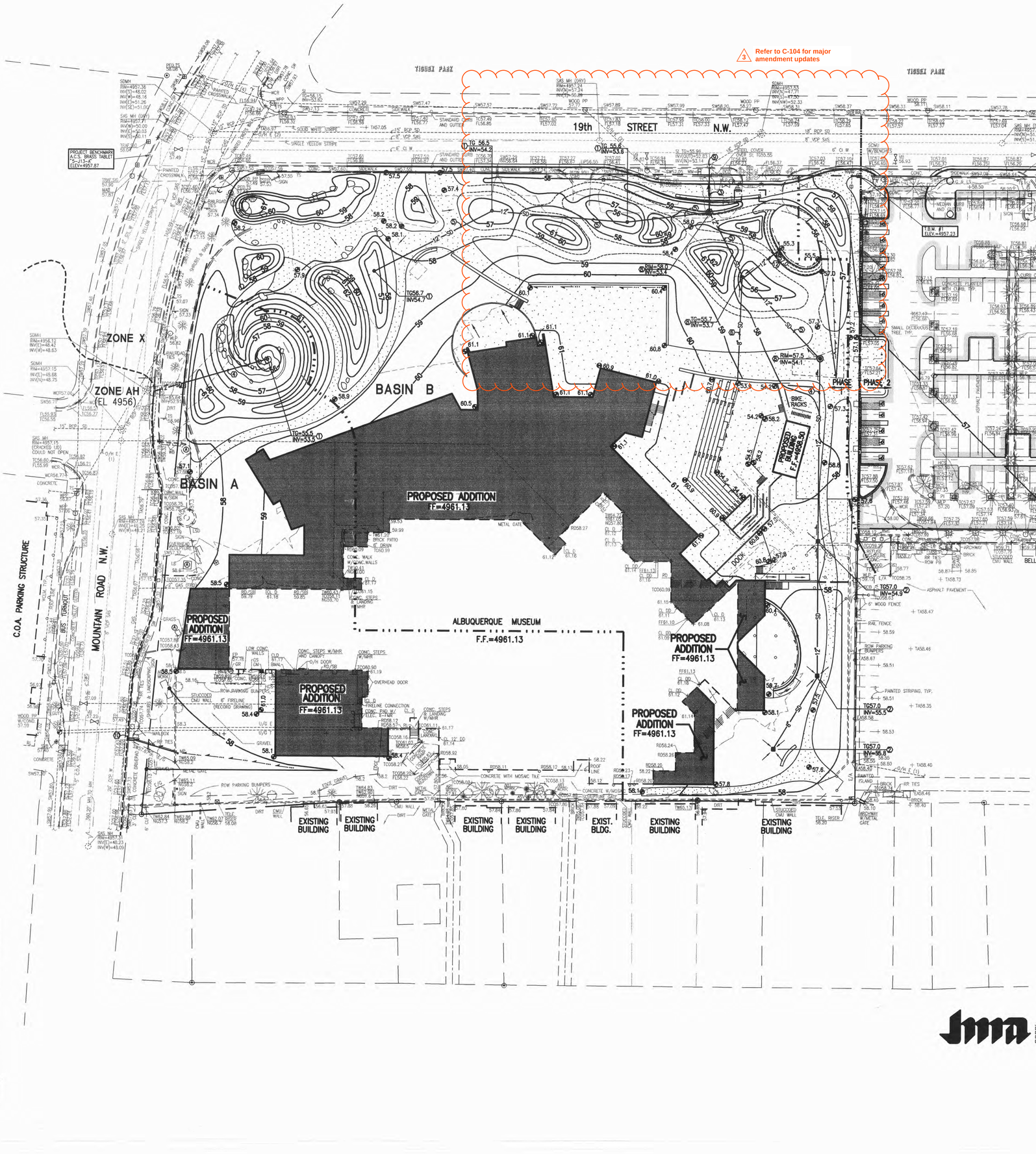
ROHDE MAY KELLER McNAMARA ARCHITECTURE, P.C. copyright © 1996

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ROHDE MAY KELLER McNAMARA
ARCHITECTURE
PROFESSIONAL CORPORATION
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505 243 5454

A. SEE COVER SHEET FOR GENERAL NOTES.

3 Refer to C-104 for major amendment updates



3 REVISION (15 October 2026)
EPC Major Amendment - Addition of Museum Annex Building

PROJECT BENCHMARK

A STANDARD ACS BRASS TABLET, STAMPED "5-J13-A" SET FLUSH WITH THE CURB AND LOCATED AT THE INTERSECTION OF MOUNTAIN ROAD N.W. AND 19th STREET N.W.
ELEVATION = 4957.87 FEET (M.S.L.D.)

T.B.M.

T.B.M. #1
A CHISELED '+' IN THE CONCRETE SIDEWALK LOCATED ON THE WEST SIDE OF 19th STREET N.W. AND SOUTH OF THE ALBUQUERQUE MUSEUM EXIT.
ELEVATION = 4957.23 FEET (M.S.L.D.)
T.B.M. #2
A CHISELED '+' IN THE THE SIDEWALK LOCATED AT THE INTERSECTION OF OLD TOWN ROAD N.W. AND 19th STREET N.W. AND NEAR THE SE PROPERTY CORNER OF THE ALBUQUERQUE MUSEUM
ELEVATION = 4955.87 FEET (M.S.L.D.)

LEGEND

AL	AREA LIGHT	PED.TS	PEDESTRIAN TRAFFIC SIGNAL
ASV	ANTI-SIPHON VALVE	PI	PAINTED ISLAND
AW	ART WORK	PP	POWER POLE
BMAL	BUILDING MOUNTED AREA LIGHT	RD	ROOF DRAIN
C&G	CURB AND GUTTER	RD/SB	ROOF DRAIN WITH SPLASH BLOCK
CCP	CONCRETE CYLINDER PIPE	RL	ROOF LINE
CDP	CONCRETE DRIVE PAD	RR TIES	RAILROAD TIES
CI	CAST IRON	SAS MH	SANITARY SEWER MANHOLE
CL D	CENTERLINE DOOR	SCB	SPRINKLER CONTROL BOX
CL DD	CENTERLINE DOUBLE DOOR	SCMU	STUCCOED CEMENT MASONRY UNIT WALL
CLF	CHAINLINK FENCE	SDMH	STORM DRAIN MANHOLE
CNO	COULD NOT OPEN	SI	STORM INLET
CO	SANITARY SEWER CLEANOUT	STL	STEEL
CONC.PED.	CONCRETE PEDESTAL	STL.CVR.	STEEL COVER
CTC	CONCRETE TRASH CAN	SV	SPRINKLER VALVE
DCO	DOUBLE CLEANOUT	SVB	SPRINKLER VALVE BOX
DP	DRIVE PAD	SW	SIDEWALK
E/G	EDGE OF GRAVEL	SWS	SINGLE WHITE STRIPE
EA; E/A	EDGE OF ASPHALT	SYS	SINGLE YELLOW STRIPE
EC	ELECTRIC CONDUIT	TB	TOP OF BRICK
ELEC.V-FMR	ELECTRIC TRANSFORMER	TC	TOP OF CURB
EM	ELECTRIC METER	TCO	TOP OF CONCRETE
ENC.	ENCLOSURE	TDSW	TURNDOWN SIDEWALK
EP	ELECTRIC PANEL	TELE.	TELEPHONE
EPB	ELECTRIC PULL BOX	TG	TOP OF GRATE
F.F.	FINISHED FLOOR	TRAF.SIG.	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TS	TRAFFIC SIGN
FL	FLOWLINE	TSPB	TRAFFIC SIGNAL PULL BOX
FRD	FROM RECORD DRAWING	U/G E	UNDERGROUND ELECTRIC
G & LS	GRAVEL AND LANDSCAPING	U/G T	UNDERGROUND TELEPHONE
GM	GAS METER	VB	WATER VALVE BOX
GMAL	GROUND MOUNTED AREA LIGHT	W	WATERLINE
GR	GUARD RAIL	W/	WITH
GS	GAS SERVICE	W/COND.	WITH CONDUIT
HCS	HANDICAP SIGN	WB	WOOD BENCH
INV	INVERT	WCLM	WOOD COLUMN
LDG.	LANDING	WCR	WHEELCHAIR RAMP
LS	LANDSCAPING	WGP	WOOD GUARD POST
LSD	LANDSCAPE DIVIDER	WLP	WOOD LIGHT POLE
MAB	MASTARM BASE	+57.3	EXISTING SPOT ELEVATION
MCLM	METAL COLUMN		EXISTING CONTOUR
MCV	METER CAN WITH VALVE		BOLDER
MGP	METAL GUARD POST	A	EXISTING CONCRETE PEDESTAL WITH ART WORK
MHR	METAL HANDRAIL		EXISTING ART WORK
MLP	METAL LIGHT POLE		DECIDUOUS TREE
MP	METAL POLE		CONIFEROUS TREE
NG	NATURAL GRADE		SHRUB
O/H C	OVERHEAD COMMUNICATIONS		SHRUB/TREE LINE
O/H DOOR	OVERHEAD DOOR	61.1	PROPOSED SPOT ELEVATION
O/H E (4)	OVERHEAD ELECTRIC (NO. OF LINES)	60	PROPOSED FLOWLINE
PB	PARKING BUMPER		PROPOSED CONTOUR
			PROPOSED CONCRETE
			PROPOSED ASPHALT PAVING
			PHASE BOUNDARY

KEYED NOTES:

1. NEW 24" DIA. PRIVATE STORM INLET WITH BEEHIVE GRATE AND FRAME
2. NEW SINGLE "D" PRIVATE STORM INLET
3. NEW 18" HDPE PRIVATE STORM DRAIN @ S=0.0050
4. NEW 12" HDPE PRIVATE STORM DRAIN @ S=0.0050
5. NEW 12" PERFORATED HDPE PRIVATE STORM DRAIN WITH HOLES DOWN @ S=0.0050
6. NEW 8" HDPE PRIVATE STORM DRAIN @ S=0.0025
7. NEW DOUBLE "C" PUBLIC STORM INLET
8. NEW 4' DIA. TYPE "E" MANHOLE
9. REPLACE EXISTING PUBLIC STORM INLET WITH NEW SINGLE "D" STORM INLET
10. NEW SIDEWALK CULVERT
11. EXISTING PRIVATE STORM INLET TO REMAIN
12. NEW 12" PERFORATED HDPE PRIVATE STORM DRAIN @ S=0.0500
13. NEW 8" PRIVATE STORM DRAIN @ S=0.0050

jma
2000.103.21
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 Email: jmainc@swcp.com

PROJECT:
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

SCHEMATIC DESIGN SUBMITTAL

SCALE: 1" = 30'
RMKMc PROJECT NO. 0008
DRAWING FILE NO.
DATE: 30 JULY 2001
PROJECT MANAGER:
DRAWN BY: JMA

SHEET TITLE:
CONCEPTUAL GRADING PLAN

SHEET NUMBER:
3.3

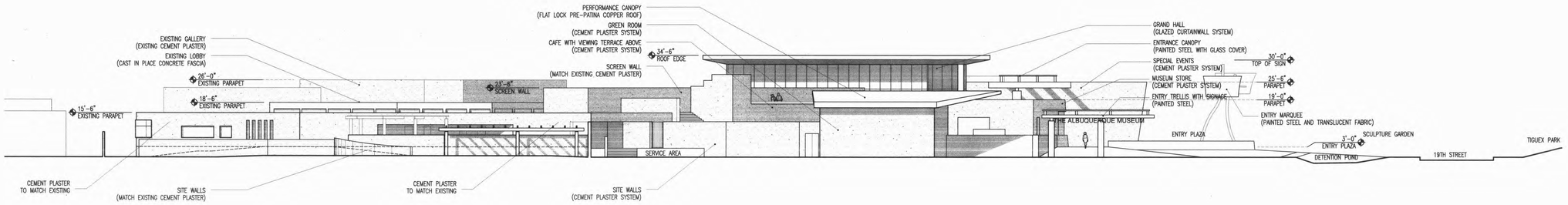
JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.
05-25-2001

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Plot Date: 05-25-2001
Plot Time: 11:37 am

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

PROFESSIONAL CORPORATION

400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel 505.243.5454

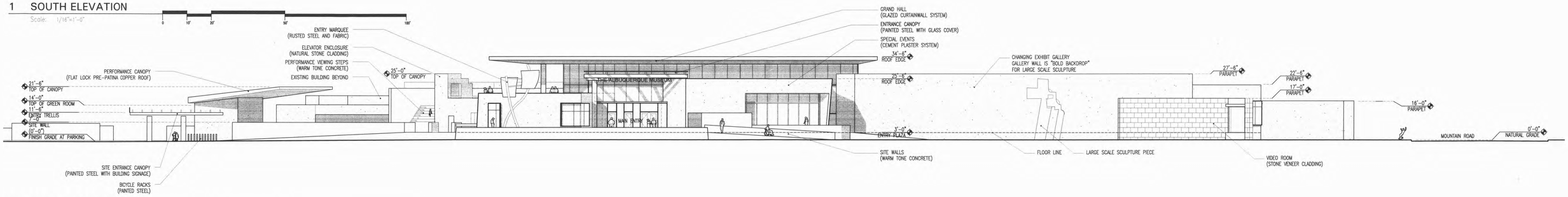


1. ALL VERTICAL DIMENSIONS ARE GIVEN FROM MEAN EXISTING GRADE ELEVATION (0'-0")

2. BUILDING MAIN LEVEL IS APPROXIMATELY 3'-0" ABOVE EXISTING MEAN GRADE ELEVATION.

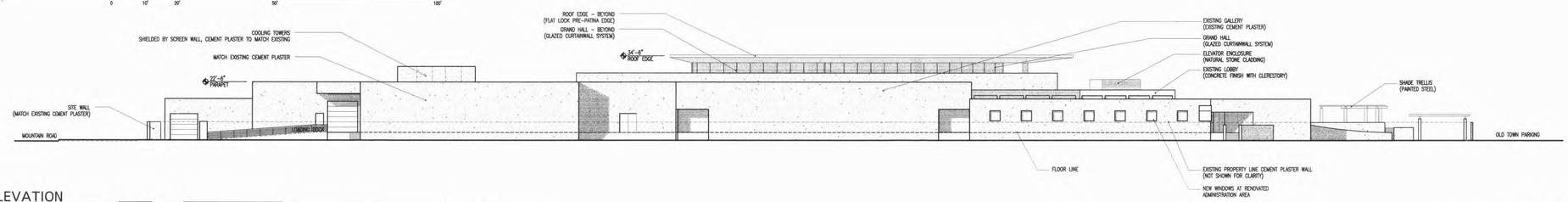
1 SOUTH ELEVATION

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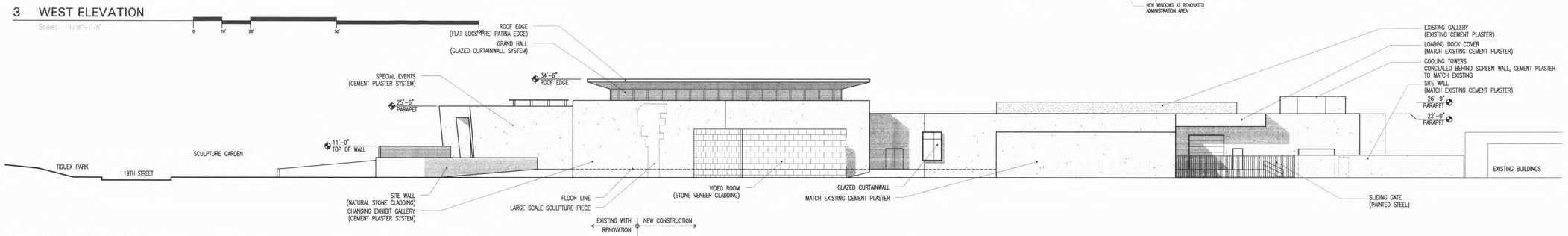
2 EAST ELEVATION

Scale: 1/16"=1'-0"



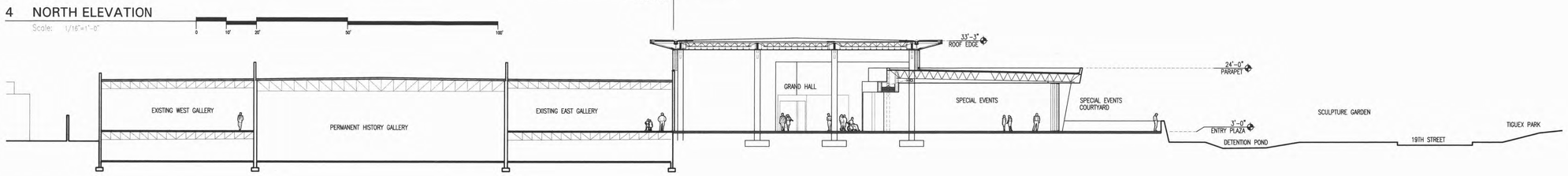
3 WEST ELEVATION

Scale: 1/16"=1'-0"



4 NORTH ELEVATION

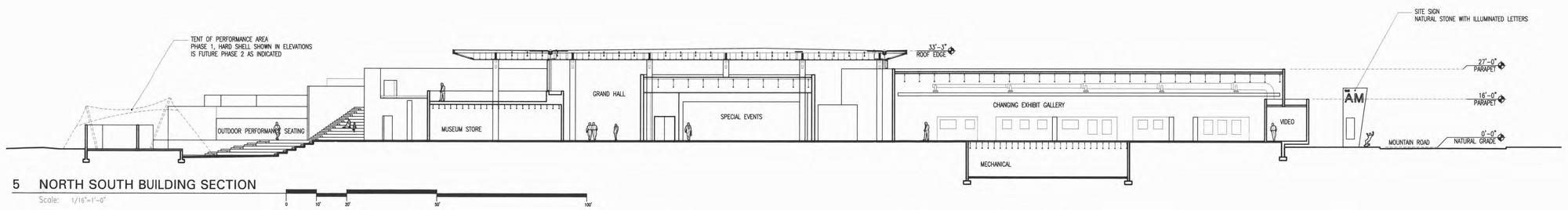
Scale: 1/16"=1'-0"



5 EAST WEST BUILDING SECTION

Scale: 1/16"=1'-0"





5 NORTH SOUTH BUILDING SECTION

Scale: 1/16"=1'-0"



PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASES I & II

DEVELOPMENT REVIEW
BOARD SUBMITTAL

SHEET TITLE
BUILDING ELEVATIONS / SECTIONS

SHEET NUMBER
4.1

SCALE
1/16" = 1'

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

DRAWN BY
JA/PR

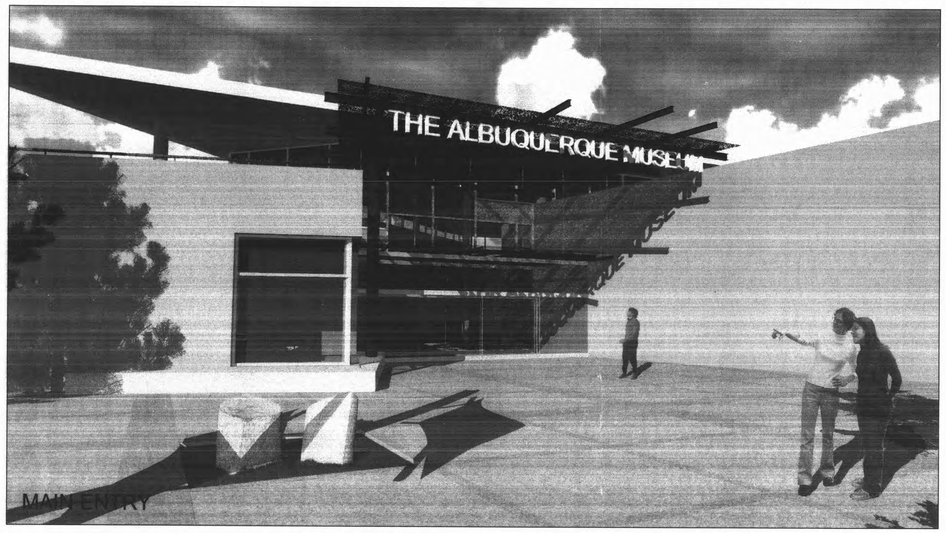
STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, P.C.
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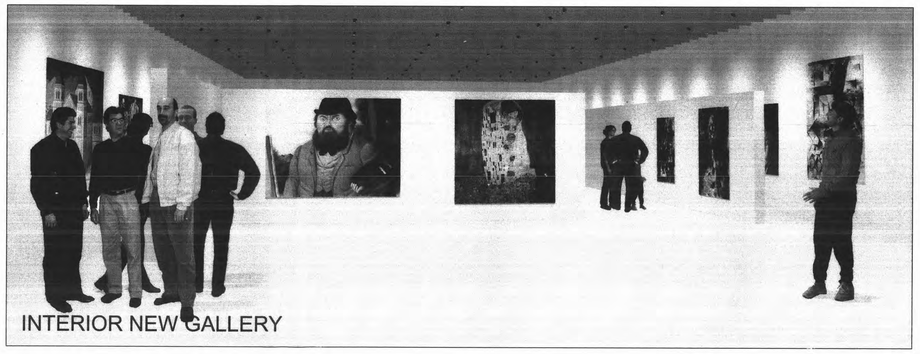
ROHDE MAY KELLER McNAMARA
ARCHITECTURE

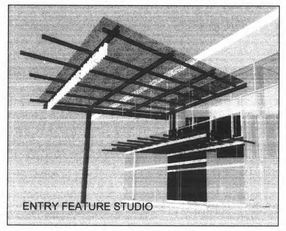
PROFESSIONAL CORPORATION

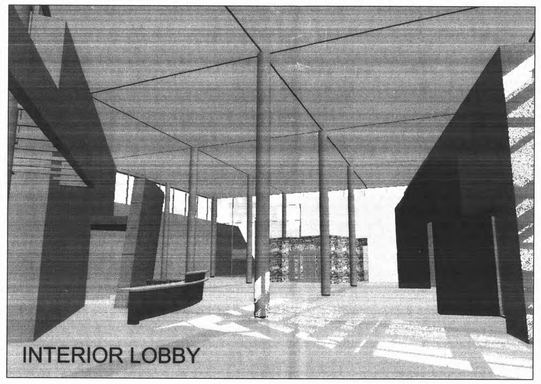
400 Gold Avenue, SW Studio 1100 Simms Tower Albuquerque, New Mexico 87102 USA tel. 505.243.3454

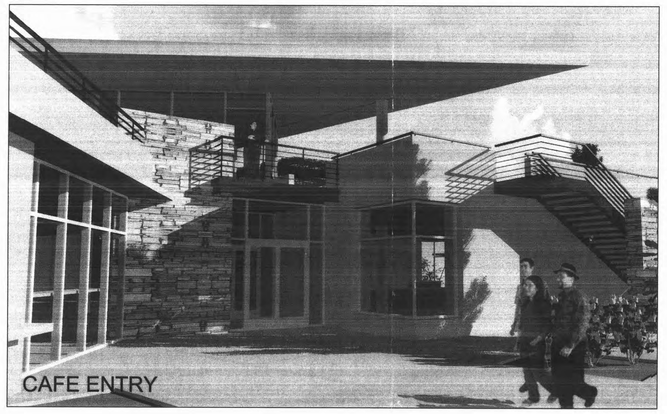


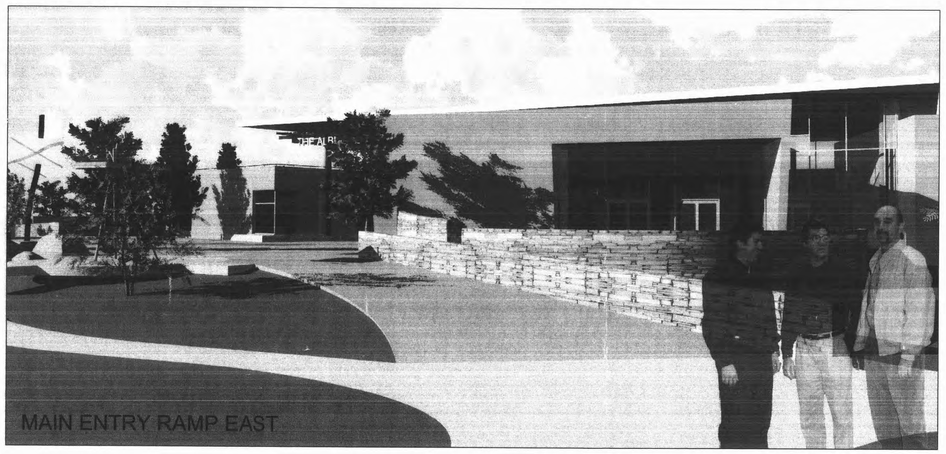
MAIN ENTRY

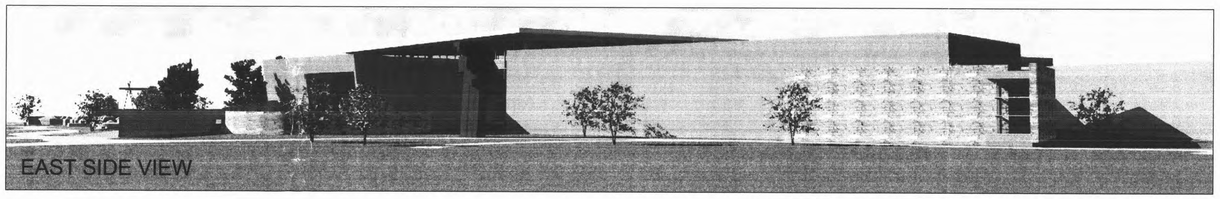

INTERIOR NEW GALLERY

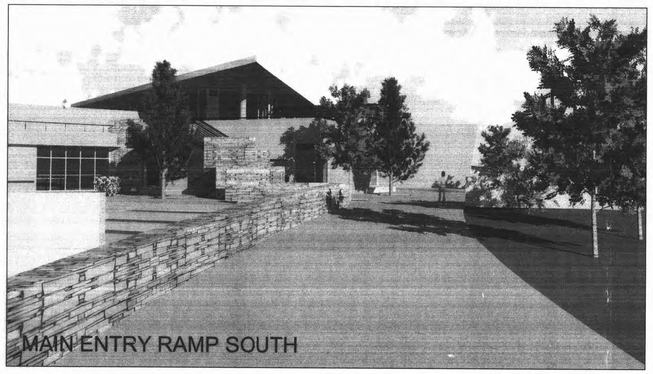

ENTRY FEATURE STUDIO


INTERIOR LOBBY

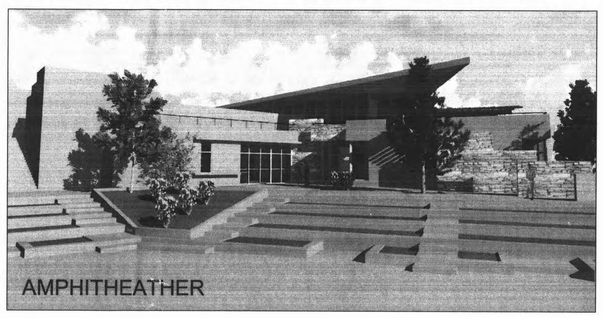

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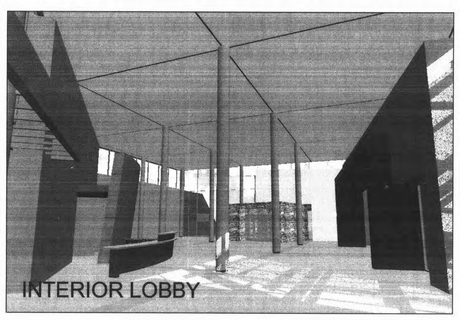

MAIN ENTRY RAMP EAST

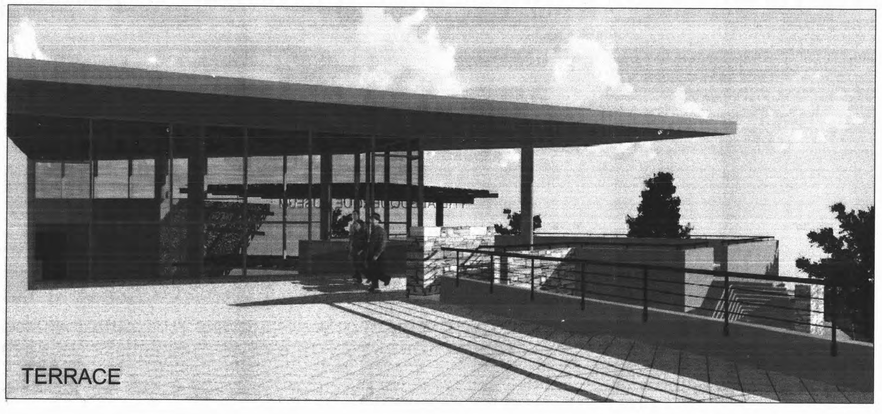

EAST SIDE VIEW

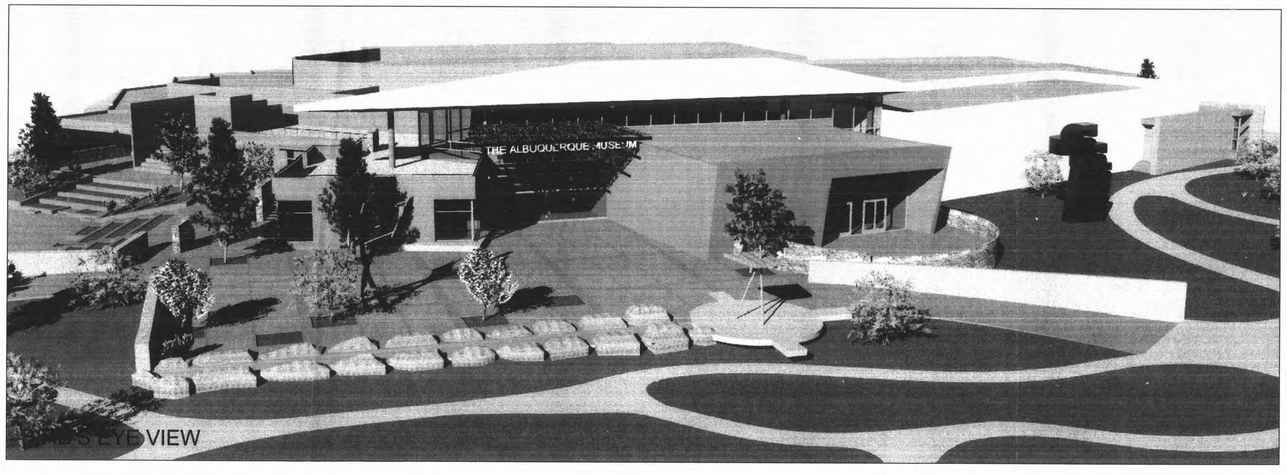

MAIN ENTRY RAMP SOUTH


INTERIOR


AMPHITHEATHER


INTERIOR LOBBY


TERRACE



BIRD'S EYE VIEW

0 15' 30' 60' 120'

PROJECT
THE ALBUQUERQUE MUSEUM
EXPANSION & RENOVATION
PHASE I & II

DEVELOPMENT BOARD
REVIEW SUBMITTAL

SHEET TITLE
PERSPECTIVES

SHEET NUMBER
4.2

SCALE

RMKMc PROJECT NO.
0008

DRAWING FILE NO.

DATE
01 JANUARY 2002

PROJECT MANAGER
MR

DRAWN BY
JA/PR/ACT

STATE OF NEW MEXICO
MARK ROHDE
NO. 1465
REGISTERED ARCHITECT

ROHDE MAY KELLER McNAMARA ARCHITECTURE, P.C.
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H) AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

This is a request for a Site Plan – EPC, Major Amendment for the Albuquerque Museum at 2000 Mountain Road NW to facilitate the development of a new multi-purpose Annex Building on the existing site. The proposed Annex Building will provide additional program spaces with a lobby, classroom, and offices for museum educators. This site is in the Central ABQ Community Planning Area (CPA) and in an Area of Change. It is also located within the Rio Grande Blvd. Major Transit Corridor.

The request supports Central CPA Policies. It promotes redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play (Policy 1). The proposed Annex Building respects Old Town neighborhoods and enhances the distinct historic and cultural features of the Old Town historic district, which is adjacent to the museum property (Policy 4 and sub-policy C).

The request preserves and enhances social, cultural and historical features of the Old Town District (Policy 11.2.3 and sub-policies a, b). It promotes the arts and the cultural sector as key assets contribute to the identity of the distinct community of the Old Town area (Policy 11.5.1). Because the request supports programming for youth and families and a free resource for underserved communities, it provides a high-quality facility to serve the public and encourages greater understanding of area history and cultural traditions (Policies 11.5.2 and 11.5.3). Additional policies that support the request include strengthening district identity withing Center and Corridors, enhancing the built environment, incorporating appropriate green infrastructure, and directing development to a Major Transit Corridor. (comment)

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health Department

No comments. The proposed development is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required

Parks and Recreation / Urban Forestry

1) Tree Protection Zone shall be indicated as one foot beyond the drip line. It shall be made of a sturdy material able to withstand wind and weather upright for the duration of the project. No materials shall be stored within the Tree Protection Zone, nor shall vehicles enter to pass through or park within it.
    a) Per IDO 5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

2) It is the intent of the ordinance to provide summer shade to our streets (IDO 5- 6(A)(8)). The street trees selected are small stature, when ample room would allow for large shade trees. Please amend street trees to select larger species.

3) Please reference Street Tree Ordinance 6-6-1-9:

   § 6-6-1-9 RESPONSIBILITY FOR DAMAGING TREES ON PUBLIC PROPERTY.

   (A) Any person, firm, or corporation who shall injure, damage, or destroy any tree, shrub, vine hedge, or other plant situate in any street, alley, sidewalk, or other public place in the city shall promptly notify the City Forester of such fact and shall, within such reasonable time as specified by the City Forester, repair or replace the same to the satisfaction of the City Forester.

   (B) Should the person, firm, or corporation fail or refuse to repair or replace the said damaged or destroyed plants within such reasonable time, the City Forester shall do or cause to be done the necessary repairing or replacement, and the costs of this work shall be recovered from the person, firm, or corporation responsible for the damage or destruction by a proper action at law.

4) Replacement ratio for damaged or removed trees is 1:1, meaning that if a 10” DBH tree is damaged beyond repair, the contractor shall replace with 5x 2” caliper trees to make up for the loss in caliper size. No tree roots larger than 2” diameter shall be cut. Tree roots shall be cut cleanly.

5) Please reference: Planting near Utilities 5-6(C)(10)(a)

   a) Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose.

   b) EPC 4 Utility Plan shows gas lines directly under trees (6” from trunk at entry to museum center. When utility lines need replacing, these trees will be removed. It is the intention of the ordinance that trees are able to grow to maturity.

6) Per count provided on L-001, 35 trees will be removed, which is 136 trees at 2” caliper. Final size to be determined based on final landscape design and tree protection success.

   a) Clarification is needed, as EPC 2 sheet states that 49 trees are removed.

   b) Replacement shall be at a 1” caliper for 1” diameter removed.

   c) Forestry is amenable to counting down per tree, so that if 35 on L-001 spreadsheet are removed, then 126 trees shall be provided

      i) It seems that more locations, especially north and east of the museum education center, are amenable to retaining existing trees and planting new ones. Some

new planting beds are wide enough to accommodate trees, while other planned beds would need to be widened to accommodate.

ii) Additional suggestions for locations to plant trees per 6-6-1-9:

(1) Mountain Road street tree: 1

(2) West of existing building: 7

(3) In sculpture courtyard: 10

(4) In parking lot 27

(5) In Tiguex Park: 50

(6) Ten currently slated in plan

iii) This leaves approximately 31 trees to be planted elsewhere to replace the removed trees.

d) I do not have clarity on the purpose of removing the existing trees slated for removal as part of Building Phase 2, especially: T41 (26") ,46 (12") ,47 (10") ,48 (9") ,49 (9") to be replaced with a shade structure and additional planting beds. I respectfully request these to be reviewed in more detail, especially considering that this equates to 33 trees requiring locations for replacement and the Afghan Pine slated for removal is already at Heritage status.

7) The above quantities do not account for additional tree requirements as part of installation requirements. However, retained trees may be used for credit when provided with tree protection as defined by the IDO.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Please submit a Request for Availability at the link below. Please be sure to include a Fire 1 Plan and Utility Plan along with your request.

Link: https://www.abcwua.org/info-for-builders-availability-statements

Albuquerque Public Schools (APS)

APS has no objection to the request as submitted

Bernalillo County

No adverse comments

This property is the location of the Albuquerque Museum and is surrounded by parcels within the City of Albuquerque's jurisdiction (UPC: 101305820036221507). The property is located at 2000 Mountain Rd NW. Developing this parcel with the addition

of an annex building for the Albuquerque Museum has no adverse impact on County planning.

Public Service Company of New Mexico (PNM)

There is PNM distribution line and/or easements along the east side of 19th Street abutting Tiguex Park.

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 this Site Plan.

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.

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. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review