



**Environmental
Planning
Commission**

*Agenda Number: 03
Project Number: 1009750
Case #: 13EPC-40155
January, 9th 2014*

Staff Report

Agent	Consensus Planning
Applicant	The Stroup Company
Request	Site Development Plan for Building Permit
Legal Description	Lot 9, block 4, , North Albuquerque Acres Subdivision, Tract 3, unit 3
Location	Alameda Blvd, between Barstow and Ventura
Size	Approximately 1 acre
Existing Zoning	SU-1 for RD 5 DU per acre and School Playground
Proposed Zoning	NO CHANGE

Staff Recommendation

APPROVAL of 13-EPC-40155 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 12.

Staff Planner

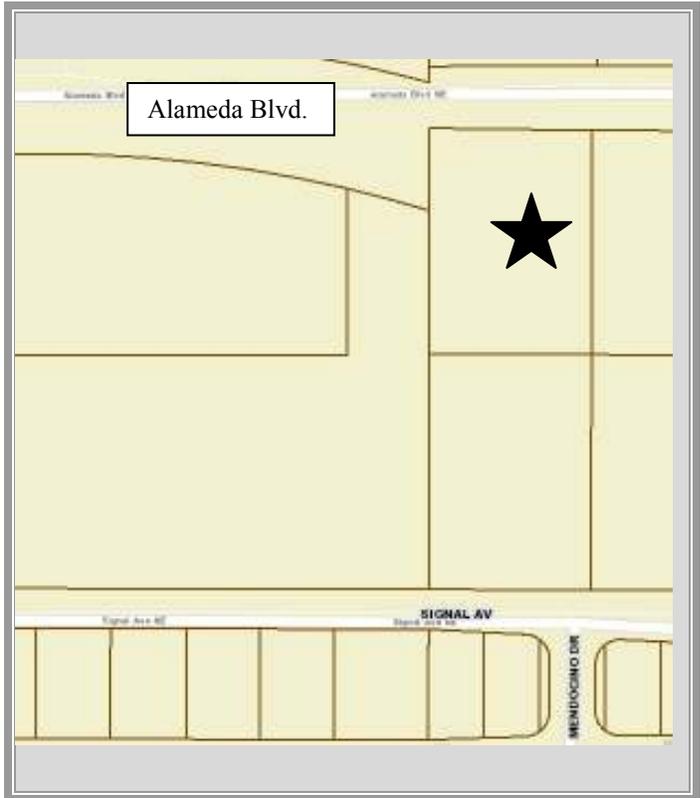
Maggie Gould, Planner

Summary of Analysis

The EPC approved a zone map amendment from “RD 5 DU per acre” to “SU-1 for RD 5 DU per acre and school playground”, for this site in August of 2013, requiring a Site Development Plan for Building Permit. The site returns to EPC to complete the zone change process. If the Site Development Plan for Building Permit is not approved, then the zone change is void and the property returns to the previous RD zone.

The subject site is in the Developing Urban Area of the Comprehensive Plan and in the La Cueva Sector Development Plan (LCSDP) area. Several goals and policies of these plan area furthered by this request, especially those regarding views and drainage.

There is no known opposition to this request and staff recommends approval with minor conditions.



City Departments and other interested agencies reviewed this application from 12/02/13 to 12/13/13. Agency comments used in the preparation of this report begin on Page 14.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-D 5 DU/ac	Developing Urban Area La Cueva Sector Development Plan	Vacant
<i>North</i>	R-D 3 DU/ac	Developing Urban Area Facility Plan for Arroyos La Cueva Sector Development Plan	Vacant
<i>South</i>	R-D 5 DU/ac	Developing Urban Area Vineyard Sector Development Plan	Vacant, then Church (to the SW)
<i>East</i>	R-D 5DU/ac	Developing Urban Area La Cueva Sector Development Plan	Vacant
<i>West</i>	SU-2/O-1 and R-T, and SU-2/C-1	Developing Urban Area Vineyard Sector Development Plan	Vacant, then office buildings then vacant

II. INTRODUCTION

Proposal

The applicant proposes to develop a playground for a charter school. The school is located in an office building east of the subject site. The subject site is not adjacent to the school and students will have to access the playground via the public sidewalk through the parking lots for the two office buildings.

EPC Role

The EPC is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. The request is a quasi-judicial matter.

History/Background

The subject site is part of the 630 acres annexed into the City in 1995 by the NM State Boundary Commission. The annexed land covered the area from Florence Ave. to Palomas Ave. (north to south), and from Ventura Ave. to Louisiana Blvd. (east to west). The City established R-D zoning for much of the area, including the subject site (C/S O-1, Enactment 25-1996, in Appendix A of the La Cueva SDP).

The La Cueva Sector Development Plan (LCSDP) was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. One of the reasons for this planning effort was to provide a mix of uses more suitable for a developing urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12, a zoning map of the LCSDP area that shows the subject site as part of an area of R-D 5 DU/ac zoning. The property containing the two office buildings is within the boundaries of the Vineyard Sector Development Plan (VSDP); the LCSDP surrounds the VSDP. The SU-2 zoned properties in the VSDP are subject to the same design standards as the SU-2 zone properties in the LCSDP. The LCSDP contains design regulations applicable to all SU-2 zoned properties, though these don't apply to the subject site because it is zoned R-D 5 DU/ac. The proposed new zone would also be exempt because of the SU-1 designation.

Two prior EPC approvals relate to the subject site, though these sites are in the area of the Vineyard Sector Development Plan (VSDP) and are zoned SU-2 for O-1 and R-T. The VSDP states that the design regulations of the LCSDP shall apply to all properties in the VSDP zoned SU-2 for O-1 and R-T, and that sites are subject to development approval by the EPC (VSDP, p. 4.8).

In August 2002, the EPC approved a site development plan for building permit to develop the church site southwest of the subject site (Project #1002063, 02EPC-00990). One of the three approved buildings, the main church, has been built. The other two are for future phases. At that time, the church did not own the long, narrow strip of land between it and the subject site (see photo attachments). The church purchased this land later, apparently to help preserve views from the church site.

In July 2007, the EPC approved a site development plan for subdivision and building permit for the office complex (Hope Plaza) west of the subject site (Project #1006520/07EPC-4001 and 40002). The charter school would locate in a vacant building on the western side (Lot 5) of Hope Plaza, known as Office Building 1. The church and the office complex have a shared parking agreement.

In August 2013, the EPC approved a zone map amendment from "RD 5 DU per acre" to "SU-1 for RD 5 DU per acre and school playground", for this site.

Context

The site is currently vacant. The sites to the north and west are also vacant. The properties to the north, south and west are all zoned R-D-5 DU per acre. The sites directly to the north of the subject site are owned by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). The future development on these sites could be neighborhood commercial, housing, or a combination of the two. It is unlikely that the AMAFCA owned sites will develop without significant drainage infrastructure. The sites to the east are developed as offices and a church.

The proposed playground will not be adjacent to the school. Students will access the playground via a pedestrian path that leads from the school, building one of Hope Plaza, across the public sidewalk to the playground, approximately 500 feet away.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Alameda Blvd., Barstow Ave. and Ventura Ave. are classified as Urban Collectors near the subject site. Barstow and Ventura Aves., north of Alameda Blvd., are classified as local roadways.

The subject site is not directly accessible by Transit. Route 33, Wyoming, passes near the subject site and travels east on Alameda then south on Barstow until Wilshire, where it turns west. Route 2, Eubank, runs along Signal Ave., south of the subject site, and turns south onto Ventura Ave.

A trail and a bike lane are proposed for future development along Alameda Blvd., between Barstow and Ventura Avenues.

Alameda Blvd. is shown on the 2030 Metropolitan Transportation Plan as being re-aligned so that it would cross the subject site and proceeds north. Staff was not able to get a timeline for this possible realignment. The applicant is aware that Alameda could eventually cross the site, and that if the site was acquired for this purpose, the playground would be removed.

Comprehensive Plan Corridor Designation

Alameda is not designated as a corridor in the Comprehensive Plan.

Transit

Refer to Transit Agency comments.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review.

The existing zoning, “SU-1 R-D 5 DU per acre and school playground”, was approved by the EPC in August of 2013. In a SU-1 zone, the zoning and the Site Plan for Building Permit are tied together. If the Site Development Plan for Building Permit is not approved, then the zoning is void. In this case the underlying zoning would revert to the previous zoning, “RD 5 DU per acre”.

The zoning code does not provide specific requirements for playgrounds.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Goal of Developing Urban Areas is to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the development would generally respect neighborhood values, natural environmental conditions, scenic resources and recreational concerns. The area is characterized by low density development, especially to the east. Area residents have expressed desire to retain scenic resources in previous EPC cases. The playground would complement these and would provide recreation for the students. There is no known opposition. The request furthers Policy II.B.5d.

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

The subject site is vacant land that is contiguous to existing urban facilities, infrastructure, and services. This development would not compromise the integrity of existing neighborhoods. The playground will only require minimal utilities. The request furthers Policy II.B.5e.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The subject site is designed so that the low point contains the garden area. This feature will allow for drainage. There will be no fill material and minimal grading. The request furthers Policy II.B.5.g.

Policy II. B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed playground will not have any permanent structures. The proposed layout offers views to the east and west, from within the site and from Alameda Blvd. The request furthers policy II.B.5.M.

Water Management Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

Development of a playground would generally allow for maximum absorption of precipitation because only a portion of the subject site would be developed and, typically, parks and playground uses contain less impervious surface than most other types of development. The subject site has a 4,250 square foot basketball court, less than 10% of the site. The rest of the site is pervious surface. The request furthers Policy II.D.2b.

Goal II.D7: provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

The proposed playground will add recreational opportunities for students. The school is a charter school, open to students of all backgrounds. However, the facilities are only for the students at the school, not the general public. The request partially furthers the goal.

La Cueva Sector Development Plan (Rank III)

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north.

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The Plan contains Guiding Principles (Section 1.3, p. 4) and Guiding Principles (in the Zoning Chapter, Section 5.1, p. 25). It also established Design Regulations applicable to all SU-2 zoned properties (Section 5.4.6, p. 31). The request will not result in the development of a building, so many of the design standards in the LCSDP are not relevant to this request.

Relevant goals and policies include the following:

1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 1: Development patterns compatible with drainage patterns.

The proposed playground will maintain the current drainage patterns and will be primarily pervious surface. The City Hydrology has stated that the proposed playground will not present any drainage problems. The request furthers Bullet 1.

Bullet 4: Land uses that are compatible with existing development.

The proposed playground will not diminish views or add vehicle traffic to the site. The playground will be used during the day when most residents are not home. Also, the playground is not directly adjacent to any residential development. The request furthers Bullet 4.

5.1 ZONING- GUIDING PRINCIPLES (P. 25):

Principle 6: Alameda Blvd. is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses.

Principle 8: The North Albuquerque community has identified “views” and “open space” as two valuable assets that identify the area.

The request furthers guiding land use Principle 6 because it would develop a school playground, which is a small-scale, non-residential use. The request also furthers Principle 8. The playground use would contribute to maintaining views and an open space quality to the area.

Conclusion

Several policies of the Comprehensive Plan and the La Cueva Sector Development Plan are furthered by this request, including those regarding views and drainage.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (SPBP)

Site Plan Layout / Configuration

The proposed playground will contain a turf playing field on the south third of the site. The middle portion of the site is to be developed with playground equipment and a picnic area. This area will be covered with engineered wood fiber mulch. The mulch is a safety precaution, included to cushion students if they fall from the equipment. The northern portion of the site, closest to Alameda Blvd, will be developed with a Basketball court, additional picnic tables, shade trees and a garden. The entire playground is setback 30 feet from Alameda Blvd.

Public Outdoor Space

The entire playground functions as outdoor open space.

Vehicular Access, Circulation and Parking

No parking or direct vehicle access is provided on the playground site. A 12 foot wide service gate is provided on the south side of the site. This gate would allow vehicle traffic for maintenance of the site. A driveway paved with asphalt millings is provided from Alameda Blvd. to the gate. According to the MRCOG 2012 Traffic Count map, the average daily volume for Alameda Blvd., between Barstow and Ventura, is 500 vehicles per day.

Pedestrian and Bicycle Access and Circulation, Transit Access

Students will use the existing public sidewalk along the south side of Alameda Blvd to access the playground. There is a ten foot wide planting strip between the sidewalk and Alameda Blvd. The sidewalk curves, placing students further away from the road as they move toward the playground. There is a deceleration lane, ranging from 12-60 feet width which dead ends approximately 70 feet before the playground. This provides an additional buffer between the

planting strip and Alameda Blvd. The owner of the Hope Plaza will construct the remainder of the sidewalk, connecting the site to the existing sidewalk.

Pedestrian access will be provided via a six foot pedestrian gate on the east side of the property, where the proposed sidewalk meets the site. The applicant is working with AMAFCA to determine the appropriate agreements. There will be a six foot wide stabilized Crusher Fine path from the entry to the 250 square foot play areas in the middle of the site. There are ADA accessible ramps to both play areas. An 8 x 12.5 x 10 foot temporary storage shed will be located on the east side of the playground area.

The applicant states that students will be accompanied by staff at all times.

Comments from Transportation suggest that the existing sidewalk to the south of the office buildings could be used to access the playground. This may be an option to consider, however students will have to cross the entryway to the office complex and will have to cross the entry to two parking areas. This connection would only be possible if the owner of Hope Plaza would agree to a gate in the existing wall and the owner of the property between Hope Plaza and the subject site agreed to an easement.

Walls/Fences

The entire subject site is proposed to be fenced. There is an existing post and wire fence on the north side of the property. There is an existing approximately six foot tall CMU wall on the west side of the Hope Plaza office property. The applicant proposes a six foot tall chain link fence set in 3 feet from the perimeter of the property. This fence will keep students and sports equipment contained. The 3 foot setback will allow for maintenance of the chain link fence. Staff would recommend that fencing facing Alameda be vinyl coated. This will allow the fencing to blend in with surrounding area and be more visually appealing.

A fence permit will be required when the site is developed.

Lighting and Security

No on-site lighting is provided. There are no existing street lights adjacent to the site. The site will only be used during school hours.

Landscaping

Five Ash trees are proposed in the southwest portion of the site, shading the proposed basketball courts and four proposed picnic tables. Four ornamental pear trees are proposed in the middle of the site, shading an additional four proposed picnic tables.

Grading, Drainage, Utility Plans

The site is relatively flat. The northwest corner of the site is 5536 feet above sea level. The southeast corner of the site is 5530 feet above sea level. The site drains from north to south. The low point of the site contains a proposed garden; this will accommodate any ponding that occurs.

A note has been added to the SPBP stating: "The property owner acknowledges that during and after storm events ponding or standing water may occur on the site. There may be loss of use on

the playground as a result of these events. The property owner will follow appropriate procedures to ensure the safety of students during and after these storm events. “ This addresses concerns from the Hydrology section regarding the possible drainage issues on the site.

Signage

No signage is shown on the plan. Additional signage regarding the use of the playground may be added later.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Comments from the Hydrology section have been addressed through notes on the SPBP, setting the fencing in from the property line and providing a context map.

Some of the comments from the Transportation section have been addressed by providing an updated SPBP showing easements, clarifying how the sidewalk will be built, addressing the phasing and providing a context map. The applicant has also added a note to the SPBP stating that: “The property owner acknowledges that the proposed playground improvements are temporary and may be relocated at the owner’s expense if required for roadway and other infrastructure improvements. Permanent structures are not permitted on the property.” This note addresses concerns about the temporary nature of the facilities.

Neighborhood/Public

The Nor Este and Vineyard Estates Neighborhood Associations, the District Four Coalition of Neighborhood Associations and property owners with 100 feet of the site were notified. This case was not recommended for facilitation. No facilitated meeting was held.

As of this writing, staff has not received any comments from Neighborhood Associations or adjacent property owners.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately one acre site to be developed as a school playground. The proposal furthers several goals and policies of the Albuquerque Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan, especially those regarding view preservation and drainage.

The Zoning Code does not offer any standards for playgrounds. There are State and Federal safety guidelines for these facilities and address surfacing, ADA compliance and general safety requirements. Future development will have to conform to these standards.

The playground will not be directly adjacent to the school which it serves. Students will have to use the existing public sidewalk and cross the entry into the office complex where the school is located, in order to access the playground.

Staff contacted other schools regarding off-site recreation and walking field trips. The Alice King Community School, located on Mountain road, near Rio Grande Blvd., uses Tiguex Park for PE classes. Students cross Mountain road under the supervision of school staff. The school has been at this location for 5 years and has not had any issues with the road crossing. The William and Josephine Dorn Community School, located on Edith Blvd., near Broadway Blvd and Avenida Cesar Chavez, also allows students to go on walking field trips through the neighborhood. Students are supervised by staff and parents. Finally, Monte Vista Elementary school, located near Central and Girard, has taken students on walking field trips to UNM, local parks and through the surrounding neighborhoods for many years with no problems.

While the location for the playground is not ideal, it seems that the applicant can provide safe access for the students.

The playground improvements are seen as temporary improvements to the site because they could be removed completely in the event that the school no longer wanted to use them, or if the property was purchased to realign Alameda Boulevard. The applicant is aware that if the Alameda Boulevard realignment project were to occur, the playground would have to move.

Staff would recommend the following conditions to address minor issues.

1. In the event the New Mexico International Charter School, located in Building 1, Hope Plaza, changes location or no longer needs the playground, the playground equipment, furniture, fencing, shed and any other structures shall be removed within 60 days of the change.
2. The Site Development Plan for Building becomes the controlling document for the site. The playground must be built as shown. Changes to the playground layout can be approved administratively.
3. Fencing facing Alameda Boulevard shall be vinyl coated to enhance view preservation and be more visually appealing.
4. Playground equipment shall be installed in accordance with State and Federal safety standards.

FINDINGS – 13 EPC-40155- January 9th, 2014- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lot 9, block 4, , North Albuquerque Acres Subdivision, Tract 3, unit 3, an approximately 1 acre site, located on the south side of Alameda Boulevard , between Barstow street and Ventura Street.
2. In August of 2013, the EPC approved a zone change to “SU-1 R-D 5 DU per acre and school playground”. The zone change to add the playground is contingent upon getting the Site Plan for Building approved. If the Site Plan for Building permit is not approved, the zone change will be void and the zoning will revert to R-D 5 DU per acre.
3. The applicant wishes to construct a playground to serve the students of a school on the office property to the east of the subject site. The proposed use is permissive, but requires a Site Development Plan for Building Permit in order to develop the use.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - a. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values... The area is characterized by low density residential development, especially to the east. Area residents have expressed desire to retain scenic resources in previous EPC cases. The playground would complement these and would provide recreation for the students. There is no known opposition. The request furthers Policy II.B.5d.
 - b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The subject site is vacant land that is contiguous to existing urban facilities, infrastructure, and services. The site will use minimal utilities. This development would not compromise the integrity of existing neighborhoods. The request furthers Policy II.B.5e.

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- c. Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. The subject site is designed so that the low point contains the garden area. This feature will allow for drainage. There will be no fill material and minimal grading. The request furthers Policy II.B.5.g.
 - d. Policy II. B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged. The proposed playground will not have any permanent structures. The proposed layout offers views to the east and west from the subject site and from Alameda Blvd. The request furthers policy II.B.5.M.
 - e. Water Management Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management. The playground would generally allow for maximum absorption of precipitation because only a portion of the subject site would be developed and. The subject site has a 4,250 square foot hard surface basketball court, less than 10% of the site. The rest of the site is pervious surface. The request furthers Policy II.D.2b.
 - f. Education Goal II.D7: Provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups. The proposed playground will add recreational opportunities for students. The school is a charter school, open to students of all backgrounds. The request partially furthers the goal, because the facilities will only the serve the students at the school.
6. Goals and policies of the La Cueva Sector Plan are also furthered by this request.
- a. Bullet 1: Development patterns compatible with drainage patterns.
The proposed playground will maintain the current drainage patterns and will be primarily pervious surface. The City Hydrology has stated that the proposed playground will not present any drainage problems. The request furthers Bullet 1.
 - b. Bullet 4: Land uses that are compatible with existing development.
The proposed playground will not diminish views or add vehicle traffic to the site. The playground will be used during the day when most residents are not home. Also, the playground is not directly adjacent to any residential development. The request furthers Bullet 4.
 - c. 5.1 ZONING- GUIDING PRINCIPLES (P. 25):

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- i. Principle 6: Alameda Blvd. is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses. The request furthers guiding land use Principle 6 because it would develop a school playground, which is a small-scale, non-residential use.
 - ii. Principle 8: The North Albuquerque community has identified “views” and “open space” as two valuable assets that identify the area. The request also furthers Principle 8. The playground use would contribute to maintaining views and an open space quality to the area.
 7. The Site Development Plan for Building becomes the controlling document for the site. The playground must be built as shown. Changes to the playground layout can be approved administratively.
 8. Staff has not received any comments from Neighborhood Associations or property owners as of this writing.

RECOMMENDATION – 13 EPC 40155, January 9th, 2014

APPROVAL of 10EPC-40071, a request for Site Development Plan for Building Permit, for Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 13 EPC 40155, January 9th, 2014, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions per the recommendations of the CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
 - C. SPBP must show all easements and access agreements across the complete site from the school site to the playground.
 - D. SPBP must include entire site from school site to the playground.
 - E. Show all required pedestrian connections.
 - F. Show vehicle maintenance access route.
 - G. Show or label phasing. The entire pedestrian connection must be completed with phase 1.
 - H. A pedestrian connection for the students needs to be through the site, not along the Alameda frontage.
 - I. Provide a grading and drainage plan for DRB approval that includes the estimated water surface elevation of the pond discussed above and addresses the need for the programmed storm drain.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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***Maggie Gould
Planner***

Notice of Decision cc list:

Jim Strozier, Consensus Planning	320 8 th Street NW	ABQ, NM 87102
The Stroup Company	5600 Wyoming NE Suite 180	ABQ, NM 87109
Nor Este NA, Attn: Jeff Peterson,	7800 Eagle Rock Ave.,	ABQ NM 87122-2723
Nor Este NA, Attn: Joe Yardumian,	7801 RC Gorman Ave.,	ABQ, NM 87122-2748
Vineyard Estates NA, Attn: Elizabeth Meek,	8831 Hampton Ave.,	ABQ, NM 87122
Vineyard Estates NA, Attn: Tony Huffman,	9712 Sand Verbena Trl. NE,	ABQ, NM 87122-3667
District 4 Coalition of NAs, Attn: Wim Kramer,	10220 Jarash Pl. NE,	ABQ , NM 87109
District 4 Coalition of NAs, Attn: Erica Vasquez,	PO Box 92315,	ABQ, NM 87199

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received

Office of Neighborhood Coordination

Nor Este NA (R)

Vineyard Estates NA (R)

District 4 Coalition of NA's

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

- The subject site is connected to the proposed school site at 8650 Alameda; therefore the site plan should include the entire site to be reviewed for access requirements.
- Clarify pedestrian access route(s). Per DPM, a minimum of 6 ft ADA accessible sidewalk will be required from the school building and designated HC parking to the playground entrance. Per the *La Cueva Sector Development Plan*, pedestrian sidewalks shall connect the public streets to the entrance of developed sites and between developments.
- If the students will be accessing the proposed playground via Alameda Blvd COA ROW, Risk Management recommends that truncated domes are at either side of the curb ramps to the existing 60 ft wide, 3 lane drive entrance.
- The proposed site plan for building permit notes "other" will install a section of sidewalk completing the connection between Hope Plaza and playground. This sidewalk connection must be in place prior to occupancy and be in compliance with the DPM & ADA regulations.
- There is an existing sidewalk that runs along the south side of the school building & Hope Plaza and eastward across the entire lot in the direction of the future playground. It is likely / logical that pedestrian access will be taken / preferred on this sidewalk rather than the sidewalk along Alameda frontage. Has access from this sidewalk to the playground been considered?
- If pedestrian access will cross lots between school and playground, a Cross-Access Agreements will be required if ownership is different.
- Transportation Development will require a pedestrian connection for the students to be through the site, not along the Alameda frontage.
- Please provide the plat and any Easement Agreements of the lot between the Hope Plaza and the proposed playground site. Does AMAFCA have any easements on this lot?

- ADA accessible ground surfaces must comply with current *ADA Standards, Section 302 Floor and Ground Surfaces* and *Section 1008 Play Areas*. The proposed ground surfaces of crusher fines and engineered wood fiber mulch must meet these standards.
- The pedestrian gate must meet *ADA 404.2.4.1 Maneuvering Clearance @ Gate Swing*. Current details do not appear to be compliant.
- Has the developer considered providing a Weather Shelter or Safe Harbor at this remote playground?
- Proposed SPBP notes a maintenance access via 12 ft wide gate along Alameda Blvd frontage. Please show vehicle access route to this gate.
- No phasing lines were proposed however a general note states "The site amenities shall be phased..." Prior to Occupancy, a qualitative phase completion must be verified. Phase 1 must include a complete pedestrian access route from the school to the playground.

Transportation Development (City Engineer/Planning Department):

Comments:

- The Metropolitan Transportation Plan 2035 identifies a future Alameda Reconstruction, road realignment between Barstow and Venture, that impacts the ROW along the frontage of the lot proposed for this playground.
- The proposed playground was discussed to be a temporary installment; however, the site plan does not provide a timeline other than a note within the Landscaping "This plan has limited landscaping due to the temporary nature of these improvements." Please clarify "temporary nature" of this development.

Condition:

1. Site Plan shall clarify "temporary nature" of Site Plan for Building Permit.

Hydrology Development

- Approximately 5.4 acres of undeveloped land and a half acre of Signal Ave drain to this location and will pond on this site due to the elevation of the berm on the west and Alameda Blvd.
- The proposed chain link will gather trash and debris and may block flows.
- The northern third of this site appears to be in the future Alameda Blvd alignment.
- It seems this site plan should be part of the site plan to the west since this playground is required for the school.
- Since AMAFCA will not allow any cut within 15 feet of the western property line, how will this site be made useable?
- A storm drain is programmed through this site.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- Per the Long Range Bikeway Systems Map, Alameda Blvd. in this location is proposed to contain both on-street bike lanes and a bike trail. Alameda Blvd. is also an existing urban collector here, which will likely require additional right-of-way dedication. In order to avoid a

crossing over the La Cueva Arroyo, Alameda Blvd. begins a southerly shift in its alignment just west of the subject request, thus it appears a significant portion of this property may be located within the future Alameda Blvd. This alignment shift is identified on Exhibits 5, 7, 8, 9 and 11 of the La Cueva Sector Development Plan.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development – Building Permit shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
3. SPBP must show all easements and access agreements across the complete site from the school site to the playground.
4. SPBP must include entire site from school site to the playground.
5. Show all required pedestrian connections.
6. Show vehicle maintenance access route.
7. Show or label phasing. The entire pedestrian connection must be completed with phase 1.
8. A pedestrian connection for the students needs to be through the site, not along the Alameda frontage.
9. Provide a grading and drainage plan for DRB approval that includes the estimated water surface elevation of the pond discussed above and addresses the need for the programmed storm drain.

Traffic Engineering Operations

- No comments received.

WATER UTILITY AUTHORITY

Utility Services

An availability statement will be required before commitment of water or sanitary sewer service can be made. It likely that line extensions will be required for this project in the Alameda Blvd. frontage.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

**SOLID WASTE MANAGEMENT DEPARTMENT
Refuse Division**

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM previously reviewed this project for the August 8, 2013 EPC hearing and had no comments