



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1005354
Case #: 11EPC-40045
August 11, 2011**

Staff Report

Agent	Dekker/Perich/Sabatini (DPS)
Applicants	Keshet Dance Company
Request	Site Development Plan for Subdivision Amendment
Legal Description	Lot B-2-A, Duke City Lumber Company, and Tract 2-D-1, Arbolera de Vida Unit 2B
Location	NW corner of Bellamah Ave. and 18th St., south of Interstate 40, between 19 th St. and 12 th St.
Size	Approximately 10 acres
Zoning	SU-2/SU-1 for PRD and SU-2/SU-1 for PRD and Microbrewery

Staff Recommendation

**APPROVAL of 11EPC-40045, based on the
Findings beginning on Page 16, and
subject to the Conditions of Approval
beginning on Page 19.**

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

Summary of Analysis

The subject request is for an amendment to the Sawmill Village site development plan for subdivision (07EPC-00107) to allow a performing arts center as part of Phase II of the project. A small portion of Phase I would be affected. The amendment also consists of changes to building square footages, parking, landscaping and grading & drainage.

The subject site is in the Central Urban area and in a designated Metropolitan Redevelopment Area; the City owns Tract 2-D-1, Arbolera de Vida Unit 2B. The Sawmill/Wells Park Sector Development Plan and the existing Sawmill Village design standards apply. Staff finds that the request mostly furthers applicable Goals and policies. There is some non-compliance with the design standards.

A facilitated meeting was not held. The Sawmill Area Neighborhood Association and the Sawmill Community Land Trust were notified. As of this writing, three letters of general support have been submitted. Staff recommends approval subject to minor conditions, which will provide needed details and remedy a few instances of non-compliance with standards and regulations.

City Departments and other interested agencies reviewed this application from 7/5/11 to 7/15/11.
Agency comments used in the preparation of this report begin on Page 23.

I. AREA CHARACTERISTICS

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	U-2/SU-1 for PRD U-2/SU-1 for PRD and Microbrewery	i) Central Urban, Established Urban ii) Sawmill-Wells Park Sector Dev. Plan iii) Sawmill-Wells Park Metropolitan Redevelopment Area	vacant, Phase I under construction
North	SU-2/S-MI (Sawmill Mixed Industrial), S-I	Same as above	detention pond, vacant
South	SU-2/S-MI, SU-2/S-I (Sawmill Industrial)	Same as above	industrial (lumber products)
East	SU-2/S-I, SU-2/S-MI, SU-2/S-R (Sawmill Residential)	Same as above	vacant, lumber yard, manufacturing/warehouse, single family residential
West	SU-2/S-MI	Same as above	Railroad tracks, live/work spaces (Sawmill Lofts)

II. INTRODUCTION

Request

This request is for an amendment to a site development plan for subdivision with design standards (Project #1005354, 07EPC-00107) for Lot B-2-A, Duke City Lumber Company, and Tract 2-D-1, Arbolera de Vida Unit 2B, an approximately 10-acre site known as “Sawmill Village” (the “subject site”). Also included are associated changes to building square footages, parking, landscaping and grading & drainage. The Sawmill Community Land Trust owns Lot B-2-A and the City of Albuquerque owns Tract 2-D-1.

The applicant proposes to amend the existing site development plan for subdivision to allow a performing arts center, and auxiliary uses such as a café and offices, as part of Phase II of the project (the “subject request”). The proposed arts center would replace Building C (live-work units) and become a modified Building A-2 (retail). The size of Building A-1 (brewery/restaurant) would be adjusted slightly. A small portion of Phase I would be affected; all Phase I buildings would remain. Minor changes to the design standards to accommodate the subject request are proposed.

Environmental Planning Commission (EPC) Role

The EPC is the final approval body for the request, unless the EPC decision is appealed. The Sawmill Village Design Standards state that major amendments to the Sawmill Village Plan (Project #1005354, 07EPC-00107) go to the EPC.

Context

The subject site is in the Central Urban Area, and the Established Urban Area, of the Comprehensive Plan and within the boundaries of the Sawmill/Wells Park Sector Development Plan (SWPSDP). The

subject site is not located in a designated activity center, though it is part of the Sawmill/Wells Park Metropolitan Redevelopment Area (MRA).

In the Sawmill area south of Interstate 40 and just west of the Downtown, the subject site is located at the NW corner of Bellamah Avenue and 18th Street, between 19th and 12th Streets. Surrounding the subject site are a variety of uses, including: vacant and operating industrial uses to the south, multi-family and single-family residential uses to the west and north, and vacant land. The Sawmill Community Land Trust homes are to the NW. Other single-family homes are to the SE. The Sawmill Lofts, live-work spaces, are directly west. Two museums are located further south of the subject site. Railroad tracks run along the site's western side.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

Bellamah Avenue and 18th Street NW adjacent to the subject site are local streets.

The Long Range Roadway System designates Rio Grande Blvd. and Mountain Road (between Rio Grande and 15th Street) as Minor Arterials, with a right-of-way of 86'.

The Albuquerque Bikeway Map (2011) indicates that Rio Grande Blvd., north of Mountain Rd., has an existing bike lane. Mountain Rd. is a designated bicycle route until it intersects with 14th St., when it becomes a designated bicycle boulevard.

Public Facilities/Community Services

The subject site is in proximity to a wide range of public and community facilities. The Old Town Police Station, Fire Station 4, Wells Park Community Center and four elementary schools are within one mile. Four city or state museums and Tiguex Park are less than one half mile away. Northwest of the subject site is the Sawmill Community park of Arbolera de Vida.

Transit: ABQ Ride route #36 operates during the day, on weekdays, between the Alvarado Transportation Center and Griegos Rd., in a loop heading north on 12th Street and south on Rio Grande Blvd.

III. HISTORY

Adjacent to the historic Old Town area, the subject site was originally used as farm and orchard lands. In 1903, the American Lumber Company operated a sawmill in the area. Between 1945 and 1969, the sawmill operations generally expanded; after this time period, nearby land was developed for other industrial uses. Throughout the 1900s, residential and industrial development occurred in close proximity.

The original sector development plan for the Sawmill area was adopted in 1978. The general plan area for the Sawmill/Wells Park Sector Development Plan (SWPSDP) is bounded by I-40, Mountain Rd., Rio Grande Blvd., and 5th Street. The plan zoned the subject site M-1, light manufacturing. Over two-thirds of the plan area was designated as M-1, when in fact the land use was a mixture of businesses, homes, and farms. There was some general decline in the area and more industrial uses emerged. The

subject site was formerly the Ponderosa Products industrial site, which was identified as having contaminated ground-water. It was a SARA / Title III monitored site.

The City adopted the SWPSDP in January 1996, establishing SU-2 zoning for the plan area (R-326). The intention of the Plan was to conserve the area's special physical characteristics; to ensure compatibility between residences and businesses; to improve the area's appearance; to improve and expand housing; and to reuse land in ways that further Plan goals. The SWPSDP also provided development guidelines and regulations that respected area history. The Plan was amended in July 2002 to allow more diversity in housing types (R-02-135, Enactment 128-2002). In 2000, the Plan was amended to modify setback, height, and lot size requirements (R-14, Enactment 24-2000). This plan zoned the subject site S-MI, Sawmill Mixed Industrial.

In 1993, the City designated the Sawmill area as blighted, and created the Sawmill Metropolitan Redevelopment Area (MRA). The Sawmill Revitalization Strategy was completed in 1994, but it was not adopted as an MRA Plan. Due to extensive groundwater and soil contamination in the area, the MRA Plan was put on hold until the City had a better understanding of how the land should be remediated. Ultimately, the area was restored to levels that would be suitable for residential use, which was the higher remediation standard.

The Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan (MRA) was adopted in 2005, which led the way for redevelopment in the Sawmill area. Many planning and redevelopment efforts have been underway in the Sawmill/Wells Park area recently. Developments include live/work spaces on the site adjacent west, the Sawmill Lofts (Project #1003311, 04ZHE-00464); the rezoning and site development plan for subdivision for land east of the subject site for market-rate residential units called Cielo at Sawmill (Project #1002981, 06EPC-01590/01591); and rezoning for senior housing approved by the EPC in January 2007 for a site to the northwest (Project #1008095).

In March 2007, the EPC approved a zone change for the subject site from SU-2 MI to SU-1 for PRD, with an accompanying site development plan for building permit (Project #1005354, 07EPC-00109/00107- see attachment). The approved site plan was for a mixed-income, urban village with 156 apartments, 20 condos, 8 town homes, 26 live/work spaces, a restaurant/micro-brewery, and retail uses. The current request seeks to amend the site development plan for subdivision.

IV. ALBUQUERQUE COMPREHENSIVE ZONING CODE

Definitions (§14-16-1-5)

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning

The subject site has two types of zoning: Tract 2-D-1, Arbolera de Vida Unit 2B (Phase II) is zoned SU-2/SU-1 for PRD and Microbrewery and Lot B-2-A, Duke City Lumber Company (Phase I) is zoned SU-2/SU-1 PRD (Planned Residential Development).

The SU-1 special use zone (Zoning Code §14-16-2-22) 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. When the SU-1 zoning was requested a site development plan was associated with it as required (see also the History section of this report). Planned Residential Development (PRD) is a permissive use in the SU-1 zone. Subsection (B)(25) states that:

“Allowed uses include single-family houses, townhouses, apartments, associated accessory structures and home occupations (as regulated by the R-1 zone). Residence/work spaces are allowed as approved by the Planning Commission. O-1 permissive and C-1 permissive uses may be allowed, up to 25% of the total gross floor area of the development, as approved by the Planning Commission.” [emphasis added]

The C-1 (Neighborhood Commercial) zone, Zoning Code §14-16-2-16, provides “suitable sites for office, service, institutional and limited commercial uses to satisfy the day-to-day needs of residential areas.” The O-1 (Office & Institution) zone, Zoning Code §14-16-2-15, provides “sites suitable for office, service, institutional, and dwelling uses.” The proposed arts facility is a service use [ref: 14-16-2-16(A)(10)(i)] Already approved uses are the microbrewery, food & drink as permitted in the C-1 zone, and the “Active Spaces” which are live/work spaces.

In the approved Sawmill Village site development plan (07EPC-100107), O-1 and C-1 permissive uses totaled approximately 16% of building area of the development. With the proposed performing arts center, the total changes to 24.9%. The updated Building Data table shows specifics (see attachment). The calculation of 24.9% is conservative because the live/work spaces were counted as all C-1. These spaces could develop as all residential units, which would not count toward the 25% allowed. More likely, the live/work spaces will develop as a combination of C-1 and residential uses and the 24.9% would be lower in reality.

V. ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. The goal of the Central Urban Area is “to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The goal of the Established Urban Area 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:

Land Use Policies-Developing & Established Urban Areas

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, recreational concern.

The request would result in a new development located in a mixed-use area in the Central Urban part of the City. Its intensity would be generally appropriate for the area and its design would be compatible with existing and planned buildings. Development of the arts facility would provide a social, cultural and recreational resource which area neighborhood organizations have indicated they generally support. The request furthers Policy II.B.5d-neighborhood/environmental/resources.

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 request furthers Policy II.B.5e-programmed facilities/neighborhood integrity. The vacant subject site is in the Central Urban part of the City, contiguous to existing urban facilities and services. The use of these is unlikely to adversely affect neighborhood integrity.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Instruction in dance and fine arts is a service use (ref: 14-16-2-16(A)(10)(i)-C-1 zone). The proposed arts facility, at the NE corner of Phase II, is not sited directly east of the existing live/work units which somewhat minimizes its effect. However, current and future residents nearby may experience some noise and traffic impacts- especially on performance days. The request partially furthers Policy II.B.5i-employment/service use location.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed arts facility would be consistent with future buildings onsite and existing buildings and the area, which are characterized by a metal/stucco combination and use of multiple colors, in terms of quality and design. The proposed design would be generally appropriate to the plan area. The request furthers Policy II.B.5l-quality design/new development.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request is part of a larger project that would contribute to redevelopment of an older neighborhood in the Central Urban area. The Central Urban area is part of the Established

Urban area. Redevelopment efforts in this neighborhood have been ongoing for awhile; such projects will strengthen redevelopment efforts. The request furthers Policy II.B.5o-redevelopment/rehab of older neighborhoods.

Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The request would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (technique #1). The request furthers Policy II.B.5p-cost effective rehabilitation techniques.

Land Use Policies-Central Urban Area

Policy II.B.6a: New public, cultural, and arts facilities should be located in the Central Urban area and existing facilities preserved.

The request would result in a new arts facility located in the Central Urban area, and therefore furthers Policy II.B.6a- location of new cultural and arts facilities.

Policy II.B.6b: Upgrading efforts in neighborhoods within the Central Urban area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request would constitute an effort to continue and expand the general upgrading of this part of the Central Urban area. The location of an arts facility in this area could result in linkages created between it and surrounding neighborhoods. The request furthers Policy II.B.6b- Central Urban upgrade/linkages.

Environmental Protection & Heritage Conservation- Cultural Traditions and the Arts

Goal: To emphasize and support unique cultural traditions and arts as viable components of the community's well being.

Policy II.C.7c: Coordination and promotion of the arts in the metropolitan area shall be supported.

Development of an arts facility would generally support the arts as a viable component of the community's well being through providing instruction opportunities and performance space. The request generally furthers the Goal for Cultural Traditions and the Arts.

The request would support coordination and promotion of the arts, and the subject site is located in the metropolitan area, specifically the Central Urban area. The request furthers Policy II.C.7c- arts promotion/metro area.

Community Resource Management-Transportation and Transit

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling,

walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The Transportation and Transit Goal is not furthered. The proposed arts facility is not readily accessible using transit or other alternative transportation modes. Route 36 runs only on weekdays. The nearest bus stop (on 12th St.) is about a half-mile away, walking south on 18th St. and east on Summer Ave. Driving is the only viable option, especially for attending performances since these are almost always on evenings and weekends. Perhaps development of the overall site can serve as an impetus for improved Transit service in the area in the future.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy II.D.4g is partially furthered. Though the Phase II buildings are connected by walkable areas, the proposed parking lot is not as well-connected to the arts facility as it could be. Drive-aisle crossings are not provided so the sidewalk is not linked and not as walkable as it could be.

Community Resource Management-Economic Development

The Goal is to “achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.” Applicable policies include:

Generally, the request would result in some economic development in a redeveloping area. The addition of an arts facility to the approved mixed-use project can be considered diverse economic development and, in this case, it would be balanced with social and cultural goals. The request furthers the Economic Development Goal.

B) Sawmill/Wells Park Sector Development Plan (Rank III)

The Sawmill/Wells Park Sector Development Plan (SWPSDP) was first adopted in 1978 (the 1978 Plan) and then was revised and adopted in 1996 (Enactment No.128-2002). The SWPSDP generally encompasses properties between Interstate 40 to the north and Mountain Rd. to the south, Rio Grande Blvd. to the west, and properties east of 5th St. on the east. Specific boundaries are shown on p. 2. The subject site is located approximately in the middle of the Plan area.

ACTION PLANS:

The intent of the SWPSDP is to address the area’s most critical issues, foster positive change and reinforce community stability, vitality and character (p. 1). The SWPSDP, which sets forth public project design policies, land use goals and zoning, contains the following five Action Plan sections:

1. Area Character and History Conservation Action Plan
2. Housing Development and Improvement Action Plan
3. Environmental Protection Action Plan

4. Economic Development Action Plan (re: industrial/commercial strategies) contained in the “Sawmill Revitalization Strategy (SRS)” (Appendix C of the Plan)
5. Public Project Action Plan (re: infrastructure)

Each Action Plan contains specific projects and implementation strategies to address the issues identified therein and fulfill the intent of the SWPSDP. The following elements of the Action Plans apply to the request:

4. The Economic Development Action Plan (EDAP) is based on the Sawmill Revitalization Strategy (SRS)(see Appendix C of the Plan), which focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The findings of the SRS, which are relevant to the entire area, are: 1) healthy growth of business will provide employment opportunities for residents, and 2) enlarged, strengthened and protected residential neighborhoods will provide a stable environment to benefit business.

Objective 1 is relevant to the request. The proposed arts facility may result in some jobs for area residents, likely due to the associated café use. The request partially fulfills the intent of the EDAP.

5. The Public Project Action Plan (PPAP) addresses infrastructure improvements through state and local funding. Part of Objective 4 is relevant to the request: “to link isolated parts of the Plan area through redevelopment, by improving traffic operations while protecting residential neighborhoods and by providing a park and trails for recreation.”

The subject site is located in a designated redevelopment area. The request would create a focal point in approximately the center of the Plan area, thereby linking this relatively isolated part of the Plan area to other parts of the Plan area. The request partially fulfills the intent of the PPAP.

GENERAL SU-2 REGULATIONS:

The entire Plan area is designated SU-2 Special Neighborhood Zone. The General SU-2 Regulations (see p. 83), which apply to all properties in the SWPSDP area unless specified otherwise, were established to: conserve and build on the area’s distinctive historic and physical characteristics, increase compatibility among housing, institutions, commercial and industrial land and improve the environment adjacent to the public right-of-way. The following apply to the subject request:

1. Regulation compliance, compliance periods and process requirements

1.g. The Environmental Planning Commission (EPC) shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications.

The SU-2 regulations are being considered in this process.

4. Nonresidential Building Design

4.a. Front doors shall face the public right of way.

Though the front door of the proposed building faces public space between buildings rather than street right of way, eyes will be on the public space.

4.d. Exterior mechanical and electrical equipment shall be screened from public view unless incorporated into public building design for educational purposes.

The Sawmill Village design standards ensure such screening.

4.f. Reflective glass is not permitted.

This can be added to the design standards.

5. Enclosure and Screening

5.i. Parking lots and required off-street parking for more than three vehicles shall be screened from the public street right-of-way with landscaping or a 3 foot high solid fence or wall.

An approx. 3.5 ft. tall screen wall is proposed to screen parking from Bellamah Ave.

6. Traffic, Parking and Circulation

6.a. No more than 50% of each front, side, or rear yard set-back area contiguous to a public right-of-way shall be used for parking and/or driveway.

The front setback area is contiguous to Bellamah Ave. A building, landscaping and sidewalks make the Phase II non-parking and driveway areas less than half the front setback area.

6.b. The parking area, which includes any required walls, fences and landscaping, and/or driveway shall be no more than 50% of the property line contiguous to the public street right-of-way.

Counting landscaping and driveways, the Phase II parking area exceeds 50% of the property line contiguous to the street.

7. Pedestrian Access

Private walkways for apartment developments and parts of nonresidential sites used by customers shall be provided, shall be accessible to people with disabilities, and shall connect to sidewalks in the public right-of-way and to public recreational trails.

Four pedestrian connections to the public sidewalk are proposed, and will be required to be ADA compliant.

VI. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

The existing "Sawmill Village" site development plan for subdivision (Project #1005354, 07EPC-10107) covers the approx. 10 acre subject site. Sheet 1 of the current submittal shows the new, proposed site layout. Revisions on other sheets are also proposed (ex. landscaping, grading & drainage plans). Bubbling is used to indicate proposed amendments.

Summary- Changes to Buildings

The proposed site development plan for subdivision amendment affects mostly Phase II, with minor adjustments to the western edge of Phase I. First, Building C (two-story active spaces/apartments-16,000 sf) would be removed from Phase II. Second, Building A2 as approved in 2007 (single-story retail- 7,000 sf) would change and become the arts center (the new building A2), a 36,000 sf building with a partial second story (building footprint is 24,000 sf). 7,000 sf would still be available for retail uses. The 29,000 sf of new space would be for performances, classrooms and offices. Though labeled “Active Space” in the table, there would be no residential uses. Since “Active Space” is defined as “live/work” space, the label should be changed.

The brewery/restaurant was approved in 2007 as 7,500 sf single-story retail. The table on the proposed site development plan indicates a 6,500 sf footprint with 8,500 sf of retail space. However, in consultation with the applicant, the square footage was reduced to 6,000 (though this is not reflected in the revised project memo-see the table attachment). The Phase II total would be 42,000 sf. The reduction was necessary to ensure that building square footage of the overall development remains less than 25% C-1 permissive and O-1 permissive uses (see Section IV of this report). The site development plan needs to be modified, or a sector development plan map amendment (zone change) would be required.

Site Plan Layout/Configuration

The proposed arts center would be located at the northwest corner of the Phase II lot, on the western side of the development. Much of the layout is similar to the layout approved in 2007; the two parking areas are similarly located. Changes to parking, pedestrian features and landscaping are proposed.

The proposed building is configured so that its main entrance aligns with the entrance of the approved brewery/restaurant; both face a plaza-like area. There is less plaza area proposed now than approved in 2007. The brewery/restaurant building no longer fronts Bellamah Ave., though fronting Bellamah would better fulfill the intent of the SWSDP SU-2 general regulations (see Section V of this report).

Vehicular Access & Circulation

Access to the proposed arts center would be from Bellamah Ave., via two vehicular entrances that remain in the locations as approved in 2007. Vehicles would no longer be able to drive north, then eastward through the subject site, or southward to exit onto Bellamah. This “U shaped” circulation would not be possible because there would be one large building instead of two smaller ones, and where the proposed building is sited.

Traffic Impact Study (TIS)

The Sawmill Mixed-Use Development TIS was completed in February 2007 in association with the 2007 proposal (Project #1005354, 07EPC-10107/10109). An updated Trip Generation Comparison was completed in June 2011 (see attachment).

The Trip Generation Update notes an 18 trip per day (24 hr. two-way volume) increase between the proposed and approved site development plans. The land use comparison reveals an increase of 276 trips per day (11.6%) between the proposed and approved land uses. Transportation Development Staff did not have any adverse comments.

Parking

The parking lots are similar to those approved in 2007, with some differences proposed: remove the parallel parking south of Building C, add on-street parking on Bellamah Ave., straighten the angle-in parking on the east side of Phase II.

Changes to the approved parking calculations are proposed based on the proposed changes in building square footage and uses. However, the parking table has not been updated in response to the corresponding changes needed to ensure that building square footage of the overall development remains less than 25% C-1 permissive and O-1 permissive uses (“the C-1/O-1 adjustment”).

Calculations

The Parking table indicates the calculation method used in the Zoning Code. These are correct with the exception of the ratio for the brewery/restaurant- which should be 1 space/4 seats, not 1/200 which is the ratio for office and retail (not restaurant). Parking is calculated at a lesser ratio than required for Phase I, resulting in 289 total spaces when 356 would be required if the Zoning Code ratio were applied. Pursuant to 14-16-2-22(C) (Special Use Zone), “off-street parking shall be provided as required by the Planning Commission.”

For Phase II, the ratio for the brewery restaurant is listed as 5/1000- the same as 1/200. The ratio proposed for the arts center is 2.4 spaces for every 1,000 sf of building area, which was recently revised due to the “the C-1/O-1 adjustment” (see above).

Counts

Staff counts a total of 99 regular parking spaces in the western lot and 42 in the eastern lot, for a total of 141 spaces for the amendment area. This total includes 8 handicap spaces. 4 motorcycle spaces (the equivalent of 2 regular spaces) are proposed. Motorcycle spaces are not counted in the parking space total, but handicap spaces are. The parking count for the western lot needs to be adjusted by one less. Adding the 16 proposed on-street spaces, the total for regular spaces is 157 for the amendment area.

The applicant counted spaces by phase. Staff confirmed the Phase II total, minus the MC space that shouldn't have been counted, as 115. The 2007 total for the western Phase I area is 28 spaces; 42 are now proposed, for an addition of 14 spaces.

Handicap spaces are provided in the ratio the Zoning Code requires. One more motorcycle space is needed to meet the Zoning Code requirement. The motorcycle spaces on the western side must be moved so they are visible from the building's entrance as required. The proposed bike racks are located on landscape areas and should be more central to the plaza area. A bike rack detail is needed. 8 bicycle spaces are required to maintain Zoning Code ratios.

Pedestrian & Bicycle Access & Circulation, Transit Access

There are four places where walkways intersect the public sidewalk, providing pedestrian access to the Phase II site. Bicycle access is via the vehicular entrances, or possibly the pedestrian entrances. There is a future trail connection on the subject site's eastern side (Phase I).

Transit does not directly serve the subject site. Bus riders would have to walk from 12th St., through the neighborhood, or from Rio Grande Blvd.

Walls/Fences

An approx. 3.5 ft. tall screen wall, of CMU block, is proposed facing a portion of the southern side of Phase II, to screen the parking area. The color and finish need to be specified. A fence is proposed near the NW corner; its location and specifics need to be made clear. The color of the steel tube fence along the western side needs to be specified.

Lighting & Security

Parking lot light poles are proposed. A light pole detail, showing the finish, color and fixture type, is needed. The design standards indicate that the light poles will meet the Area Lighting Regulations, §14-16-3-9.

Landscaping

A landscaping plan for Phase II is proposed. The current amendment also includes changes to the Phase I landscaping plan.

Phase I Plan

Numerous changes are proposed to Phase I landscaping. Only changes should be bubbled, not the whole legend. Of the 25 plants used, quantities for 23 have changed. Creeping Mahonia would be replaced by Plumbago. Blue Avena Grass and Redtwig Dogwood would be deleted. Native grass and wildflower seeding is now proposed, along Bellamah Ave., for a total of 8,436 sf. 10 street trees were removed from the 2007 plan and should be re-instated, especially to provide buffering between the street and the residential uses.

Phase II Plan

The 15% minimum landscaping would be provided. The plant palette is similar to the Phase I palette, but includes more small grasses and flowers. These would be used in the plaza planter areas. The plaza area between Buildings A1 and A2 has no shade. Vitex are small and don't usually provide much shade. Adding a couple of shade trees (or a shade structure) would improve the space.

Public Outdoor Space

A proposed plaza area between the brewery/restaurant (Building A1) and the arts center (Building A2) provides public space. It features an elevated seating area with 3 levels. The planters on the eastern side are listed also as "seat walls" but aren't shown as such. No seating is proposed at the "plaza over the pond" area, or at the front or parking lot side of the building. Benches should be added to these areas because: the plaza east of the pond has no seating, and benches on the parking lot side would be useful for students waiting for rides and for patrons who cannot easily utilize the raised seating.

Grading & Drainage Plan

Revisions have been made to the Grading & Drainage plan. Most of the changes since the 2007 plan are indicated by bubbling; some are not but should be. Hydrology staff notes that there have been changes and requests submittal of the revised plan to the DRB.

Utility Plan

A few changes have been made to the utility plan, mainly to note that public improvements have been completed. Minimum depth for the waterline was changed from 48' to 36'.

Architecture

The proposed arts center would be 38 feet tall, approximately 36,000 sf total with a 24,000 sf footprint. The architecture is contemporary with an industrial feel, consistent with the project's overall theme. Stucco and metal materials are used. Silhouettes of dancers comprise almost half of the north elevation, as a decorative element. A smaller version of the silhouettes is proposed on the west elevation.

Colors include tan and grey steel for most of the building, with purple as an accent color. The color rendering doesn't quite match the site plan elevations; the pinkish color is not on the plans. Doors, windows and canopies are steel grey. The Phase I building under construction uses burgundy, brown, tan and dark gold colors with similar materials. Each building, and buildings on surrounding properties, has its own color scheme. There is no consistent color theme in the area.

Signage

A monument sign, which doubles as a parking screen wall, is proposed on the southern side of the Phase II site. The sign area would be 17 ft. Letter colors and lighting (if any) are unspecified.

Building mounted signage is proposed on the east and south (main) elevations. The signs on the east elevation are approx. 95 sf and 32 sf. The signs on the south elevation are approx. 147 sf and 52 sf. Letter color is unspecified, but is shown as white on the color rendering.

VII. SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS

Design standards establish a framework to help ensure that a development will further applicable goals and policies and create an identity for a development. Design standards provide guidance for the review of future requests on a given site.

Revisions

Minor revisions are proposed to the Sawmill Village design standards (Project #1005354/07EPC-00107). The revisions would update the design standards to correspond to the new uses proposed- the arts center, office uses and café and state that the Phase II landscaping plan is being included now.

Current Request

The proposed site development plan amendment must comply with the Sawmill Village design standards (see Sheet 3). Below Staff explains the instances in which the proposed site development plan does not comply with the design standards. These can be remedied through conditions.

Overall Design Theme & Land Use Concept:

The arts center has been added as a use. This section states that major amendments to the Sawmill Village Plan go to the EPC.

Off-Street Parking:

Bicycle racks are to be located conveniently, near building entrances. One of the bike racks in Phase II is not near an entrance or plaza and should be relocated.

Landscape:

The design standards indicate that a Phase II landscaping plan would not be presented until the first site development plan for building permit, but this has changed and the standard has been revised accordingly.

Exterior Wall Materials & Colors:

The standards state that “Phase II buildings will follow the same palette of materials and colors as Phase I”. The proposed materials for the arts center are the same, but the colors proposed are not any of the colors proposed for Phase I (see the 2007 plan set).

Roof Materials & Colors:

As above, Phase II roof materials and colors are to follow those for Phase I.

Site Lighting:

The design standards require that lighting be shielded and blend with architectural character. Maximum light pole height for Phase II is 16 ft. Without a light pole detail, compliance cannot be evaluated.

Signage:

The sign detail doesn't provide information on lighting and material. Note that illuminated plastic panel signs are not allowed.

Screen Walls & Fences:

Specifics for the screen wall, fence near the NW corner, steel tube fence and guard rail by the pond need to be provided to determine if these meet the design standards.

Trails & Sidewalks:

Pedestrian crossings shall be clearly demarcated with contrasting paving. No drive-aisle crossings are proposed so this standard has not been met. The “decorative paving” used needs to be consistent with the design standards.

Public Open Space: The design standards state that plazas are important and designed to provide shade. However, the proposed plaza area does not have seating and shade covering a minimum 25% of its area.

VIII. COMMENTS

Concerns of Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from 7/5/11 to 7/15/11. Zoning Enforcement has several comments, most significantly that off-street parking for brewery/restaurant is typically calculated at 1 space per 4 seats, wall details need to be provided, parking barriers need to be

shown and outdoor seating provided. Transportation Development Staff have standard comments, and further note that easements need to be shown and that transportation facility improvements may be required by the DRB. PNM also commented.

The Metropolitan Redevelopment Agency commented that the proposed development is allowed by the adopted MRA Plan and would be an appropriate use of the property. The applicant attended the pre-hearing discussion meeting on July 20, 2011. Agency comments begin on p. 23.

Neighborhood Concerns

The affected neighborhood organizations are the Sawmill Area Neighborhood Association (SANA) and the Sawmill Community Land Trust (SCLT), which were notified as required. A facilitated meeting was neither recommended nor held. The Arbolera de Vida Association, the Wells Park NA and the Sawmill Area NA submitted letters of support (see attachments). There is no known neighborhood or other opposition.

IX. CONCLUSION

This request is for an amendment to a site development plan for subdivision with design standards (07EPC-00107) to allow a performing arts center, and auxiliary uses such as a café and offices, as part of Phase II of the Sawmill Village project. A small portion of Phase I would be affected; all Phase I buildings would remain.

The subject site, located in the Sawmill area where 18th St. dead-ends into Bellamah Avenue, is in the Central Urban area and a designated Metropolitan Redevelopment Area. The Sawmill/Wells Park Sector Development Plan and the existing Sawmill Village design standards apply. Staff finds that the request mostly furthers applicable Goals and policies.

The Sawmill Area Neighborhood Association (SANA) and the Sawmill Community Land Trust (SCLT) were notified as required. A facilitated meeting was neither recommended nor held. The Arbolera de Vida Association and the Wells Park NA submitted letters of support. There is no known neighborhood or other opposition.

Staff recommends approval of the request subject to minor conditions.

FINDINGS -11EPC-40045, August 11, 2011-Site Development Plan for Subdivision Amendment

1. This request is for an amendment to a site development plan for subdivision with design standards for Lot B-2-A, Duke City Lumber Company, and Tract 2-D-1, Arbolera de Vida Unit 2B, an approximately 10-acre site known as “Sawmill Village” located at the northwest corner of 18th Street and Bellamah Avenue (the “subject site”).
2. The applicant proposes to amend the existing site development plan for subdivision (Project #1005354, 07EPC-00107) to include a performing arts center, and auxiliary uses such as a café and offices, as part of Phase II of the project. The arts center would replace Buildings A2 and C; Building A1 would be smaller and reconfigured. A western portion of Phase I would be modified in response. Changes to building square footages, parking, landscaping and grading & drainage are also included in the amendment.
3. The subject site is zoned: SU-2/SU-1 PRD (Planned Residential Development) for Lot B-2-A, Duke City Lumber Company (Phase I) and SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arbolera de Vida Unit 2B (Phase II). Planned Residential Development (PRD) is a permissive use in the SU-1 zone (§14-16-2-22).
4. The SU-1 for PRD zone [ref: §14-16-2-22(B)(25)] allows O-1 permissive uses and C-1 permissive uses up to 25% of the total gross floor area of a development. In the approved site development plan (07EPC-100107), O-1 permissive uses and C-1 permissive uses total approximately 16%. With the proposed arts center, the total would be 24.9% . This calculation counts live/work spaces as all C-1 uses. However, it is more likely that the live/work spaces would develop as combined office/commercial and residential uses, so the figure would be lower in reality.
5. The Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP), the Sawmill/Wells Park Metropolitan Redevelopment Plan (SWPMRP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). The request must comply with the General SU-2 Regulations of the SWPSDP and the design standards in the Sawmill Village site development plan for subdivision (07EPC-00107).
7. The request generally furthers the Central Urban Goal and the following land use policies for the Central Urban Area:

- A. Policy II.B.6a-location of new cultural and arts facilities. The request would result in a new arts facility located in the Central Urban area.
 - B. Policy II.B.6b- Central Urban upgrade/linkages. The request would constitute an effort to continue and expand the general upgrading of this part of the Central Urban area. The location of an arts facility in this area could result in linkages created between it and surrounding neighborhoods.
8. The request generally furthers the Economic Development Goal of the Comprehensive Plan. The request would result in some economic development. Adding an arts center to a mixed-use project can be considered diversified economic development that is balanced with social and cultural goals.
 9. The request furthers the Goal for Cultural Traditions and the Arts and Policy II.C.7c because it would generally support the arts as a viable component of the community's well being by providing instruction opportunities and performance space (Goal). Also, the request would support coordination and promotion of the arts in the metropolitan area (Policy II.C.7c).
 10. The request furthers the following Comprehensive Plan land use policies:
 - A. Policy II.B.5d-neighborhood values/environmental conditions/resources. The request would result in new development in a mixed-use, Central Urban area. Intensity would be generally appropriate and design would be compatible with existing and future buildings. An arts center would provide a social, cultural and recreational resource. Neighborhood organizations have indicated general support.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The vacant subject site, in the Central Urban part of the City, is contiguous to existing urban facilities and services. The use of these is unlikely to adversely affect neighborhood integrity.
 - C. Policy II.B.5l-quality design/new development. The proposed arts facility would be consistent with future buildings onsite and existing buildings and the area, which are characterized by a metal/stucco combination and use of multiple colors, in terms of quality and design. The proposed design would be generally appropriate to the plan area. The request furthers Policy II.B.5l-quality design/new development.
 11. The request partially furthers the following, Comprehensive Plan land use policies:
 - A. Policy II.B.5i- employment/service use location. Instruction in dance and fine arts is a service use (ref: 14-16-2-16(A)(10)(i)-C-1 zone). The proposed arts facility, at the NE corner of Phase II, is not sited directly east of the existing live/work units which somewhat minimizes its effect. However, current and future residents nearby may experience some noise and traffic impacts- especially on performance days.

- B. Policy II.D.4g- pedestrian opportunities integration. The proposed parking lot is not well-connected to the arts centers and does not meet Zoning Code 14-16-3-5(H)(5 and 6) regarding pedestrian connections. Pedestrian opportunities have not been integrated to the extent that they should be.
12. The request furthers the following Comprehensive Plan land use policies that pertain to redevelopment:
- A. Policy II.B.5o- redevelopment/rehab of older neighborhoods. The request is part of a larger project that would contribute to redevelopment of an older neighborhood in the Central Urban area. The Central Urban area is part of the Established Urban area. Redevelopment efforts in this neighborhood have been ongoing for awhile; such projects will strengthen redevelopment efforts.
- B. Policy II.B.5p- cost effective rehabilitation techniques. The request would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (Technique #1).
13. The request partially fulfills the intent of the following Action Plans in the Sawmill/Wells Park Sector Development Plan (SWPSDP):
- A. Economic Development Action Plan (EDAP), based on the Sawmill Revitalization Strategy (SRS)- Though some jobs for area residents may result, they are likely to be service jobs and not the industrial or commercial type jobs the SRS envisions.
- B. Public Project Action Plan (PPAP)- The request would create a focal point in approximately the center of the Plan area, thereby linking this relatively isolated part of the Plan area to other parts of it. However, traffic operations could be affected.
14. The Sawmill Mixed-Use Development Traffic Impact Study (TIS) was completed in February 2007 in association with the 2007 proposal (Project #1005354, 07EPC-10107/10109). The required, updated Trip Generation Comparison (June 2011) notes an 18 trip per day increase in 24 hr. two-way volume. The land use comparison reveals an increase of 276 trips per day (11.6%) between the proposed and approved land uses. Transportation Development Staff did not have any adverse comments.
15. The existing Sawmill Village design standards apply. Though the request complies with most standards, there are a few instances of non-compliance (ex. Trails & Sidewalks, Public Open Space). In other instances, detail is insufficient (ex. Signage, Site Lighting) to evaluate compliance. These can be remedied through minor conditions

16. The affected neighborhood organizations are the Sawmill Area Neighborhood Association (SANA) and the Sawmill Community Land Trust (SCLT). A facilitated meeting was not held. The Arbolera de Vida Association, the Wells Park NA and the Sawmill Area NA submitted letters of support. There is no known neighborhood or other opposition.

RECOMMENDATION - 11EPC-40045, August 11, 2011

APPROVAL of 11EPC-40045, a Site Development Plan for Subdivision Amendment for Lot B-2-A Duke City Lumber Company, and Tract 2-D-1 Arbolera de Vida Unit 2B, zoned SU-2/SU-1 PRD (Planned Residential Development) and SU-2/SU-1 for PRD and Microbrewery, respectively, located at the NW corner of 18th Street and Bellamah Avenue, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -11EPC-40045, August 11, 2011- Site Development Plan for Subdivision Amendment

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 final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The request shall comply with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan and the Sawmill Village design standards (Project #1005354, 07EPC-00107).
4. Building Data: Update the Building Data table to indicate that the Brewery/Restaurant is limited to 6,000 sf (to keep O-1 and C-1 uses less than 25% of the total development) and update the associated calculations.
5. Vehicle Parking:
 - A. The parking table shall incorporate the changes to building square footage and shall match the number of parking spaces shown on the site development plan.
 - B. The Zoning Code ratio (“required ratio”) for the brewery/restaurant shall be 1 space for every 4 seats.

6. Bicycle & Motorcycle Parking:

- A. The bicycle rack shall be relocated from the southern side of the site (landscape area) to a more central location on the plaza.
- B. A bicycle rack detail shall be provided.
- C. The motorcycle spaces on the western side shall be relocated to an area visible from the arts center's main entrance and shall be designated by signage [14-16-3-1(C)(2)].
- D. Motorcycle spaces shall be counted in addition to vehicle spaces (not as part of the vehicle space total).
- E. One more motorcycle space shall be provided.

7. Pedestrian & Plaza Issues:

- A. Clearly demarcated pedestrian crossings of raised, scored paving shall be provided across the drive aisles to connect the sidewalk (design standard).
- B. "Decorative Paving" shall be defined as scored and/or textured paving and its color specified.
- C. A bench shall be added to the northwest corner of the plaza area and to the area near the northwest corner of Building A-1.
- D. The material of the "plaza over the pond" shall be specified.

8. Walls/Fences:

- A. The color, finish and/or type of block for the screen wall shall be specified.
- B. The location of the fence near the NW corner, and its color, finish and/or type, shall be specified and a detail provided.
- C. The color of the steel tube fence along the western side shall be indicated.
- D. The height, type, color and finish of the guard rail by the pond shall be indicated.

9. Landscaping Plan:

- A. The landscaping calculations shall be adjusted to correspond to the revised building square footages for Phase II.
- B. The 36 sf tree planting area shall be a minimum.
- C. The seat walls around the planters shall be shown.

10. Refuse Enclosures:

- A. The applicant shall check with SWMD regarding the refuse enclosure's location.
 - B. Refuse enclosures shall comply with the requirements of the Solid Waste Management Division.
 - C. The color and finish of the refuse enclosure shall be indicated.
11. Lighting: Provide a detail for each light pole type.
12. Reflective glass shall not be permitted (General SU-2 regulation 4.f.).
13. Signage:
- A. The letter color and lighting of the monument sign shall be specified.
 - B. The letter color and square footage of the building mounted signs shall be specified.
 - C. Signs shall not be illuminated plastic panel signs (design standard).
14. Minor Clean-Up & Additions:
- A. Use lighter shading on the building table and the parking table.
 - B. Revise the label "Active Space" used for building A2's breakdown of square footages by use.
 - C. Label the loading dock and the turn around area near it.
 - D. Provide a separate detail sheet.
 - E. Use bubbling to indicate changes to the tables on the Grading & Drainage plan.
 - F. Correct the reference to 14-16-3-19 in the design standards.
15. Conditions from the City Engineer:
- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - B. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - C. Site plan shall comply and be designed per DPM Standards.
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Senior Planner

cc: Dekker/Perich/Sabatini, Attn: Chris Gunning & Gail Granot, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Magdalena Ramirez, Sawmill Area NA, 1020 19th St. NW, Albuquerque, NM 87104
Judy Gallegos, Sawmill Area NA, 1036 18th St. NW, Albuquerque, NM 87104
Connie Chavez, Sawmill Community Land Trust, PO Box 25181, Albuquerque, NM 87125
Wendy Statkus, Sawmill Community Land Trust, PO Box 25181, Albuquerque, NM 87125
Peter Eller, Wells Park NA, 1715 5th St. NW, Albuquerque, NM 87102
Kjudy Gallegos, Arbolera de Vida Association, c/o PO Box 25181, Albuquerque, NM 87125

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- ❖ The detailed information on sheet SDP1 is blurred and hard to read. Sheet should be corrected for clearer notations.
- ❖ Off-Street parking for brewery/restaurant is typically calculated at 1 space per 4 seats.
- ❖ Details for screen walls and other walls need to be provided.
- ❖ Show disabled signage, motorcycle signage & bicycle signage
- ❖ Freestanding signs
- ❖ Show parking barriers where parking abuts landscaping
- ❖ Provide outdoor seating along facades over 100'
- ❖ A note needs to be provided indicating that the site will comply with the Area Lighting Regulations, 14-16-3-9 of the Zoning Code.

Office of Neighborhood Coordination

Sawmill Area NA (R), Sawmill Community Land Trust

No Coalition(s) to notify - siw

Long Range Planning

Metropolitan Redevelopment Agency

Project No. 1005354. Amended Site Development Plan Sawmill Village. The Sawmill MRA was designated in 2006 to address issues of blight found by the City Council to exist within the vacated sawmill site.

The Metropolitan Redevelopment Agency staff is of the opinion that the development proposed is allowed by the adopted MRA Plan and would be an appropriate use of the property. The Metropolitan Redevelopment Agency therefore has no opposition to the application.

CITY ENGINEER

Transportation Development Services

Site Development Plan for Subdivision & Building Permit:

- Please label the proposed Site Development Plan as follows: 'Site Development Plan for Subdivision and Building Permit' instead of Subdivision.
- Provide/label/detail all dimensions and proposed infrastructure for Site.
- All easements need to be shown and labeled on Site Plan.

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- Site plan shall comply and be designed per DPM Standards.

Traffic Engineering Operations

No comments received.

Hydrology

- It appears the pond north of the amended area is being modified. Submit a Grading and Drainage plan to Hydrology for DRB approval.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Valley Area Command.

- It appears that proposed lighting and landscaping are in conflict with each other. Recommend not planting trees adjacent to parking lot lights.
- Recommend installing video surveillance cameras to cover all parking lots, walkways, building entrances and common areas. Each camera should have the capability to be monitored and recorded.

SOLID WASTE MANAGEMENT DIVISION

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1005354 11EPC-40045 AMEND SITE DEVELOPMENT PLAN – BLD PRMT.	Adjacent and nearby routes	None.
	Adjacent bus stops	None
	Site plan requirements	None
	Large site TDM suggestions	N/A
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1005354 11EPC-40045 AMEND SITE DEVELOPMENT PLAN-BLD PRMT	Arbolera De Vida Unit 2B and Sawmill Village , Lots 1 and 2 of Sawmill Village and Tract 2-D1 of Arbolera De Vida Unit 2B, is located on the NW corner of Bellamah and 18 th St between 19 th St and Sawmill Village. The owner of the above property requests an Amendment to the Site Development Plan for Building Permit, to allow for the construction of 10 residential units, a brewery and restaurant, and a dance studio. The residential portion of this development will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.
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Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
330	REGINALD CHAVEZ ES	368	406	38
465	WASHINGTON MS	490	739	249
590	ALBUQUERQUE HS	1676	1794	118

Residential Units: 10
Est. Elementary School Students: 3
Est. Middle School Students: 2
Est. High School Students: 2
Est. Total # of Students from Project: 7

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. As a condition, it is the applicant’s obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. An existing electric transmission line is located on the eastern boundary of the Phase 1B and 1C and an existing electric distribution line is located east of the Phase 2 boundary. As a condition, it is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate the relocation of existing electric structures regarding this project. In addition coordination with New Service Delivery Department is necessary regarding any proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances.
3. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.