



Studio Southwest
Architects Inc.

November 09, 2016

Jack Cloud, Chairman, Planning Department
Development Review Board
600 Second Street, NW
Albuquerque, NM 87102

Development Review Board – City of Albuquerque

Re: Request for a Site Development Plan for Building Permit for the proposed new construction at 2400 12th Street

Dear Mr. Cloud:

As the authorized submitting agent for property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects is requesting your consideration for the approval of our Site Development Plan for the construction of a new one story 6000 square foot retail structure (identified as Building B of Phase 2 of 3) located at the northwest corner of the 3.5 acre developed pad (previously approved DRB Case No. 1000649) directly east of the existing Indian Pueblo Cultural Center located at 2400 12th Street, Building A, Albuquerque. The property is on Tract 84 E, zoning map H-13-Z.

The new structure (Building B) will be situated on the northwest corner of the developed lot, setback from 25' from the west property line and 74'-6' from the internal property line to the north. The new building will be the second phase of a possible three phase project. Phase 1 was a 4000 SF Starbucks and the development of the 3.5 acre site. The future Phase 3 will most likely consist of 4000 – 8000 sf retail building.

The proposed 6000 square feet structure (Building B) will be owned and developed by the Indian Pueblo Cultural Center who is in the process of signing two locally owned restaurants (north and south tenants). The new building design takes into consideration a range of Southwestern and Native American vernacular. Our client's desire is to create a distinct design that does not mimic the adjacent buildings, but is contextual to that building and other future buildings proposed. Stepped parapets and the outline of the kiva fire places are expressed on the exterior of the structure. The design is a simple Pueblo Style building incorporating appropriate details, massing, proportions and materials. The height, scale and setback of the building is in context with surrounding buildings. Architectural features we have proposed include stepped parapets, stepped massing, portals with wood beams and posts. The newly City Council approved

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com



Studio Southwest
Architects Inc.

design guidelines (enactment 0-2016-019), formerly *12th Street and Menaul Study*, provide guidelines for the window square footage on the west Façade facing 12th street. A large attached wood trellis provides additional shade to the large glass area with detailing inspired from the neighboring cultural center.

The colors and material selection of the building is complimentary yet distinct from the adjacent Cultural Center. The stucco for the exterior of the three phased structures will be in the range of El Rey 'Tierra', 'Saddle' & 'Café' Doors and windows will be standard retail aluminum storefront painted dark red-bronze matching the cultural centers existing storefront system. The wood details at the portal and trellis will be stained with Sherwin Williams 'Bistro Walnut' or similar. The proposed HVAC equipment will be roof mounted at the south edge of the structure behind the raised parapets providing the necessary screening as required

In addition to the new structure, the north curb (from 12th Street to Eagle way) will be modified and pushed out approximately 25 ft. to align Turquoise Street with the Indian Pueblo Cultural Center. New traffic lights and crosswalks, streets have been designed to assist and moderate and distribute the traffic flow onto the retail project. Coordination is ongoing with the City of Albuquerque and its engineering consultants.

Phase 2 landscaping will primarily focus on the redesigned north perimeter. A new 6' wide carriage strip and 10' wide sidewalk (Design Guidelines requirement) will wrap along the north and east perimeter of the pad. New landscaping will include the required tree coverage and native vegetation.

Thank you very much for your consideration

Daniel Solares Jr.
Project Designer
(505) 843-9639

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com