

January 31, 2018

Kym Dicome, Acting Chair  
Development Review Board  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Development Review Board Submittal  
Las Lomas Plaza  
Tracts 15 and 16, Unit 1 Ladera Business Park  
Letter of Justification**

Dear Ms. Dicome:

Mullen Heller Architecture, on behalf of the owner Acoma Business Enterprises, is submitting for Development Review Board approval of the above referenced project. This project is located in the Ladera Business Park, which has an approved Site Plan for Subdivision with Design Guidelines. These guidelines require that the Park's Architectural Review Committee review the plans for conformance with the Site Plan for Subdivision prior to construction. We have received approval from this Committee prior to making this submittal. The ARC's approval letter is attached to this justification.

The goal of the Design Guidelines is to create a high-quality, pedestrian-friendly, commercial center with a variety of uses. We believe that this proposed development follows the intent of the Park by providing a highly designed retail buildings with common architectural elements, pedestrian paths that connect all buildings, building entrances and patios that face one another tied together with a comprehensive landscape design.

**Scope of the Project**

The scope of the project consists of the development of two lots within the Business Park. Three buildings are proposed on the site along with related parking. The use of the buildings are retail in nature, including 2 proposed restaurants. Two of the buildings are designed with drive-thru capabilities.

The design of the buildings have a modern aesthetic to follow the recent developments along Unser Blvd. The colors are primarily earth tones with highlights of brighter colors to create a unique development along the highly travelled Unser Blvd. The building entrances are oriented to face the parking lot, while still providing interesting facades on each side of the building, which another aspect of the Design Guidelines. Locations for potential outdoor patios are provided at each building to enforce the pedestrian activity between buildings.

The parking lot is organized around a simple vehicular circulation path and located between the buildings to minimize its impact on neighboring properties and Unser Blvd. Loading areas are provided behind the building to keep delivery trucks from interfering with the vehicular circulation.

The landscape design follows the intent of the Park's guidelines with the addition of trees along the streets and throughout the parking lot. The design incorporates drought-tolerant plants, notable to cool and shield the parking lot and enhance the pedestrian experience.

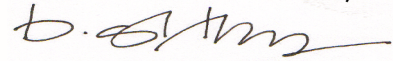
Utilities are in place in Vista Oeste NW, where water and sewer are being connected. New city sidewalks will be installed along La Morada Place and Vista Oeste NW, per requirement of the Transportation Department.

Regarding the building designs, we have included the elevations of two of the proposed buildings in this development. The third building, noted as Future Restaurant Building 2, is not included in this DRB submittal. The other two buildings have potential tenants which drove the design of the building facades. As Building 2 has yet to find a tenant, we are requesting that the approval of this building be delegated to the Planning Director as an Administrative Amendment at a time when the design becomes finalized. We will ensure that the design of the building follows the Design Guidelines for the Ladera Business Park, as well as the precedents set by the massing, exterior materials, fenestration and pedestrian elements set by the two buildings included in this submittal.

Thank you for your consideration of this project. Please do not hesitate to contact me if you have any questions.

Sincerely,

**Mullen Heller Architecture, PC**



Douglas Heller, AIA, LEED AP

Attachments: Ladera Business Park's Architectural Review Committee approval



January 15, 2018

Landscape Architecture  
Urban Design  
Planning Services

Mr. Doug Heller  
Mullen Heller Architecture  
1718 Central Avenue SW | Suite D  
Albuquerque, NM 87104

302 Eighth St. NW  
Albuquerque, NM 87102

Re: Recommendation of Approval to the Architectural Design Review Committee for Las Lomas Plaza, Lots 15 and 16 Unit 1 and Lot 20B Unit 2 Ladera Business Park

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

Dear Mr. Heller:

Plans for the above referenced Lot have been reviewed for compliance with the **'Declaration of Covenants, Conditions and Restrictions' and Neighborhood Agreement** for the Ladera Business Park.

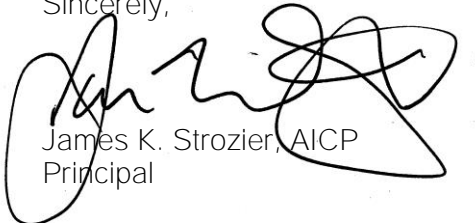
A preliminary review was conducted and all comments were addressed with the updated submittal dated January 9<sup>th</sup>, see attached plan set and email from Antonio Vigil.

The recommendation to the Committee for this property is as follows:

X  Approval

Please let me know if you have any questions regarding this recommendation. I appreciate you and your team's responses to the issues identified in the preliminary review. I think this will be an excellent addition to the business park.

Sincerely,



James K. Strozier, AICP  
Principal

PRINCIPALS

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP