

February 16, 2018

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

RE: Letter of Justification for Site Development Plan for Building Permit
Legal Description: Tract G, Fountain Hills Plaza Subdivision
Zone Atlas Page C-12

Dear Ms. Dicome;

Mullen Heller Architecture, on behalf of Highbury Properties, LLC, requests approval of a Site Development Plan for Building Permit for the development of a .9477 acre site near the northwest corner of Paseo del Norte NW and Eagle Ranch Road NW. The current zoning of the property is SU-1 for PDA to include C-3 Uses. The legal description of the property is Tract G, Fountain Hills Plaza Subdivision.

This site is located within the Fountain Hills Plaza development, which was approved by the EPC in 2005, 05EPC-00022.

Project Description

The proposed project is a new 7,000sf two-story office building and related sitework on a currently undeveloped site. This project is adjacent to two sites (Tract H and Lot 10-A-1) that were designed and constructed for the same owners as this one. The building design and vehicular circulation is consistent with, and follows the precedents set by the two other buildings on the adjacent sites.

The building is sited along Paseo del Norte to continue the street edge created by the other two projects; parking then becomes internal to the site and shielded from the streets.

The Floor Area Ratio allowed by the Site Development Plan for Subdivision for Tract G is .35. The FAR for this proposed development is .17.

Land Use

Concurrent with this submittal, an Administrative Amendment has been submitted requesting that 'Office' be added as an approved use to Tract G in addition to Restaurant/Retail. We believe that the addition of the 'Office' use to Tract G is consistent with the *Land Use Concept* as outlined in the Subdivision's Design Guidelines & Standards. This statement reads in part: "The land use concept is an integrated, Mixed-use Office/Commercial/ Retail & Service Center, adjacent to a Designated Community Activity Center per the City of Albuquerque Comprehensive Plan."

Architectural Expression

The design of the proposed project follows the standards set forth in the adjacent projects. The Design Guidelines & Standards note that buildings should incorporate "Southwestern Characteristics with a Contemporary Southwestern Expression." The

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massing of the proposed design follows a traditional southwestern style; structural forms fused together for varied facades along each side of the building. Windows are located on each façade, and the fenestration varies to express the interior function; i.e. punched windows at private rooms and ribbon windows at the more open areas. Material selections follow the Guidelines, as well, with the majority of the building being stucco with accents of stone, all within the 'earth tones' color range.

Phasing

The project is proposed to be built in one phase.

Off-Site Improvements

Off-site improvements, such as additional right-of-way, public sidewalks/trails, etc. have been bonded with the City by the subdivision developer, therefore none of the proposed improvements along Paseo del Norte will not be the responsibility of this development. This is the same procedures that were in affect during the development of Tract H.

Building Setbacks

The Design Guidelines require setback follow the C-3 zone, including a 10' building setback along Paseo del Norte. Setbacks for the parking lot are noted above per the Off-Street Parking Guidelines. The proposed office is a two-story building, with a height of 32'-0". The maximum height allowed in the Design Guidelines & Standards is 32'.

Grading and Drainage

The proposed drainage concept for this site follows the Conceptual Grading and Drainage plan for the Subdivision that allows for all the storm water from Tract H to flow across Tract F, collected and tied into the existing underground storm sewer system.

Vehicular Circulation & Traffic Impact

Access to this landlocked property is via an existing access road through the adjacent lot to the north, per the approved Subdivision. The parking lot is broken up by landscape islands, per the Design Standards & Guidelines, and a pedestrian connection is provided through the adjacent lot to the east to the future improvements along Paseo del Norte.

Utilities

New water service will come off existing utility taps on Paseo del Norte. Sewer will be connection to an existing sanitary line stubbed out on Tract H. Power will be fed from a new electrical transformer on the site.

Signage

Building mounted signage shall be limited to 9% of the façade to which it is applied. Calculations noting the area of the façade and the percentages allowed are indicated on the building elevations. Building mounted signage will also be limited to individually illuminated channel letters, for a more refined, polished aesthetic.

Lighting

The proposed development will incorporate various building mounted lights and parking lot pole lights, which will comply with the New Mexico Night Sky Protection Act. The proposed parking lot pole lights will match the height and style of the existing site to again, create a comprehensive development. Notes complying with the maximum height of light poles, shielding, etc. are provided on the submittal package.

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Landscaping

The landscaping concept for this development follows the original submittal's design standards by using a variety of plant materials. This is enforced on the Landscape Plan by the placement of trees which line the perimeter of the site and vehicular drives, and by shrubs that create visual interest throughout the development.

Easements

Per the approved Site Development Plan for Subdivision, Tracts C, F and G are subject to a twenty-five foot wide floating access, water drainage and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G and H.

Summary

The owners of the current buildings on Tract H and Lot 10-A-1 and this proposed project on Tract G have a significant interest in the success of the Fountain Hills Plaza development. By continuing the same quality set forth in the previous projects they are setting the standard and are the impetus for future development with Fountain Hills Plaza.

Thank you for your consideration of this project.

Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP

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