

September 22, 2015



Mr. Jack Cloud, AICP
Chair, Development Review Board
City of Albuquerque Planning Department
601 Second Street NW
Albuquerque, NM 87102

Re: Reason for Request – Multi-Specialty Clinic
Requesting review and approval of Site Development Plan for Building Permit
Legal description: TR 2 PLAT OF TRS 1 & 2 CAPSTONE SUBD CONT 8.355 AC
City Planning Project #1009090

Dear Mr. Cloud:

Dekker/Perich/Sabatini, acting as agent for Albuquerque Airpark Partners, owner of the subject property, hereby submits the attached application to the Development Review Board for approval of a Site Development Plan for Building Permit. We previously submitted to the Environmental Planning Commission (EPC) for review and consideration and worked with them to address their comments.

The main specifics of the project are as follows:

- Construct a new 2-story, 90,000 s.f. healthcare clinic in two phases. First phase as 79,500 s.f., the second phase as 10,500 s.f.
- Required parking will be constructed to meet the requirements for parking provision.

Additional project specifics include the following:

- A freestanding monument sign at each of the site entries, one on Transport Street and the other on Mulberry Street.
- Landscaping coverage as required for the newly developed parking and building areas.

The following details each condition of EPC approval and how the design has been modified to address each one:

- A. Prior to application submittal for the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**
 - a. D/P/S met with Vicente Quevedo on September 18, 2015 to review the conditions of approval
- B. The Administrative Amendment request to the Capstone Site Development Plan for Subdivision shall be approved prior to DRB review of the Site Development Plan for Building Permit for the proposed healthcare clinic**
 - a. The Administrative Amendment for the Capstone Site Development Plan for Subdivision was submitted September 17, 2015.
- C. The signature block located at the top right hand corner of sheet SDP 1.1 shall be amended to reflect the correct project number of “1009090” and “DRB” will need to be changed to “EPC”.**
 - a. The signature block has been amended accordingly.

D. The Site Development Plan for Building Permit shall be amended to reflect the 16' light pole height restriction per section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code.

- a. The site plan has been updated to reflect the light pole limitation with the spacing revised accordingly

E. The Landscaping Plan shall be amended to indicate whether the proposed plants and species listed on the Plant Legend on sheet SDP 2.1 will be low, medium or high water plants.

- a. The Landscaping Plan has been amended to include this information

F. The Landscaping Calculations section of the Landscaping Plan on sheet SDP 2.1 shall be amended to quantify the total amount of live vegetative coverage to demonstrate that the landscaping plan meets the 75% live ground coverage requirements of the Zoning Code.

- a. The Landscaping Plan has been amended to include this information

G. The final design of the proposed emergency access drive from the subject site to Mulberry St. (included as Keyed Note 40 on sheet SDP 1.1) shall be reviewed and approved by the Fire Department/Fire Marshal prior to DRB review of the Site Development Plan for Building Permit for the proposed healthcare clinic.

- a. D/P/S met with the Fire Marshal's office on 9/17/2015 to review this item. Fire Marshal comments have been integrated into the design. There were a few changes made to the drive radii which resulted in a few parking spaces being lost.

H. Conditions of approval from the Albuquerque Environmental Health Department

The applicant shall submit site specific plans for the following prior to DRB review of the site development Plan for Building Permit for the proposed healthcare clinic:

- **A landfill gas mitigation plan that should include at a minimum removal of landfill material (which would require an approved excavation plan from the State's Solid Waste Bureau);**
- **A landfill gas engineer certification determining of the landfill gases exists on the property and whether there is a potential for migration of such gases to impact the property in the future; and**
- **If landfill gases are present or there's a potential for the property to be impacted in the future, plans must be submitted for approval that include risk abatement measures.**
- **Certification of landfill material having been removed from this site is also required.**

- a. D/P/S met with the Fire Marshal's office on 9/17/2015 to review this item. Fire Marshal comments have been integrated into the design. There were a few changes made to the drive radii which resulted in a few parking spaces being lost.

I. Conditions of approval from the Traffic Engineering & Transportation Department:

- **Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required for the public sidewalk to the building entrances**
- **The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close**

to where an adjacent vehicle's tire would be placed (66-1-4.1.B NMSA 1978)

- Infrastructure improvements from the approved traffic impact study will be required.
 - Developer is responsible for the permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - a. Sidewalk has been extended at Mulberry entrance to complete pedestrian pathway; ADA access aisle detail includes "NO PARKING" lettering; the remainder of this comment is acknowledged and accepted.
- J. Conditions for Approval for Project #1009090 Site Development Plan for Building Permit (medical office building south of Gibson & east of I-25) 15EPC-40026:**
- It is the applicant's obligation to determine if the existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements
 - It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact: PNM Service Center, 4201 Edith Blvd. NE, Albuquerque, NM 87107, Phone (505-241-3425)
 - Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are allowed 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications
 - a. Comment acknowledged and accepted.

Sincerely,

Dekker/Perich/Sabatini Ltd.

Max Parrill
Director