



Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque, Planning
600 Plaza del Sol, 600 2nd NW, Albuquerque, NM 87102
PO box 1293, Albuquerque, NM 87103
Telephone: (505) 924-3860

March 1, 2017

RE: PASEO MARKETPLACE - SEC OF PASEO DEL NORTE AND SAN PEDRO DRB SUBMITTAL FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT #10106752

Mr. Cloud,

Modulus Architects, herein referred to as "Agent" will be representing Palomas Equities, LLC., herein referred to as "Client" and property owner. On behalf of our "Client", we are requesting approval from the Development Review Board on the Site Development Plan for Subdivision and Site Development Plan for Building Permit submitted for your consideration.

The subject property is located at the South East Corner of Paseo del Norte Blvd and San Pedro Drive. The site is approximately 6.725 acres and is currently six parcels legally described as follows: – LOT 5-A, BLOCK 11, PLAT OF LOT 5-A, BLOCK 11, NORTH ALBUQUERQUE ACRES, TRACT A, 032011 TRACT A, 031011 TRACT A, 030011 TRACT, 029011TRACT A, 02811 TRACT A, LOCATED ON SEC OF PASEO DEL NORTE NE AND SAN PEDRO DRIVE NE BETWEEN PASEO DEL NORTE NE, SAN PEDRO DRIVE NE AND PALOMAS AVENUE NE zone map D-18.

The subject site is governed by the North I-25 Sector Development Plan which states that "All Site Development Plans must be approved by the Development Review Board (DRB)". The site is zoned SU-2 RC (Regional Commercial) which allows for uses permissive in the O-1, C-1 and C-2 zoning code. Our request is to allow for the development of approximately 64,121 square feet of commercial space for retail/grocery and restaurant users in keeping with the preferred development and permissive uses for a regional commercial parcel. This land use district provides area for large, pedestrian-oriented retail centers that provide everyday goods and services for a number of neighborhoods. Regional Commercial land uses are intended for activity along an arterial roadway.

Our proposed plan includes development and uses that are in conformance with the requirements of O-1, C-1 and C-2 zones in the City Zoning Code as well as adhering to the design regulations appropriate to

this land use classification as identified in the North I-25 Sector Plan. The site and building design have been done to further the design regulation policies. We have placed great emphasis on the orientation of uses on the site, the arrangement of pedestrian and vehicular circulation the organization of the buildings and landscape design. The buildings are placed strategically to maintain key views as they are seen from the public right-of-way. The pedestrian connectivity within the site is a coordinated system including connections from parking areas to buildings. The pedestrian surfaces are distinguished through the use of special materials.

the architecture style of the buildings are appropriate in scale and proportion to the facades and are designed to provide interest and variety. Each building is designed in such a way as to identify a clear sense of entry.

In addition to the Site Plan, Building Elevations and Landscaping Design, we have provided the required Grading & Drainage Plan and Site Utility Plan both of which meet the standards set forth in the City of Albuquerque DPM. Additionally provided for your review in consideration of this request is a Traffic Impact Study dated May 2015 and updated on February 27, 2017 done by Terry Brown. This study found that no adverse impact to the adjacent transportation system would occur if certain recommendations were followed.

We have provided a comprehensive submittal for your review and approval. Should you have any questions or wish to discuss this project further, please do not hesitate to contact me at the following contact information: (505) 338.1499 or by email at: awilliamson@modulusarchitects.com.

Best regards,

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