



GREER STAFFORD/SJCF ARCHITECTURE, INC.
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Mr Jack Cloud
Development Review Board Chair
Plaza del Sol
Albuquerque, NM 87103

February 28, 2017

Reference: Final Sign-off for EPC Approved SDP for Building Permit
The New Los Altos Pool
COA Project Number: 5724.92 EPC: #1011048

Greetings Mr Cloud:

This letter is written to brief the Development Review Board on changes found within the DRB submittal, that differ from the approved EPC submittal. The below summary is tailored to the conditions of approval found in the Official Notification of Decision dated December 9, 2016.

Conditions:

1. We understand EPC has delegated approval authority to DRB, hereby submit this letter summarizing all changes made the EPC approved site plan, highlighting those modifications made to meet the EPC conditions of approval.
2. The A/E team has meet with the designated City Planner, Michael Voss, in preparation to this DRB submittal, and has received verbal confirmation all the conditions of approval have been met.
3. Update the Current Zoning listed Sheet 101 Overall Site Plan- New.
 - 3.1. Sheet 101: The current Zoning has been corrected to read: "Current Zoning: SU-1 for a Park, Garden Center and Recreational Facilities"
4. The solid waste refuse enclosure must meet with approval of the Solid Waste Dept- Refuse Div.
 - 4.1. Sheet 101.1 Site Plan: The solid waste enclosure location and design were updated and subsequently approved by the Solid Waste Management Department, the submittal bears the approval signature.
5. Provide (4) minimum Motorcycle parking spaces.
 - 5.1. Sheet 101.1 Site Plan. This site plan design was modified from that approved by the EPC to incorporate a fire apparatus access lane that meets current Fire Code. After EPC approval, the A/E team discovered this existing code violation, and have since taken steps to correct the violation via the re-design shown in this DRB 101.1 Site Plan submittal. In the re-design, some existing parking stalls were compromised to achieve the proper turning radii. These stalls were then added back into the project as new parking. New, approved fire access lanes are now shown on the north, east, and south of the facility.
 - 5.2. (6) Motorcycle stalls are now shown at south end of East Parking Lot.
6. Sheet 101.1 Site Plan- Update parking calculations and associated notes.
 - 6.1. General Note 3. This note was replaced to state "This project brings the parking stall counts into compliance by re-striping and adding new parking- reference parking calculations this sheet."
 - 6.2. Parking Calculations: Los Altos Pool. These parking calculations were updated to show total compliance, to summarize those parking stalls graphically illustrated in the Site Plan 101.1.

Standard Parking Spaces:	current provided: 110; required: 22,000/200 = 110.
Current Motorcycle Parking:	current provided: 6; required: 4
Current Bicycle Parking:	current provided: 6; required: 6



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7. Landscape plan and related calculations shall include the parking lot north of the facility.
 - 7.1. Sheets 102, 102.01: The landscaping calculations in these sheets were updated to include the parking area north of the pool buildings, the updated calculations are shown in the updated sheets. One new tree was added to the grassy area adjacent to the north lot as a consequence.
 - 7.2. The landscaping layouts were updated to accommodate the new fire lanes introduced in Site Plan Sheet A101.1
8. A note shall be added to the plans indicating future signage and signage changes must comply with C-2 Zone.
 - 8.1. Sheet 101.1 General Note 5: This note was added to state: "Any future signage of changes to signage must be in compliance with the sign regulations of the C-2 Zone."
9. Conditions of Approval from Transportation Development.
 - 9.1. We acknowledge this project is responsible for permanent improvements to the transportation facilities adjacent to the development area, as established by the DRB.
 - 9.2. We certify the Site Plan shall comply with all COA requirements, including the Development Process Manual, and current ADA regulations.
10. Conditions of Approval from Public Service Company of New Mexico:
 - 10.1. We acknowledge the A/E obligation to determine if existing easements or rights-of-way are located on/adjacent to the development, and agree to abide by any conditions or terms of those easements.
 - 10.2. We acknowledge the design of transformer screening and landscape vegetation will provide the 10' clearances to front; 5-6' clearances to remaining 3 sides.
11. We certify the Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Remaining Drawing Modifications follow:

Sheet A103 Grading and Drainage Plan

1. This sheet was updated to accommodate the new fire lanes introduced in Site Plan Sheet A101.1.

Sheet A104 Utility Plan

1. This sheet was updated to accommodate the new fire lanes introduced in Site Plan Sheet A101.1.

Sheet FMSP Fire One Plan

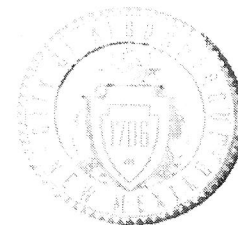
1. This sheet was created and submitted to receive approval from the COA Fire Marshal's office. The fire apparatus lanes, access around the facility, FDC and new fire hydrant were approved as shown graphically upon this sheet and represented by the approval stamp dated 02.02.17.

This completes our summary of those changes shown in the DRB submittal, that differ from the approved EPC submittal.

Sincerely,

Michael Heitman, AIA
Vice President

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

December 9, 2016

Parks & Recreation Dept. COA
Attn: Christina Sandoval
P.O. Box 1293
Albuquerque, NM 87103

Project# 1011048
16EPC-40066 Amended Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 4, Municipal Addition No. 2, zoned SU-1 for a Park, Garden Center and Recreational Facilities, located on Lomas Blvd. NE between Eubank Blvd. NE and Interstate-40, containing approximately 34.5 acres. (K-20)
Staff Planner: Michael Vos

PO Box 1293

On December 8, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project 1011048/16EPC-40066 Amended Site Development Plan for Building Permit, based on the following findings and subject to the following conditions:

FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for a site development plan for building permit amendment for Tract 4, Municipal Addition No. 2 located on Lomas Boulevard NE between Eubank Boulevard NE and Interstate 40 and containing approximately 34.5 acres.
2. The subject site was zoned SU-1 for a Park, Garden Center and Recreational Facilities on December 15, 1988 (Z-81-118-3).
3. A site development plan covering the existing site and uses, as well as a proposed batting cage expansion, was submitted and approved by the EPC on February 16, 1989 (Z-81-118-4). The current request is to amend the previously approved site development plan.
4. The applicant is proposing a new pool building of approximately 17,665 square feet to replace existing pool building.
5. The existing and requested park and pool uses are permissive under the current zoning of the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan.

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8. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

- a. Policy II.B.1.i: The design of parks and other open areas shall incorporate the following criteria:
- Multi-functional use of resources and compatible facilities.
 - Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
 - Integration into residential design for easy accessibility and orientation to encourage use.
 - Lighting, site design, or other methods to minimize vandalism.
 - Connections between other Open Space network areas and public facilities.

The reconstructed pool building maintains its location at Los Altos Park, as part of an existing multi-functional use of space and resources that includes the pool, sports fields, tennis courts, and a skate park. The site is well landscaped and is accessible by a multi-use pathway that connects over Interstate 40 to the Los Altos Golf Course and the I-40 Multi-Use Trail. The request furthers Policy II.B.1.i.

- b. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed new pool building is being placed on the footprint of the existing pool and retains the existing bath house within its design. The site design respects existing values by retaining existing access and parking, improving the overall landscaping around the facilities, and maintaining existing developed drainage flows. The request furthers Policy II.B.5.d.

- c. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand the existing pool facilities at a City park in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building, as well as its location toward the rear of a large site, is appropriate in order to preserve the integrity of the existing neighborhood. Policy II.B.5.e is furthered by this request.

9. Representatives from the Princess Jeanne Neighborhood Association and East Gateway Coalition as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany th

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- submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
 3. The current zoning designation on the overall site sheet 101 shall be updated to reflect the actual zoning of SU-1 for a Park, Garden Center and Recreational Facilities.
 4. The proposed solid waste enclosure shall meet the minimum specifications, comply with comments, and have its location approved by the Solid Waste Department – Refuse Division.
 5. Four motorcycle parking spaces, as required by the Zoning Code, shall be accommodated within the parking areas of the subject site.
 6. Parking calculations and related notes shall be updated to reflect the actual number of spaces available on the subject site taking into consideration the potential conversion of two spaces to accommodate the required motorcycle parking.
 7. The landscape plan and related calculations shall be updated to include the parking area to the north of the pool facilities, and any deficiencies with regard to parking lot trees that may exist be corrected.
 8. A note shall be added to the plans indicating any future signage or changes to signage must be in compliance with the sign regulations of the C-2 zone.
 9. Conditions of Approval from Transportation Development:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 10. Conditions of Approval from Public Service Company of New Mexico:
 - a. It is the applicant's obligation to determine if 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.
 - b. 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 to allow 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.
 11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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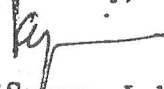
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 27, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


Suzanne Lubar
Planning Director

SL/MV

cc: Parks & Recreation Dept. COA, Attn: Christina Sandoval, P.O. Box 1293, ABQ, NM 87103
Michael Heitman, AIA, 1717 Louisiana Blvd NE, ABQ, NM 87110
Princess Jeanne N.A. (PSJ) "R", Andrew Baughman, 11112 Constitution Ave. NE, Albuquerque, NM 87112
Princess Jeanne N.A. (PSJ) "R", Carolyn DeVore-Parks, 10904 Love Ave. NE, Albuquerque, NM 87112
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, Albuquerque, NM 87123
East Gateway Coalition, James Andrews, 13121 Nandina Ln. SE, Albuquerque, NM 87123