



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>Daniel Chavez</b>		Phone: <b>505 379-7686</b>
Address: <b>4720 Alexander Blvd NE</b>		Email:
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87107</b>
Professional/Agent (if any): <b>Scott Anderson</b>		Phone: <b>505 401 7575</b>
Address: <b>4419 4th St NW Ste B</b>		Email: <b>scott@scaarchitects.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87107</b>
Proprietary Interest in Site:		List all owners:

### BRIEF DESCRIPTION OF REQUEST

**Increased parking calcs.**

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>11A1</b>	Block:	Unit:
Subdivision/Addition: <b>Renaissance Center 2</b>	MRGCD Map No.:	UPC Code: <b>101606117014230120</b>
Zone Atlas Page(s): <b>F16</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning: <b>NR-BP</b>
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>4720 Alexander</b>	Between:	and:
--	----------	------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

**PR 2021-005740 SI 2021-001051**

Signature:	Date: <b>10/5/2022</b>
Printed Name: <b>Scott Anderson</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #



# FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

## ☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

## ☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

## ☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Plan, with changes circled and noted
- ☒ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Development Plan, with changes circled and noted
- ☐ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired


## ☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

## ☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:   
Printed Name: **Scott Anderson**

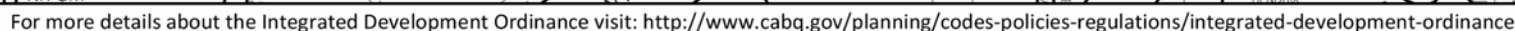
Date: **10/18/2022**  
☐ Applicant or ☒ Agent

### FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	







October 11, 2022

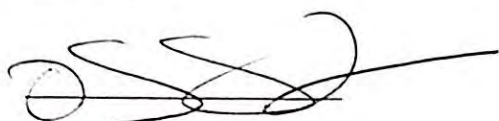
City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Revel Entertainment with regards to a site plan Administrative Amendment for building permit for 4720 Alexander Blvd NE.

If you have any questions or need additional information, please feel free to contact me at 505 440-6443.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Chavez', with a long horizontal line extending to the right.

Daniel Chavez



**SCOTT C. ANDERSON**  
& associates architects  
4419 4th st nw, suite b  
albuquerque, nm 87107  
scott@scaarchitects.com  
505.401.7575

October 18, 2022

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: 4720 Alexander Blvd NE Minor Amendment to Site Plan per 6-4(Y)(2) of the IDO

Dear Chairperson Wolfley:

Scott Anderson agent for Revel requests approval of a Minor Amendment to Site Plan per 6-4(Y)(2) of the IDO to PR-2021-005740 for the above referenced site.

#### Site location and history

The project site is located on Alexander Blvd NE. The site is bordered on the north by the elevated roadway of Montano Blvd to the east of Top Golf and on the south by a strip mall. All adjoining properties are zoned NR-BP. This is an existing structure has already been re-purposed from a big box retail store to an entertainment center. The property currently houses a mix of restaurants, performance space and sports bar. The proposed change is to increase the amount of parking associated with the property so that the occupant load of the structure can increase. In addition to changing the occupant load the existing Storage use will convert to Event Space use.

The architectural modifications to the structure approved under PR-2021-005740 have been completed and approved by the City of Albuquerque. The property is currently on a temporary Certificate of Occupancy until the increase in allocated parking requested under this application is approved.

The project has been approved by Renaissance Center.

#### Site Orientation and Pedestrian Circulation

The front of the building faces Alexander Blvd and remains unchanged. Pedestrian accessibility will be available to all adjacent public streets. Vehicular access to the site will be from the west, and south of the site.

#### Traffic Impact and On-Site Parking

The proposed site plan meets the parking required for the proposed structure with the current on-site parking configuration and new traffic signage. Alan Varela, Planning Director for the City of Albuquerque has approved a rideshare pilot program for this site to increase the accounted parking to 774 spaces (reference attached). Additionally the leased off-site parking is being included in this amendment.

#### Site Work

Aside from the addition of new traffic signage the existing site traffic, drainage and landscaping remain the same as approved under PR-2021-005740.

#### Summary

We are requesting approval of the proposed Minor Amendment to DRB Site Plan PE-2021-005740. The proposed project furthers numerous policies of applicable plans and provides for an increase in services and employment opportunities for area residents. The



**SCOTT C. ANDERSON**  
& associates architects  
4419 4th st nw, suite b  
albuquerque, nm 87107  
scott@scaarchitects.com  
505.401.7575

proposed plan amendment is consistent with the spirit and intent of the ABC Comp, Plan. The proposed changes comply with the IDO. The proposed plan amendment promotes the efficient use of public facilities by providing services within the city's core and does not require expansion of public utilities and infrastructure. The plan amendment promotes health, safety and general welfare by redeveloping a structure that was vacant for years into a vibrant community space that promotes the arts and quality of life.

If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,



Scott C. Anderson AIA

August 12, 2021

Mr. Scott Anderson  
Scott Anderson AIA Architects  
7604 Rio Penasco NW, Suite 204  
Albuquerque, NM 87120

**RE: 4720 ALEXANDER BLVD NE  
RENAISSANCE CENTER**

Dear Mr. Anderson;

The Architectural Review Board for the Renaissance Master Plan have reviewed and take no exception for the proposed remodel of the existing building located at 4720 Alexander Blvd NE, situated on Tract 11, known as Revel Entertainment.

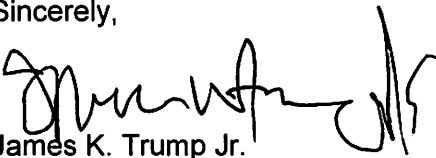
Key items reviewed that are in compliance with the Master Plan are;

1. Remodel includes the building of a loft space, increasing a section of the existing building height by 15'.
2. Allowable height per Renaissance Center Master Plan is 2 stories, per Exhibit J Sector Table. This loft would be immediately above the 1<sup>st</sup> story use and thus be considered a second story.
3. Changes to the building will not result in exceeding allowable FAR as referenced in Exhibit J.

Further, in reviewing applicable City of Albuquerque IDO regulations, the use and additional heights are conforming and permissive with all city requirements. Furthermore no special permissions or approvals are needed outside of standard permitting. It is not expected that the Renaissance Board would have any required approvals for this particular change to the building.

If you have any questions or need additional information please contact Ronald R. Bohannon at 505-858-3100.

Sincerely,



James K. Trump Jr.

cc: Ronald R. Bohannon

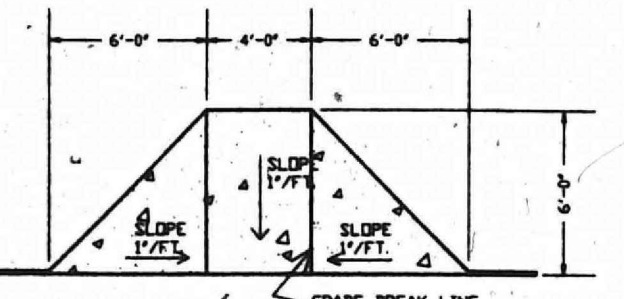
JN:4000



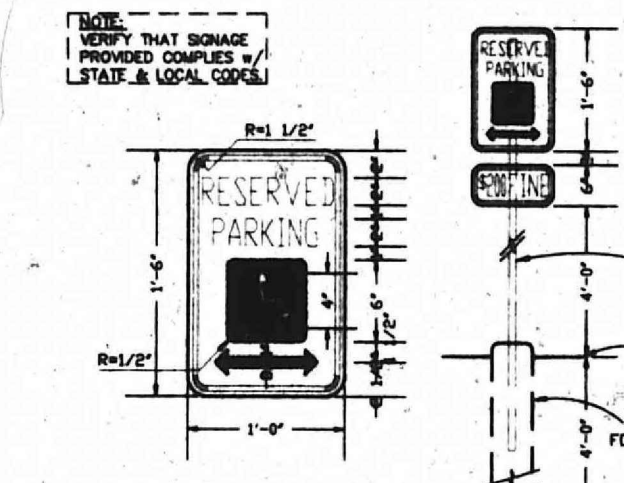


GART SPORTS

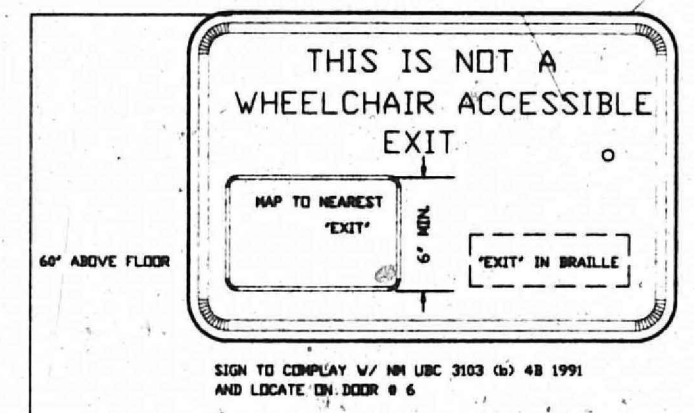
BUILDING AREA 45,968sf (232' X 194')  
NET LEASABLE AREA 43,200SF  
TOTAL PARKING ON SITE 216 SPACES  
TOTAL PARKING REQUIRED AT 5/1000sf 216 SPACES  
HC DP PARKING REQD. 8 SPACES  
HC DP PARKING PROVIDED 8 SPACES  
BUILDING USE RETAIL SALES



2 TYPICAL HANDICAP RAMP  
NTS



3 HANDICAP SIGN  
NTS

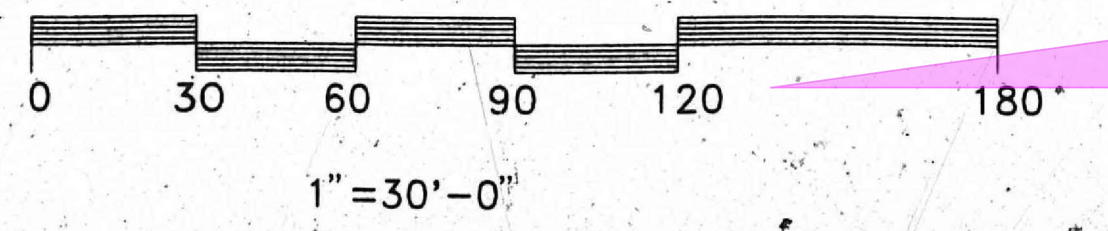
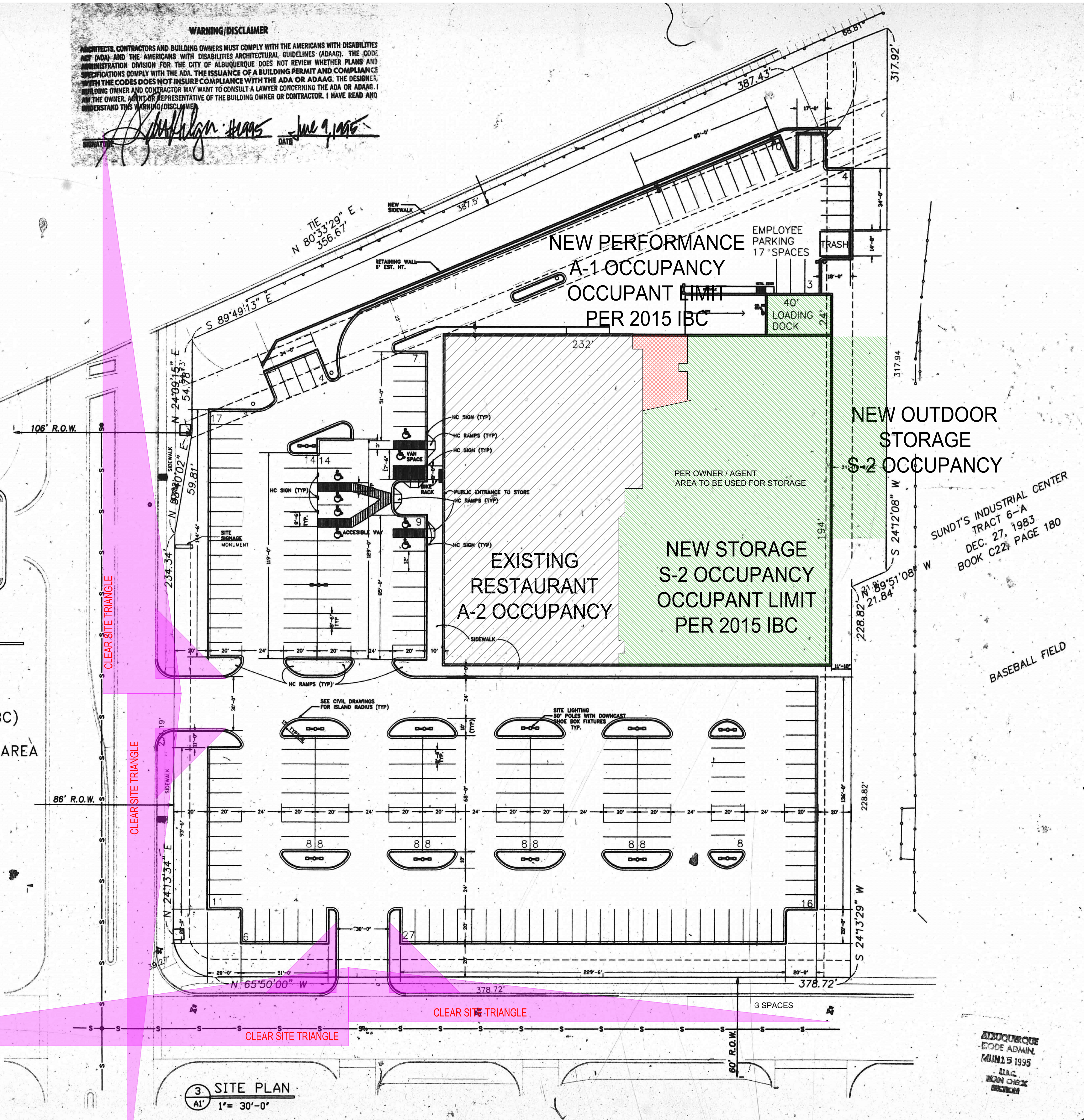


4 SIGN  
NTS

CODE DESIGN DATA

OCCUPANCY GROUP B2 (91 UBC) M (94 UBC)  
TYPE OF CONSTRUCTION TYPE IIN (SPRINKLERED)  
FLOOR AREA 45,968 SF GROSS FLOOR AREA  
OCCUPANT LOAD 1,219.5  
SEISMIC ZONE 2B  
CONCRETE STRENGTH 4000 PSI, 3000 PSI  
STRESS VALUES:  
LUMBER NA  
STEEL SEE SHEET S1  
WIND DESIGN LOAD 75 MPH  
ROOF DESIGN LOAD LIVE = 20 PSF  
FLOOR DESIGN LOAD NA  
CORRIDOR DESIGN LOAD NA

WARNING/DISCLAIMER  
ARCHITECTS, CONTRACTORS AND BUILDING OWNERS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE AMERICANS WITH DISABILITIES ARCHITECTURAL GUIDELINES (ADAAG). THE CODE ADMINISTRATION DIVISION FOR THE CITY OF ALBUQUERQUE DOES NOT REVIEW WHETHER PLANS AND SPECIFICATIONS COMPLY WITH THE ADA. THE ISSUANCE OF A BUILDING PERMIT AND COMPLIANCE WITH THE CODES DOES NOT INSURE COMPLIANCE WITH THE ADA OR ADAAG. THE DESIGNER, BUILDING OWNER AND CONTRACTOR MAY WANT TO CONSULT A LAWYER CONCERNING THE ADA OR ADAAG. I, THE OWNER, HAVE BEEN REPRESENTED BY THE BUILDING OWNER OR CONTRACTOR. I HAVE READ AND UNDERSTAND THIS WARNING/DISCLAIMER.  
DATE: June 9, 2021



3 SITE PLAN  
1" = 30'-0"

PORTFOLIO  
DESIGN SERVICES INC.  
ARCHITECTS  
205 E. ROSELAND, 4TH FL. SUITE 400  
ALBUQUERQUE, NM 87102  
(505) 488-8100

GART SPORTS  
ALBUQUERQUE, NEW MEXICO

DATE: 12/13/24  
SCALE: 1"=30'-0"  
CHECKED BY: J. J. JIMENEZ  
TITL: SITE PLAN

REGISTERED ARCHITECT  
A. PETER HILGER #2095

REVISIONS  
DATE: 12/13/24  
BY: J. J. JIMENEZ  
REASON: PER 11/19/2021

SHEET:  
A1

PROJECT NUMBER: PR-2021-005740 APPLICATION NUMBER: SI-2021-01051	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is and Infrastructure List required ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<u>Jeanne Wolfenbarger</u> Traffic Engineer, Transportation Division	Nov 23, 2021
<u>Blaine Carter</u> Water Utility Department	Nov 24, 2021
<u>Chaf Ramirez</u> Parks & Recreation Department	Nov 29, 2021
<u>Ernest Amigo</u> City Engineer	Nov 23, 2021
N/A	
Environmental Health	
See Sheet 4	
Solid Waste Management	
<u>Robert Webb</u> Code Enforcement	Nov 23, 2021
Albuquerque Metropolitan Flood Control Authority	
<u>Maggie Gault</u> DRB Chairperson, Planning Department	Nov 23, 2021
Environmental Health, if necessary	

NOTE: ANY INCREASE OR CHANGE IN USE SHALL REQUIRE AN AMENDMENT TO THE SITE PLAN IN ORDER TO CHANGE FROM STORAGE USE TO AUDITORIUM USE

PARKING:  
RESTAURANT & BAR: 21,356 SF X 0.008 = 170 PARKING SPACES  
OUTDOOR PATIO (STORAGE): 3,217 SF X 0 = 0 PARKING SPACES  
AUDITORIUM 15 OCCUPANTS (PER IBC) X 1 SPACE PER 4 OCCUPANTS = 4 PARKING SPACES  
OFFICE 1,900 SF X 0.0035 = 7 PARKING SPACES  
STORAGE = 0 SPACES  
PARKING SPACES REQUIRED = 181 SPACES  
PARKING PROVIDED: 224 SP ON SITE + 3 SP AT STREET = 227 SPACES  
HC PARKING = 7 SPACES, 2 VAN ACCESSIBLE  
5 MOTORCYCLE SPACES REQUIRED  
7 BICYCLE SPACES REQUIRED  
UPC: 101606117014230120  
LEGAL: 11A1 RENAISSANCE CENTER 2  
ZONING: NR-BP  
ZONE ATLAS PAGE: F16

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS  
4419 4th St. NW, Suite B  
Albuquerque, NM 87110  
scott@scottcanderson.com  
505.401.7575

EVENT SPACE & OFFICE BUILD-OUT  
4720 ALEXANDER BLVD NE  
ALBUQUERQUE NM, 87107

DRAWING TITLE  
EXISTING SITE PLAN FOR REFERENCE

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE	11/19/2021

EXISTING SITE PLAN FOR REFERENCE THIS IS A TI, NO SITE WORK AS PART OF THIS PERMIT

SCALE: 1" = 30'-0"













# PR-2021-005740\_SI-2021-001051\_Site\_Plan\_Amendment\_Approved\_11-17-21

Final Audit Report

2021-11-29

Created:	2021-11-23
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO5K7vfZ_LPCO-xmFoYfr5Gkedxe3YZyW

## "PR-2021-005740\_SI-2021-001051\_Site\_Plan\_Amendment\_Approved\_11-17-21" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2021-11-23 - 7:52:23 PM GMT- IP address: 174.56.105.21
-  Document emailed to Maggie Gould (mgould@cabq.gov) for signature  
2021-11-23 - 7:58:01 PM GMT
-  Document emailed to Robert Webb (rwebb@cabq.gov) for signature  
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature  
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature  
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature  
2021-11-23 - 7:58:02 PM GMT
-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature  
2021-11-23 - 7:58:03 PM GMT
-  Email viewed by Robert Webb (rwebb@cabq.gov)  
2021-11-23 - 7:59:40 PM GMT- IP address: 143.120.132.114
-  Document e-signed by Robert Webb (rwebb@cabq.gov)  
Signature Date: 2021-11-23 - 7:59:55 PM GMT - Time Source: server- IP address: 143.120.132.114
-  Email viewed by Ernest Armijo (earmijo@cabq.gov)  
2021-11-23 - 8:20:00 PM GMT- IP address: 143.120.132.57





Document e-signed by Ernest Armijo (earmijo@cabq.gov)

Signature Date: 2021-11-23 - 8:20:26 PM GMT - Time Source: server- IP address: 143.120.132.57



Email viewed by Maggie Gould (mgould@cabq.gov)

2021-11-23 - 8:23:08 PM GMT- IP address: 143.120.132.84



Document e-signed by Maggie Gould (mgould@cabq.gov)

Signature Date: 2021-11-23 - 8:25:29 PM GMT - Time Source: server- IP address: 143.120.132.84



Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

2021-11-23 - 9:55:54 PM GMT- IP address: 73.242.176.142



Document e-signed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Signature Date: 2021-11-23 - 9:57:56 PM GMT - Time Source: server- IP address: 73.242.176.142



Email viewed by Blaine Carter (bcarter@abcwua.org)

2021-11-24 - 1:41:26 PM GMT- IP address: 67.0.52.250



Document e-signed by Blaine Carter (bcarter@abcwua.org)

Signature Date: 2021-11-24 - 3:22:00 PM GMT - Time Source: server- IP address: 142.202.67.2



Email viewed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

2021-11-29 - 4:22:54 PM GMT- IP address: 143.120.170.57



Document e-signed by Cheryl Somerfeldt (csomerfeldt@cabq.gov)

Signature Date: 2021-11-29 - 4:23:18 PM GMT - Time Source: server- IP address: 143.120.170.57



Agreement completed.

2021-11-29 - 4:23:18 PM GMT



**Adobe Sign**





Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

---

## RE: Revel

1 message

---

**Metzgar, Angelo D.** <[ametzgar@cabq.gov](mailto:ametzgar@cabq.gov)>  
To: Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

Mon, Oct 3, 2022 at 2:03 PM

Good afternoon,

Please see the attached. I am available to discuss further. Thank you.

Sincerely,



**ANGELO D. METZGAR**

code compliance manager

o 505.924.3301

e [ametzgar@cabq.gov](mailto:ametzgar@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

**From:** Scott Anderson <[scott@scaarchitects.com](mailto:scott@scaarchitects.com)>

**Sent:** Monday, October 3, 2022 9:14 AM

**To:** Metzgar, Angelo D. <[ametzgar@cabq.gov](mailto:ametzgar@cabq.gov)>

**Subject:** Revel

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Angelo,

I am checking in on the Revel AA to see if there is anything you need from me.



Thank you

Scott

--



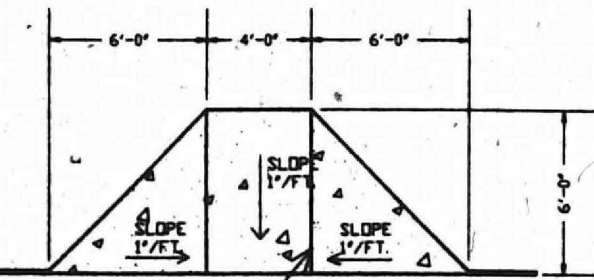
**Revel Signed.pdf**

1355K

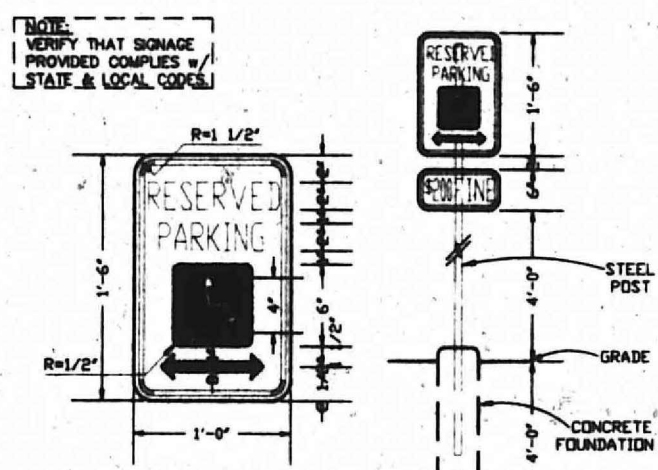


GART SPORTS

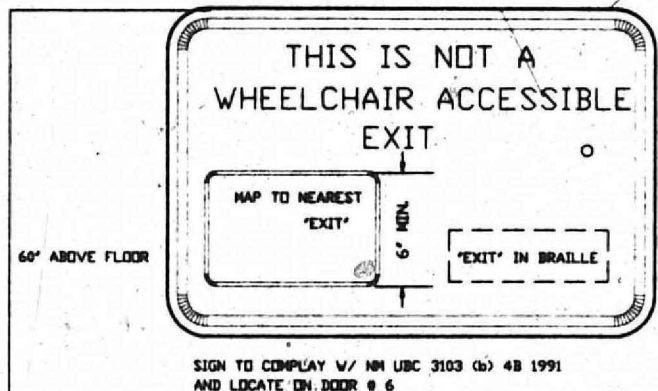
BUILDING AREA 45,968sf (232' X 194')  
NET LEASABLE AREA 43,200SF  
TOTAL PARKING ON SITE 216 SPACES  
TOTAL PARKING REQUIRED AT 5/1000sf 216 SPACES  
HCDP PARKING REQD. 8 SPACES  
HCDP PARKING PROVIDED 8 SPACES  
BUILDING USE RETAIL SALES



2 TYPICAL HANDICAP RAMP  
NTS



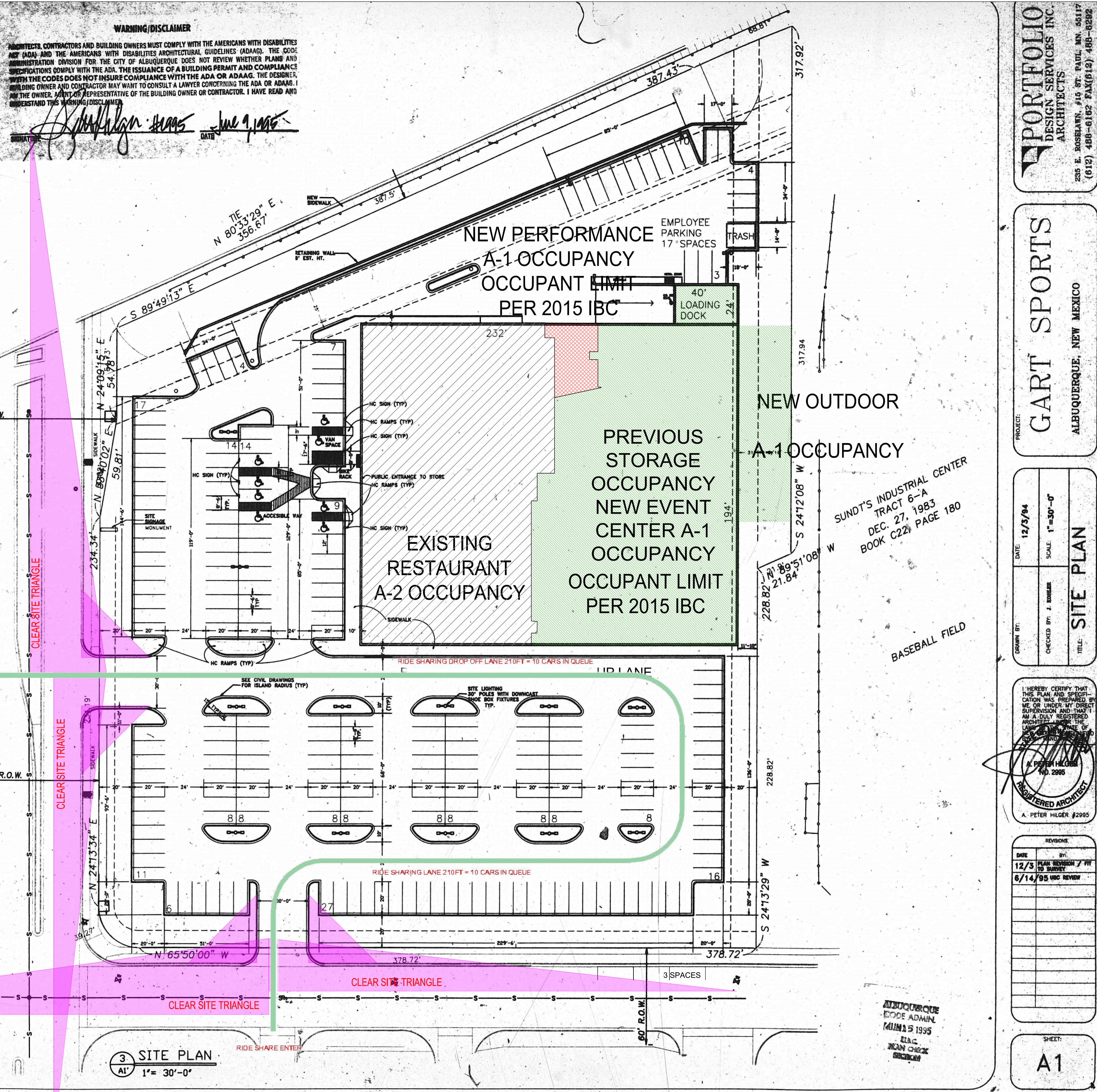
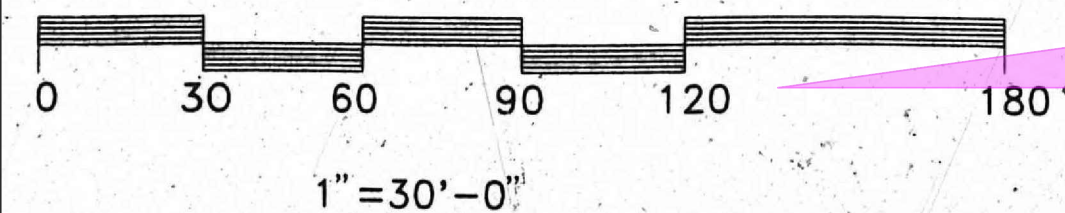
3 HANDICAP SIGN  
NTS



4 SIGN  
NTS

CODE DESIGN DATA

OCCUPANCY GROUP B2 (91 UBC) M (94 UBC)  
TYPE OF CONSTRUCTION TYPE IIN (SPRINKLERED)  
FLOOR AREA 45,968 SF GROSS FLOOR AREA  
OCCUPANT LOAD 1,219.5  
SEISMIC ZONE 2B  
CONCRETE STRENGTH 4000 PSI, 3000 PSI  
STRESS VALUES:  
LUMBER NA  
STEEL SEE SHEET S1  
WIND DESIGN LOAD 75 MPH  
ROOF DESIGN LOAD LIVE = 20 PSF  
FLOOR DESIGN LOAD NA  
CORRIDOR DESIGN LOAD NA



PORTFOLIO  
DESIGN SERVICES INC.  
ARCHITECTS  
205 E. ROSELAND, 4th FL. SUITE 400, ALBUQUERQUE, NM 87102  
(505) 480-0100 FAX (505) 480-0202

PROJECT: GART SPORTS  
ALBUQUERQUE, NEW MEXICO

DATE: 12/3/24  
SCALE: 1"=30'-0"  
CHECKED BY: J. J. JENSEN  
TITLED: SITE PLAN

REGISTERED ARCHITECT  
A. PETER HILGER #2095

REVISIONS  
DATE: 12/3/24 BY: J. J. JENSEN / P.H. HILGER  
6/14/25 UBC REVIEW

SHEET: A1

PROJECT NUMBER: PR-2021-005740 APPLICATION NUMBER: SI-2021-01051	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is and Infrastructure List required ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<u>Jeanne Wolfenbarger</u> Professional Engineer, Transportation Division	Date Nov 23, 2021
<u>Blaine Carter</u> Water Utility Department	Date Nov 24, 2021
<u>Chapman</u> Parks & Recreation Department	Date Nov 29, 2021
<u>Ernest Arriaga</u> City Engineer	Date Nov 23, 2021
N/A	
See Sheet 4	
Solid Waste Management	
<u>Robert Webb</u> Code Enforcement	Date Nov 23, 2021
Albuquerque Metropolitan Flood Control Authority	
<u>Maggie Gould</u> DRB Chairperson, Planning Department	Date Nov 23, 2021
Environmental Health, if necessary	

NOTE: ANY INCREASE OR CHANGE IN USE SHALL REQUIRE AN AMENDMENT TO THE SITE PLAN IN ORDER TO CHANGE FROM STORAGE USE TO AUDITORIUM USE

PARKING:  
RESTAURANT & BAR: 21,356 SF X 0.008 = 172 PARKING SPACES  
OFFICE 1,900 SF X 0.0035 = 6 PARKING SPACES  
AUDITORIUM 29,337 SF, 2,000 OCCUPANTS (PER IBC) X 0.333 = 666 PARKING SPACES  
PARKING SPACES REQUIRED = 844 SPACES  
PARKING PROVIDED: 227 SP ON SITE + 3 SP AT STREET = 230 SPACES  
HC PARKING = 7 SPACES, 2 VAN ACCESSIBLE, 12 PROVIDED  
5 MOTORCYCLE SPACES REQUIRED  
7 BICYCLE SPACES REQUIRED  
SHARED PARKING AGREEMENT = 325 SPACES  
TOTAL PARKING PROVIDED = 555 SPACES  
61 DESIGNATED CAR POOL SPACES = 183 SPACES  
RIDE SHARE 26 VEHICLE QUEUE = 26 SPACES  
TOTAL PARKING PROVIDED = 774 SPACES  
UPC: 101608117014230120  
LEGAL: 11A1 RENAISSANCE CENTER 2  
ZONING: NR-BP  
ZONE ATLAS PAGE: F16

SCOTT C. ANDERSON  
& associates architects  
4419 4th St. NW, Suite B  
Albuquerque, NM 87107  
scott@scottcanderson.com  
505.401.7575

EVENT SPACE & OFFICE BUILD-OUT  
4720 ALEXANDER BLVD NE  
ALBUQUERQUE NM, 87107

DRAWING TITLE  
**EXISTING SITE PLAN FOR REFERENCE**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	<b>A-100</b>
DATE	10/01/2022

SCOTT C. ANDERSON  
No. 4341  
10/01/2022  
REGISTERED ARCHITECT

EXISTING SITE PLAN FOR REFERENCE THIS IS A TI, NO SITE WORK AS PART OF THIS PERMIT

SCALE: 1" = 30'-0"



## REVEL RIDE PROPOSAL

### **Purpose:**

The intention of Revel Ride is to offer an Uber credit to concert goers so they have the most convenient access to our venue because riders will be dropped at our front door and not have to look for parking. This incentive will also help keep our patrons and community safe by preventing drunk driving.

### **How it works:**

- Revel has created a business account with Uber which allows us to create separate vouchers for each special event we host. We have come up with a formula based on expected attendance (ticket sales), so we know how many vouchers we need to generate.
- Vouchers will be available in advance on a first come first serve basis. The day before the event our ticket company will send out an email blast with a voucher code to everyone that has purchased a ticket, then patrons will simply have to enter the code into their app for use on event day.
- There will be a designated pick up/ drop off lane for riders which will allow them to be dropped off at our front door and reserved spots for drivers to use. (See Exhibit A)
- Uber has setting controls which will allow Revel to manage when the voucher can be used and specify a pickup or drop off point so only Revel's patrons are able to take advantage of the voucher.
- Once the voucher window is closed we will be able to see how many riders used the code.  
Each event will have its own unique code, so we are able to track usage for each individual event.

We will encourage more patrons to take advantage of Revel Ride to increase usage over time by promoting the program on our social media channels and on our website.

 9/23/2022  
Scott Anderson, Agent

 9/29/22  
Planning Director, City of Albuquerque

✓ Approves a reduction  
to 774 spaces on a  
pilot basis based on  
anticipated UBER usage.







PARKING:

RESTAURANT & BAR:  $21,356 \text{ SF} \times 0.008 = 172 \text{ PARKING SPACES}$

OFFICE  $1,900 \text{ SF} \times 0.0035 = 6 \text{ PARKING SPACES}$

AUDITORIUM  $29,337 \text{ SF}, 2,000 \text{ OCCUPANTS (PER IBC)} \times 0.333 = 666 \text{ PARKING SPACES}$

PARKING SPACES REQUIRED = 844 SPACES

PARKING PROVIDED: 227 SP ON SITE + 3 SP AT STREET = 230 SPACES

HC PARKING = 7 SPACES, 2 VAN ACCESSIBLE, 12 PROVIDED

5 MOTORCYCLE SPACES REQUIRED

7 BICYCLE SPACES REQUIRED

SHARED PARKING AGREEMENT = 325 SPACES

TOTAL PARKING PROVIDED = 555 SPACES

61 DESIGNATED CAR POOL SPACES = 183 SPACES

RIDE SHARE 26 VEHICLE QUEUE = 26 SPACES

TOTAL PARKING PROVIDED = 774 SPACES

UPC: 101606117014230120

LEGAL: 11A1 RENAISSANCE CENTER 2

ZONING: NR-BP

ZONE ATLAS PAGE: F16

# Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. ***The project architect and landscape architect must complete the evaluation and sign the end of this form (fillable in Adobe Acrobat Reader).***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

## Design Considerations for Compliance with IDO Section 5-2 (D)

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.*

### Section A.

#### General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒



4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

5. Design should allow for natural ventilation as much as possible.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

#### Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

8. North facing windows are encouraged as they require little to no shading.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

9. Any west facing building entries and windows should mitigate solar effects.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

#### Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved

☐

Achieved in Part

☐

Evaluated Only

☒

15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

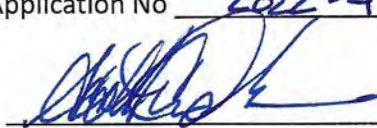
Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Achieved ☐ Achieved in Part ☐ Evaluated Only ☒

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project Ravel and Application No 2022-42927.



Signature of Project Architect/License No.

 4341

Signature of Project Landscape Architect/License No.