



December 5, 2019

Jolene Wolfley, DRB Chair, Planning Department
Development Review Board
600 Second Street, NW
Albuquerque, NM 87102

Development Review Board – City of Albuquerque

Re: Request for a Site Development Plan for Building Permit for the proposed new construction at 2500 12th Street

Dear Mrs. Wolfley:

As the authorized submitting agent for property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects requests your consideration for the approval of a Site Development Plan for the development of approximately 3.5 acres located at 2500 12th Street in Albuquerque. This submittal is a continuation of the previously approved developments DRB Cases No. 1000649 & PR2018-001470 constructed from 2015 through 2019. The property is on Tract 84 E, zoning map H-13-Z. The project proposes the development of approximately $\frac{3}{4}$ of the site with amenities including 200 parking spaces, trash enclosures, designated ride share drop off locations, landscaping, future designated art installation area, and three one-story retail structures totaling 21,000 square feet of restaurant/retail (identified as Buildings D, E, and F). The proposed structures (D, E, and F) will be constructed on the east and south edges of the proposed area of development.

This submittal is the second phase of a three-phase project located on the corner of 12th Street NW, Menaul Blvd NW, Eagle Way, and Turquoise Street. Included in the submittal is an approved clarification letter and area plan, stamped on 11/14, 2018, describing the three phases. This letter outlines and defines each location and the description of the area of work. Phase one is the previously approved 30,000 SF plaza at the corner of 12th and Turquoise (refer to previously approved DRB project PR2018-001470). The plaza is south of the proposed structures D & E and located on the corner of 12th Street NW and Turquoise Street. The future phase three will most likely consist of two or more structures on the north end of the development on the corner of 12th Street NW and Menaul Blvd. NW. The future phase three will be located at the corner of 12th and Menaul, where a new roundabout is planned by the City of Albuquerque. Coordination will be ongoing with the city and preliminary plans show a new curb edge along Menaul and northern edge of 12th street. There is no proposed construction at this corner at this time.

The proposed 21,000 square feet of restaurant/retail space will be owned and developed by the Indian Pueblo Cultural Center who is in the process of signing locally-owned restaurants and retailers as tenants. The new buildings' design takes into consideration a range of Southwestern and Native American vernacular. The design and fenestration is also a continuation of the existing structures known as Buildings A, B, and C (previously approved project DRB Case No. 1000649). Our client's desire is to create a distinct design that does not mimic the adjacent buildings but is

contextual to phase one and future phase three proposed buildings. Stepped parapets and the outline of a kiva fireplace are expressed on the exterior of the structure. The design is a simple Pueblo Style building incorporating appropriate details, massing, proportions, portals with wood beams and posts, and materials. The height, scale, and setback of the buildings are in context with surrounding buildings, guidelines and streetscape. Albuquerque City Council approved design guidelines (enactment 0-2016-019), formerly *12th Street and Menaul Study*, provide guidelines for the window square footage on the west façade facing 12th street along with the facades of buildings D and E facing the plaza. A large attached wood trellis provides additional shade to the large glass area with detailing inspired from the neighboring cultural center.

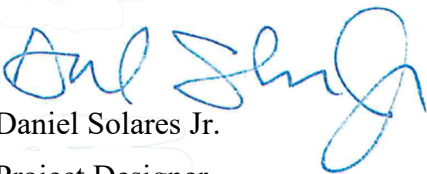
The colors and material selection of the buildings are complementary yet distinct from the adjacent Cultural Center. The stucco for the exterior of the three structures will be in the range of El Rey 'Tierra', 'Saddle' & 'Café', doors and windows will be standard retail aluminum storefront matching the existing storefront system. The wood details at the portal and trellis will be stained with Sherwin Williams 'Antique white' or similar. The proposed HVAC equipment will be roof mounted at the edges of the structure behind the raised parapets providing the necessary screening as required.

Studio Southwest has partnered with Consensus Planning for the landscape aspect of the project. With the required ordinance as our guideline, the project will visually connect with the plaza and its landscaping for a seamless development which includes a similar palette of plantings. Landscaping will primarily focus on providing the necessary tree and planting coverage and adherence per the required guideline requirements (per ordinance 0-2016-019).

Parking spaces for this submittal total 200 spaces. This will meet our proposed and future development per the IDO. A clarification and reduction letter titled IDO 5-5(C) *Off Street Parking for IPMI* from Russel Brito dated May 25, 2019, is included with this submission. This letter defines our requirement and clarifies a 25% reduction of required spaces. The total number of spaces for all phases for a 40,000 SF development is 200 spaces with a reduction of 25% we are allowed 150 spaces.

In addition, SSWA and the Indian Pueblo Cultural Center have been in constant contact with the Near North Valley Neighborhood Association from the inception. Where we have consistently contacted, discussed, displayed and incorporated neighborhood feedback regarding these projects.

Thank you for your time and consideration



Daniel Solares Jr.

Project Designer

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