



August 16, 2018

Kym Dicome, Chairperson, 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 plaza located at 2500 12th Street

Dear Mrs. Dicome:

As the authorized submitting agent for property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects is requesting your consideration for the approval of our Site Development Plan for the construction of a 30,000 sf plaza located at the northeast corner of the undeveloped land directly east of the existing Indian Pueblo Cultural Center located at 2500 12th Street, Albuquerque. The property is on Tract 84 E, zoning map H-13-Z.

The new plaza will be situated on the southeast corner of the undeveloped lot, on the corner of 12th Street and Turquoise street. The new plaza will be the first phase of a possible two or three phase project to develop the entire 5+ acre corner lot of 12th Street and Menaul Blvd.. Financing and construction of the future phased structures is dependent upon the future tenants. Phase II will be submitted as well to the DRB in the coming months.

The proposed 30,000 sf plaza will be owned and operated by the Indian Pueblo Cultural Center. The future functions of the plaza are intended to be a park like setting as well for entertainment purposes. SSWA is following the approved ordinance set forth by the development regulations adopted by the Albuquerque council ordinance number 0-2016-019.

The new plaza takes into consideration a range of Southwestern and Native American vernacular. Our client's desire is to create a distinct design that does not mimic conventional square plaza design, but is contextual to that of native pueblo plazas. The colors and material selection of the plaza is complimentary yet distinct from the adjacent Cultural Center. The colors will be in the range of El Rey 'Tierra', 'Saddle' & 'Café'

SSWA is proposing new site amenities such as wide concrete walks 8' – 12' width with new ADA curb ramps at all accessible routes. Landscaping Phase 1 (see LS-101) will provide the necessary planting requirements for the plaza. The second Landscaping phase will encompass the entire site for the future phase II.

Thank you very much for your consideration

Daniel Solares Jr.
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