

April 20, 2022

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Letter of Justification for Administrative Approval of Façade Changes

We are continuing our work with the Owner of the former Hotel Wyndham located at 2500 Carlisle Blvd NE to repurpose the existing buildings. When the Owner began the project, his focus was on converting the existing hotel into apartments. He is now working to redevelop the front portion of the building.

The following changes are being proposed for the west-facing façade of the building located adjacent to Carlisle Blvd:

- Power and location for new signage (signage to be permitted separately)
- New color coats over existing stucco system
- New paint finish over existing façade-relief panels
- New metal façade panels at the north and south end of the façade
- New decorative fiber-cement panels over a portion of the existing stucco
- Three new storefront entrances
- Replacing existing planters with new
- New lighted bollards at the sidewalk

We anticipate that the proposed changes will provide greater visual interest, but per our justification below, do not make any significant changes to the site. The only minor change will be a slight increase in total landscaping area.

Façade Requirements:

Per the criteria laid out in IDO section 5-11(3)(2), our project meets these requirements as follows:

1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

a. We are only modifying the façade of the main floor of the building. The upper level is set back significantly and not visible at street level.

2. Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet.

We have met this requirement through a combination of the following:

a. Ground-floor transparent windows, with the lower edge of windowsills no higher than 30 inches above the finished floor. Our new glazing extends to the finished floor.

- c. **Primary pedestrian entrances.** *We are adding three new entrances.*
 - d. **Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.** *We are adding an array of awnings over the new pedestrian entrances.*
 - f. **Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.** *We are enhancing the existing planters and encouraging new vertical vegetative growth.*
3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features.

We have met this requirement through the following:

- e. **A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.** *The existing façade has articulation which we are working at enhancing to create a variety of massing elements including stepping of parapet heights that occur more frequently than every 100 feet.*

Signage Requirements:

Per Table 5-12-2 we are allowed a total of 978.9 SF of wall signage. This is based on a total façade area facing Carlisle of 6526 SF ($6526 * 0.15 = 978.9$). Our total proposed signage for that façade is 365.25

Justification Criteria for an Administrative Amendment:

Per the criteria set forth in the IDO, our justification is as follows:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
 - a. **When the Owner began the project, his focus was on converting the existing hotel into apartments. At that time, the full scope of the changes to the non-residential portion were unknown. As the project has progressed and community needs and demand have evolved, the Owner is now taking measures to improve the frontage and character of the building.**
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
 - a. **The amendment is for a new façade and does not increase or decrease the dimension of any standard described in Table 6-4-5.**
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
 - a. **The amendment does not affect the open space on the development in any way.**
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
 - a. **The amendment does not reduce any building setback.**

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
 - a. **The amendment is unrelated to dwelling units and does not increase or decrease dwelling units.**
6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
 - a. **The amendment does not adjust any building design standards and is intended to improve the aesthetics of the building.**
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
 - a. **The amendment only alters the approved landscape plan, in that it enlarges and changes the shape of one planter. This change slightly increases the total amount of landscaping on site. It does not affect any required trees, screening or buffering.**
8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
 - a. **The amendment has no impact on traffic, streets, sidewalks, trails or connections.**
9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.
 - a. **The amendment has no impact on infrastructure, access or circulation.**
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.
 - a. **The amendment does not change any condition attached to previous permits, approvals or plans.**
11. The amendment does not affect a property in an Overlay zone as regulated pursuant to O, in which case amendments may be granted per the original approval process for the Site Plan governing the site.
 - a. **The amendment does not affect a property in an Overlay zone.**

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.
 - a. **The amendment does not approve any unauthorized land use.**

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).
 - a. **The amendment does not expand a nonconformity.**

14. Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G).
 - a. **The amendment does not affect any of the standards outlined in this criterion.**

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We appreciate your review and incorporation of this finalized design and look forward to your approval.

Please contact me if you have any questions or require further information.

Thank you,



Delcie Dobrovlny,
Principal

CARLISLE BLVD

EXTENTS OF NEW 3'-0" CMU SCREEN WALL SEE AS102

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PARKING TABULATION

PROPOSED:

BUILDING 1 (APARTMENT SERVICE)
 219 - 146 APARTMENTS (1.5 SPACE/DU)
 23.2 - 9149 SF RESTAURANT/BAR (8/1000SF)
 6.8 - 8846SF EVENT (1/1000SF)
 15 - 4292SF OFFICE (3.5/1000SF)
 6.3 - 2113SF RESIDENTIAL COMMUNITY AMENITY (3/1000SF)
 320.3 - SUBTOTAL

BUILDING 2 (APARTMENT)
 226.5 - 151 APARTMENTS (1.5 SPACE/DU)
 16.8 - 5615SF RESIDENTIAL COMMUNITY AMENITY (3/1000SF)
 243.3 - SUBTOTAL

FITNESS CENTER (GYMNASIUM)
 75 - GYM (2.5 SPACES/1000GFS)
 320.3 SPACES REQUIRED FOR BUILDING 1
 243.3 SPACES REQUIRED FOR BUILDING 2
 75 SPACES REQUIRED FOR FITNESS CENTER
 638.6 SPACES REQUIRED TOTAL
 (16 HANDICAPPED SPACES REQUIRED PER 14-16-3-1 F.9A)

608 PROVIDED - SEE PARKING REDUCTION CALCULATION
 147 COMPACT = 24%
 19 HANDICAPPED ACCESSIBLE (6 VAN ACCESSIBLE)
 442 STANDARD PARKING
 53 BICYCLE STORAGE = 10% (PER TABLE 5-5-5)
 7 MOTORCYCLE (PER TABLE 5-5-4)

PARKING FOR DU (GREATEST REQUIREMENT): 445.5
PARKING FOR FITNESS CENTER/GYM (2ND GREATEST REQ.): 75
SUBTOTAL: 520.5

SUBTOTAL AFTER REDUCTION FACTOR (1.3): 400.4
 RESTAURANT/BAR: 73.2
 EVENT SPACE: 6.8
 OFFICE: 15
 RESIDENTIAL COMMUNITY AMENITY: 23.1
TOTAL PARKING REQUIRED AFTER REDUCTIONS: 518.5
TOTAL PROVIDED: 608

DESCRIPTION OF PROPOSED CHANGES

PROPOSED CHANGES - SEE ELEVATION FOR LOCATION

POWER AND LOCATION FOR FUTURE LIGHTED SIGNS - TO BE PERMITTED SEPARATELY

NEW COLOR COAT OVER EXISTING STUCCO SYSTEM - COLOR 1

NEW COLOR COAT OVER EXISTING STUCCO SYSTEM - COLOR 2

NEW PAINT FINISH OVER EXISTING FACADE RELIEF PANELS

NEW METAL FACADE PANELS AT NORTH AND SOUTH END OF FACADE

NEW NICHHA SIDING OVER EXISTING STUCCO SYSTEM

NEW STOREFRONT

REPLACE EXISTING PLANTERS WITH NEW PLANTERS

NEW LIGHTED BOLLARDS AT SIDEWALK

SIGNAGE CALCULATIONS

AREA OF BUILDING FACADE FACING CARLISLE BLVD - 6,528 SF

ALLOWED WALL SIGNAGE IN MAX - 15% OF FACADE AREA

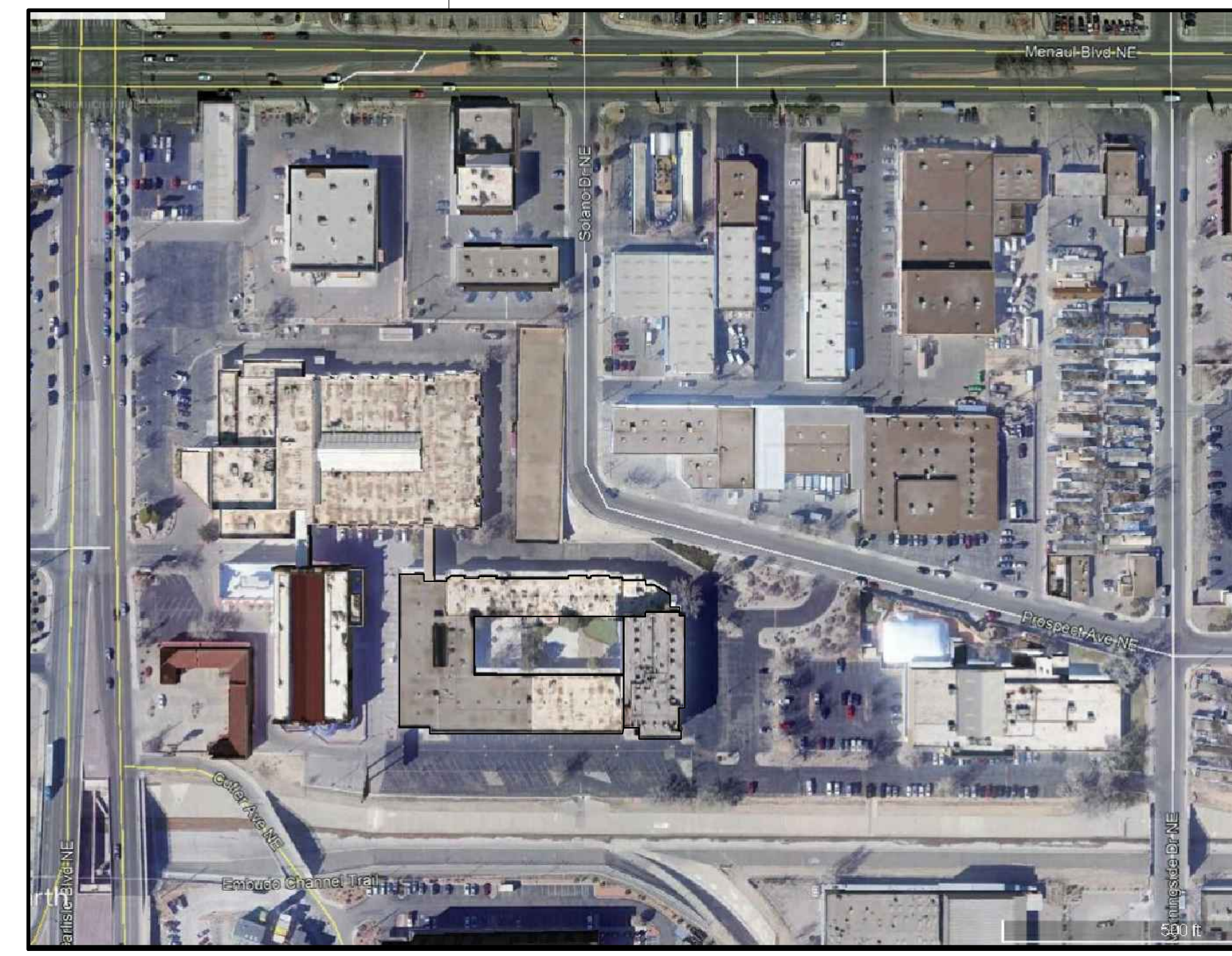
TOTAL ALLOWED WALL SIGNAGE - 978.9 SF

TOTAL REQUESTED WALL SIGNAGE - 365.25 SF

EXISTING SIGNAGE

MONUMENT SIGN ON CARLISLE - 84 SF

MONUMENT SIGN ON CUTLER - 528 SF



D5 VICINITY MAP
 1" = 200'-0"

OPEN SPACE CALCULATION

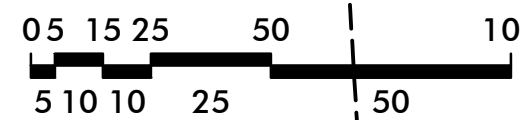
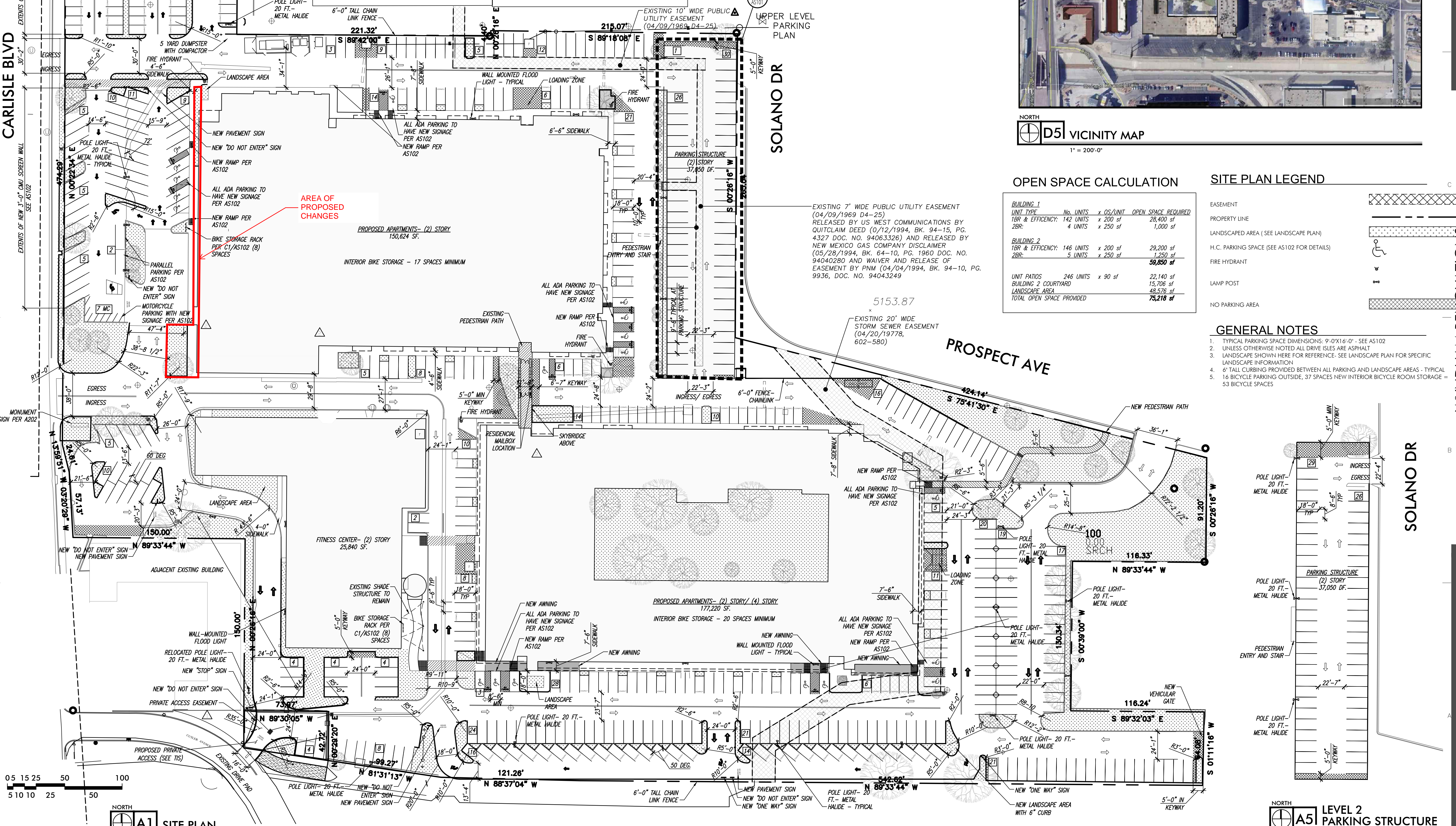
BUILDING 1	UNIT TYPE	No. UNITS	x OS/UNIT	OPEN SPACE REQUIRED
1BR & EFFICIENCY:	142 UNITS	x 200 sf		28,400 sf
	4 UNITS	x 250 sf		1,000 sf
BUILDING 2	146 UNITS	x 200 sf		29,200 sf
	5 UNITS	x 250 sf		1,250 sf
TOTAL OPEN SPACE PROVIDED				59,850 sf
UNIT PATIOS	246 UNITS	x 90 sf		22,140 sf
BUILDING 2 COURTYARD				15,706 sf
LANDSCAPE AREA				48,576 sf
TOTAL OPEN SPACE PROVIDED				75,218 sf

SITE PLAN LEGEND

- EASEMENT
- PROPERTY LINE
- LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- H.C. PARKING SPACE (SEE AS102 FOR DETAILS)
- FIRE HYDRANT
- LAMP POST
- NO PARKING AREA

GENERAL NOTES

- TYPICAL PARKING SPACE DIMENSIONS: 9'-0"x16'-0" - SEE AS102
- UNLESS OTHERWISE NOTED ALL DRIVE ISLES ARE ASPHALT
- LANDSCAPE SHOWN HERE FOR REFERENCE - SEE LANDSCAPE PLAN FOR SPECIFIC LANDSCAPE INFORMATION
- 6" TALL CURBING PROVIDED BETWEEN ALL PARKING AND LANDSCAPE AREAS - TYPICAL
- 16 BICYCLE PARKING OUTSIDE, 37 SPACES NEW INTERIOR BICYCLE ROOM STORAGE = 53 BICYCLE SPACES



A1 SITE PLAN
 1" = 40'-0"

A5 LEVEL 2 PARKING STRUCTURE
 1" = 40'-0"

WYNDHAM RENOVATIONS
 RHINO INVESTMENTS
 NM HOTEL LLC
 2500 CARLISLE BLVD NE
 ALBUQUERQUE, NM 87110

ADMINISTRATIVE AMENDMENT

DRAWN BY: EDI
 CHECKED BY: EDI
 DATE: MAR 24, 2022

REVISIONS

1 - APRIL 20, 2022 PLANNING COMMENTS

SITE PLAN PROPOSED USES

18007 AS101

EQUITERRA
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C1 WEST FACADE - EXISTING

N.T.S.


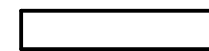


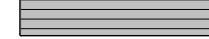


B1 PROPOSED WEST FACADE RENDERING

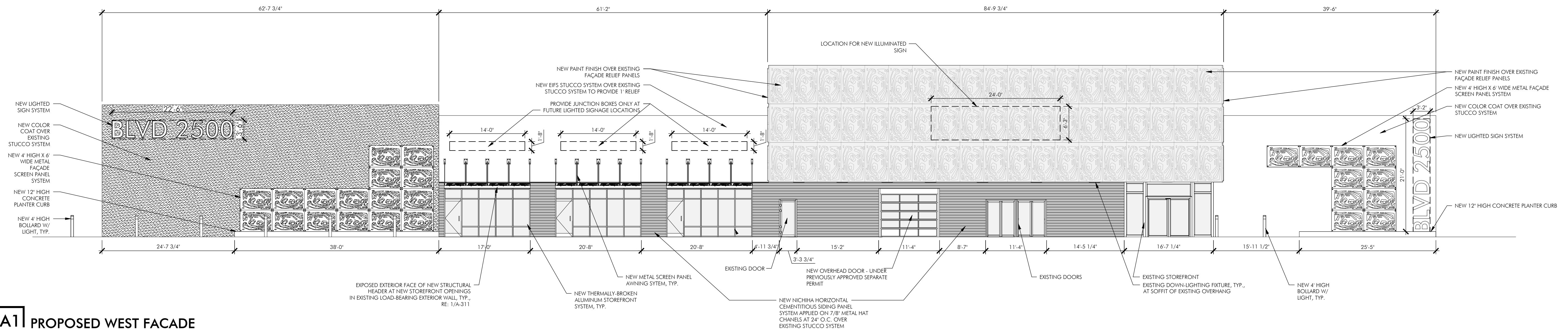
N.T.S.

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- NEW NICHHA SIDING OVER EXISTING STUCCO SYSTEM 

NEW STOREFRONT
 REPLACE EXISTING PLANTERS WITH NEW PLANTERS
 NEW LIGHTED BOLLARDS AT SIDEWALK



A1 PROPOSED WEST FACADE

1" = 10'-0"

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 DRAWN BY: EC
 CHECKED BY: KDB
 DATE: MAR 24, 2022

REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 20, 2022	PLANNING COMMENTS

ELEVATION
 18007
A-202

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