



February 21, 2019

Kym Dicome, Chairperson
City of Albuquerque
Development Review Board
600 Second Street NW
Albuquerque, New Mexico 87102

Re: **Tract B, Hope Christian School, Lot 23A, Block 11, NAA Tract A, Unit A
North side of Palomas between Louisiana Boulevard and San Pedro Boulevard
Site Plan - DRB**

Dear Chairperson Dicome:

On behalf of our client, Hope Cristian School, Jon Anderson Architecture is writing to request approval of a Site Plan – DRB for the Hope Christian School Campus. The site had previously been controlled by a Site Development Plan for Subdivision and Master Plan. The SDP for SUB and MP were approved in 2006. Per the previous Zoning, a SDP for SUB would automatically terminate if less than 50% of the proposed improvements were not completed within a 7 year period. The SDP for SUB showed proposed buildings on the Elementary, Middle and High School portions of the campus. Only the Middle School Classroom Building was completed during the 7 year period and therefore the remainder of the SDP for SUB automatically terminated in 2013. No Major Amendments were proposed to the 2006 approved SDP for SUB, only minor Administrative Amendments.

The site is now controlled by the governing policies of the Integrated Development Ordinance (IDO).

The zoning designation, under the previous zoning, for this property was SU-2/SU-1 for Private School and SU-2 for R1-D. The zoning under the new IDO is now MX-M (Mixed Use Moderate Intensity Zone District). The previous SDP for SUB was heard under City of Albuquerque Project #1000539.

This letter contains the following:

1. ***Justification for a new Site Plan – DRB.***
2. ***Summary of Proposed Site Plan submitted to DRB***

JUSTIFICATION FOR NEW SITE PLAN - DRB

- The current campus is separated into three distinct areas. Each of these areas are separate City Parcels all of which contain more than 5 acres. All of the sites will still require approval through a public approval process as they will contain greater than 5 acres. This will allow input from the Neighborhood Associations and the public on the Site Plans to DRB for all portions of the campus moving forward.
- A previous Site Development Plan for Subdivision – Site Master Plan had been approved by the EPC in November of 2004. The site plan was later formalized by the Development Review Board (DRB) in 2006. The site has been modified slightly through

Administrative Amendments allowing for a canopy over the basketball area and the addition of a site wall along Louisiana and Paseo del Norte, but no Major Amendments were proposed and processed by EPC to extend the duration of the SDP for SUB. Therefore the prior SDP for SUB “Automatically Terminated” after 7 years because less than 50% of the proposed square footage was constructed.

- The IDO furthers the Goals and Policies of the Albuquerque/Bernalillo County Comprehensive Plan. This project also conforms to those Goals, as listed below;
 - Goal 5.1 Center and Corridors; This project is expanding upon an existing educational center along the southern side of a major transportation corridor. This center is shared with Albuquerque Public School (EG Ross Elementary) and Hope Christian School. The schools also create a buffer between the transportation corridor and the residential communities to the south.
 - Goal 5.3 Efficient Development Patterns; The Hope Christian School campus continues to infill the vacant land to update and enhance the learning opportunities for its students. The school is easily accessed via Paseo del Norte and provides employment opportunities for teachers as well as excellent learning opportunities for the students. Hope Christian School is well known, and parents are willing to travel to allow their children to receive an excellent education at this campus. Proposed changes will only enhance the learning environment.
 - Goal 5.5 City Development Areas; Hope Christian School is in a buffer zone, between a Major transportation corridor and the residential neighborhood. Furthermore, school campuses are typically silent at night allowing a quiet buffer for the residential.
- The current campus is separated into three distinct areas. Each of these areas are separate City Parcels all of which contain more than 5 acres. All sites will still require public hearing when seeking approval of the new Site Plans.
- We propose that each of these sites (Elementary School=6.75ac + 0.89 ac Tract to be incorporated later, Middle School=2.66ac + 3.585ac self-storage unit that may be incorporated, and High School=8.55ac) be governed individually.
- We are submitting a Site Plan for each of the three areas. The main purpose of the three areas is to have a Site Plan – DRB on file for each of the areas. Without an approved Site Plan, Code Enforcement would not have a plan to use for comparison. The Middle and High School portions of the campus are being presented as current conditions only, with the required calculations for Parking, Bike, Motorcycles, etc. even though the site may be a Non-Conforming Existing Condition. With the adoption of the IDO the current sites are allowed to remain without modification. These plans are to help document the current conditions at the time the City of Albuquerque adopted the Integrated Development Ordinance.
- A Traffic Study was completed in February 2017 and has been reviewed and accepted by the City of Albuquerque Transportation Department. The Study evaluated each of the existing driveways as well as proposed driveways into Hope Christian School at all three sites and determined that longer drop off lanes would help reduce stacking on Palomas. The Study did not make any recommendations for modifications at San Pedro and Palomas.
- Parking requirements are increased under the IDO for schools. The previous zoning required 1 parking space per employee for Elementary and Middle Schools. High schools were based on the size of the auditorium. The IDO now requires 2 spaces per class room for the Elementary and Middle Schools that will increase the parking requirements, and the high school has added 3 spaces per classroom to the auditorium requirement (whichever is greater). Parking for each individual campus will be addressed at the time a new Site Plan is requested.
- Bicycle parking is significantly increased under the IDO. This will be addressed for each campus when a new Site plan is requested.

SUMMARY OF PROPOSED SITE PLAN - DRB

- This proposed Site Plan – DRB is starting back from scratch (with some exceptions listed below), implementing the requirements and policies of the new IDO, in the following ways:
 1. The **new Site Plan – DRB** has been prepared for the Elementary School Site and is hereby submitted to DRB for approval.
 - a. The Site Plan will include a new two story classroom building,
 - b. Extended drop off lane that will accommodate about 20 additional cars on-site to reduce congestion on Palomas,
 - c. New play areas, and retention of the existing Turf Practice Filed located at the north east corner of the site,
 - d. Expanded bicycle parking areas,
 - e. Removal of several of the existing portable classroom buildings after the new Classroom Building is completed,
 - f. Separated parent drop off lanes, visitor parking and staff parking areas, and
 - g. Areas designated for a future phase that will build out turf play areas and accommodate additional onsite parking.
 2. New driveways will need to be constructed onto Palomas to accommodate the enhanced parking and drop off lanes. These driveways may require approval of a Public Work Order through the Development Review Committee if identified as part of an Infrastructure List when seeking approval of the Site Plan. This will be determined by the DRB as part of the approval of the Site Plan for DRB.
 3. **Any Future modifications to the Site Plans – DRB** for the Middle School and High School portions of the Campus will be submitted as new Site Plans to DRB for approval.

We respectfully request that the **Development Review Board** review and approve the Site Plan – DRB for the Elementary School allowing the three sites to be controlled under the policies and ordinances of the Integrated Development Ordinance that will be administered by the Development Review Board. Please do not hesitate to contact me at 505-998-6430 if you have any questions or require additional information.

Sincerely,

David Aube, PE

cc: P:\Civil\2553_hopeelementaryschool\00 General\08 Correspondence\09 Agency\DRB Site Plan\DRB Justification Ltr_2019-02-21.doc

Subject: Neighborhood Meeting Inquiry_8005 Louisiana Blvd NE_DRB
From: "Quevedo, Vicente M." <vquevedo@cabq.gov>
Date: 2/20/19, 12:16 PM
To: "dean@jonandersonarchitect.com" <dean@jonandersonarchitect.com>

no email. sent via certified mail

Dean,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West La Cueva NA	Peggy	Neff	peggyd333@yahoo.com	8305 Calle Soquelle NE	Albuquerque	NM	87113	5059778903	
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956	
North Domingo Baca NA	Judie	Pellegrino	judiepellegrino@gmail.com	8515 Murrelet NE	Albuquerque	NM	87113		5058218516
North Domingo Baca NA	Lorna	Howerton		8527 Murrelet NE	Albuquerque	NM	87113	5057157895	
North Wyoming NA	Nanci	Carriveau	nancic613@hotmail.com	8309 Krim Drive NE	Albuquerque	NM	87109		5058218673
North Wyoming NA	Tracy	Guidry	mguidry@q.com	8330 Krim Drive NE	Albuquerque	NM	87109	5052637016	5052930898

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768–3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, February 19, 2019 2:08 PM
To: Office of Neighborhood Coordination <dean@jonandersonarchitect.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
 Development Review Board
 If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name
 Dean Cowdrey
 Telephone Number
 5055534753
 Email Address
dean@jonandersonarchitect.com
 Company Name
 Jon Anderson Architecture
 Company Address
 912 Roma Ave NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Legal description of the subject site for this project:
 Physical address of subject site:
 8005 Louisiana Blvd NE
 Subject site cross streets:
 Louisiana and Paseo del Norte
 Other subject site identifiers:
 This site is located on the following zone atlas page:
 D-18-Z

 This message has been analyzed by Deep Discovery Email Inspector.

 Attachments:



JON ANDERSON
ARCHITECTURE

jonandersonarchitecture.com
912 ROMA AVE. NW
ALBUQUERQUE, NM 87102
p 505.764.8306 f 505.764.2879

To: Neighborhood Association Representative,
Subject: **Neighborhood Meeting about Future Development Application**

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a Site Plan - DRB proposed in or near your neighborhood before we submit an application. If requested, this would be an informal meeting where Jon Anderson Architecture and Hope Christian Schools would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Dean Cowdrey
Jon Anderson Architecture
505.764.8306 x207
dean@jonandersonarchitect.com

Project or Development Proposal

6712 Palomas Ave NE, 6800 Palomas Ave NE, and 8005 Louisiana Blvd.
Hope Christian School
Site Plan - DRB

Description of Proposal:

Construct a new school building to replace the current elementary school which is currently housed in temporary portables. Also submit a site plan of the entire campus including the high school and middle school.

Per the IDO, you have 15 days from February 19, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on March 1, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email. Please note that we have also sent this meeting notice to three other neighborhood associations in the area so it could be possible to have a joint meeting.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: