



Ms. Kym Dicome, DRB Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

July 25, 2019

**RE: DRB SITE PLAN – CARLISLE CROSSING (FORMER KMART)
2100 CARLISLE BLVD NE – ALBUQUERQUE, NM. 87110 - TR A PLT OF TRS A & B CARLISLE &
INDIAN SCHOOL SUB'D BEING APART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15
NETHERWOODPARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Carlisle Associates, LP., hereafter referred to as “Applicant”. We, “Agent” is requesting approval DRB Site Plan approval for 10.089 acres legally described as: TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING APART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15 NETHERWOODPARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890. The parcel (the “subject site”) is 10.089 acres in size, zoned MX-M and is located on the east side of Carlisle just North of Indian School. The subject site is currently developed as the former Kmart which is now closed.

Pursuant to the IDO 14-16-6(G)(3) – Review and Decision Criteria, an application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Site Plan package complies with all applicable provisions of the IDO and the DPM as well as incorporating design recommendations that were a result of the Traffic Impact Analysis. In April of 2019 the EPC approved a Zone Map Amendment for MX-M zoning, there were no conditions placed on that approval. The DRB package meets all specific design regulations for the MX-M zoning. The offsite infrastructure, access, ingress/egress and circulation of the site was designed to meet the recommendations of Terry Brown, P.E., Traffic Engineer who conducted a thorough Traffic Impact Analysis based on a scoping meeting he had with the City of Albuquerque and the New Mexico Department of Transportation.

6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development as this is a re-development of an existing +/- 120,000 square foot big box that is currently vacant. Improvements to the site, landscaping, utilities, access, parking fields and amenities have been upgraded to bring all new development into compliance with applicable policies. Additional public and private infrastructure is required to adequately address traffic and drainage but those improvements have been incorporated into our DRB package and will be the sole expense of the Developer.

6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The Site Plan Package mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. Redevelopment of this site would make possible development of commercial uses along I-40, Indian School and Carlisle and close to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This redevelopment brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment.

This property is underutilized and currently a boarded up vacant “big box” serving as a mecca for the homeless and as a dumping station. This redevelopment will be a positive change as compared to if the property were to stay in its current condition and has been thoughtfully designed to be a positive addition to Albuquerque.

The approval of this request for DRB approval of the Site Development package for the subject property will ensure that a very important and crucial property is developed into a viable and important redevelopment project for the City of Albuquerque.

Sincerely,

Angela M. Williamson, CEO/Principal
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