

LEE GAMELSKY ARCHITECTS P.C.

26 April 2022

COA Planning Department
Mr. James Aranda
601 Second Street NW
Albuquerque, NM 87102

RE: **Administrative Amendment**
Locker Room at Mesa del Sol
2020, PR-2019-003069
BP-2021 – 53855
Letter of Justification - REVISED

Mr. Aranda or to whom it may concern;

This REVISED LETTER OF JUSTIFICATION FOR AN ADMINISTRATIVE AMENDMENT for the above referenced project, is provided in response to Megan Jones' April 25, 2022 request.

The proposed building will be owned by the City of Albuquerque. The City is our client. The proposed building supports the Regional Outdoor Sports Complex Site Development Plan (for Subdivision, 2020, PR-2019-003069). The proposed user of the facility is the NM United Soccer Team. The proposed building will be a Locker Room/Training and Team Offices/Support Spaces for the soccer team. The building will be located on the west side of the existing practice field.

There have been several Administrative Amendments (AA) approved for projects in the area. See the attached PDF.

There was an AA approved 27 April 2020 for a Clubhouse submitted by DPS Architects, Project No. PR-2019-003069, Case Number: SI-2019-00365. See attached PDF. That project included a 16,300 SF Clubhouse for NM United located on the west side of the existing practice field. The building footprint illustrated a 60' x 160' – 9,600 SF building, therefore it must have been a 2-story building.

More recently an AA was approved on 1.10.2022, SI-2021-02163, PR-2021-006380 for a ± 2,400 SF modular building to be used as a Locker Room. That project was paid for by the NM United Team. See attached PDF.

Specifically related to this project:

- A. The proposed building will be 7,971 GSF. It will be 1-story.
- B. The building will house Locker Rooms/Toilets/Training Room, Coach's Offices and Coach's Toilets/Lockers, a Team Meeting Room and a Lobby. The building is in support of the Regional Outdoor Sports Complex Site Plan.
- C. The building design was reviewed and approved by the Mesa del Sol Architectural Review Committee.
- D. The proposed building will be located on the west side of the existing practice field at the same location of DPS's NM United Clubhouse, though as previously indicated this project is a smaller building at under 8,000 GSF and is one story.

Per the requirements of the IDO 14-16-6-4 (Y) (2) the project meets all the Minor Amendments Criteria:

1. The Amendment is necessary due to the user's requirements to scale back the project from what was previously illustrated and approved. The need for this Amendment was not created by actions of the owner of the property.
2. The Amendment does not vary from Table 6-4-4: Allowable Minor Amendments.
3. The Amendment does not decrease the total amount of open space in the development from the previous AA.
4. The Amendment is not near a residential development. It does not reduce any setback.
5. The Amendment does not include residential units.
6. The Amendment does not adjust Building Design Standards. The Amendment has been approved by the Mesa del Sol Architectural Review Committee.
7. The Amendment does not reduce the amount of landscaping on the property. In fact, it increases the amount of landscaping by over 13,800 SF. The site does not abut a residential property.
8. The Amendment does not increase traffic accessing the property as the users of the proposed facility are already going to the practice field site.
9. The Amendment does not require major public infrastructure or changes to access or circulation.
10. The Amendment does not change any previous decisions or conditions.
11. The Amendment does not affect a property in an Overlay Zone.
12. The Amendment does not approve any Land Use that was not previously authorized or permitted.
13. The Amendment does not expand a nonconformity.

In summary, the proposed Administrative Amendment supports and helps to implement previously approved AA's in further developing the Sports Complex at Mesa del Sol.

If you have any questions or comments, please contact me.

Sincerely,



Lee Gamelsky AIA, Principal, LEED AP BD+C