



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Brookfield Properties, Richard Harding		Phone: 505-855-7783
Address: 6600 Menaul Blvd. NE, Suite 1		Email: richard.harding@brookfieldpropertiesretail.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): The Design Group		Phone: 505-998-6430
Address: 120 Vassar Drive SE		Email: daube@designgroupnm.com
City: Albuquerque	State: NM	Zip: 87106
Proprietary Interest in Site: Operations Manager	List <u>all</u> owners: Brookfield Properties	

BRIEF DESCRIPTION OF REQUEST

Rework the east entrance to the mall, including small patio additions for a new tenant and other sidewalk, landscaping improvements.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 3A1	Block:	Unit: 6
Subdivision/Addition: Dale Bellamah's Jeannedale Coronado Center	MRGCD Map No.:	UPC Code: 101805946016840206
Zone Atlas Page(s): L14Z	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 20.2323

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **6600 Menaul Blvd. NE** Between: **San Pedro NE** and: **Louisiana Blvd NE**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 4-10-20
Printed Name: David A Aube	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #



April 16, 2020

Mr. Russell Brito
City of Albuquerque
Current Planning Section
600 Second Street NW
Albuquerque, New Mexico 87102

Re: **Lot 3A1, Dale Bellamah's Jeannedale Coronado Center**
SW corner of Louisiana Blvd, and Menaul Blvd NE
Request for Approval-AA to Site Plan

Dear Mr. Brito:

On behalf of our client, the Brookfield Properties, The Hartman + Majewski Design Group (DG) is writing to request approval for an Administrative Amendment to Site Plan for Lot 3A1, Dale Bellamah's Jeannedale Coronado Center, also known as Coronado Mall. The eastern entrance will have a vacant building utilities by a new tenant and the pedestrian entrance will be modified to refresh paving and landscaping features.

The site is zoned MX-H, and is currently developed as the Coronado Mall. The parking for the site will remain unchanged by the proposed modifications. Landscaping around the Coronado Mall will remain with the exception of that shown on the proposed Site Plan and Landscaping plans attached.

Research into the latest site plan, yielded minimal information. The Site Plan is an overall plan only, and does not provide detailed for the sidewalks surrounding the facility or the landscaping. To supplement that information we have attached a Current Conditions Plan (that is also being utilized as a demolition plan).

The proposed modifications include adding partially/fully enclose (depending on weather) patios for a new restaurant that will be occupying the empty shell space. Improvements also include updating the pedestrian pathways and landscaping in the courtyard around the shell space and to the south to Fuddruckers.

We respectfully request that the **application for an Administrative Amendment** be reviewed and approved to allow the empty shell to be occupied and the entrance upgraded. Please do not hesitate to contact me at 505-998-6430 if you have any questions or require additional information.

Sincerely,

David Aube, P.E.
Principal

cc:

P:\2571_coronadocentereastentrancetenantimprovement\00 General\08 Correspondence\09 Agency\AA-Site Plan\AA Justification Ltr_2020.04016.doc

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.


MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

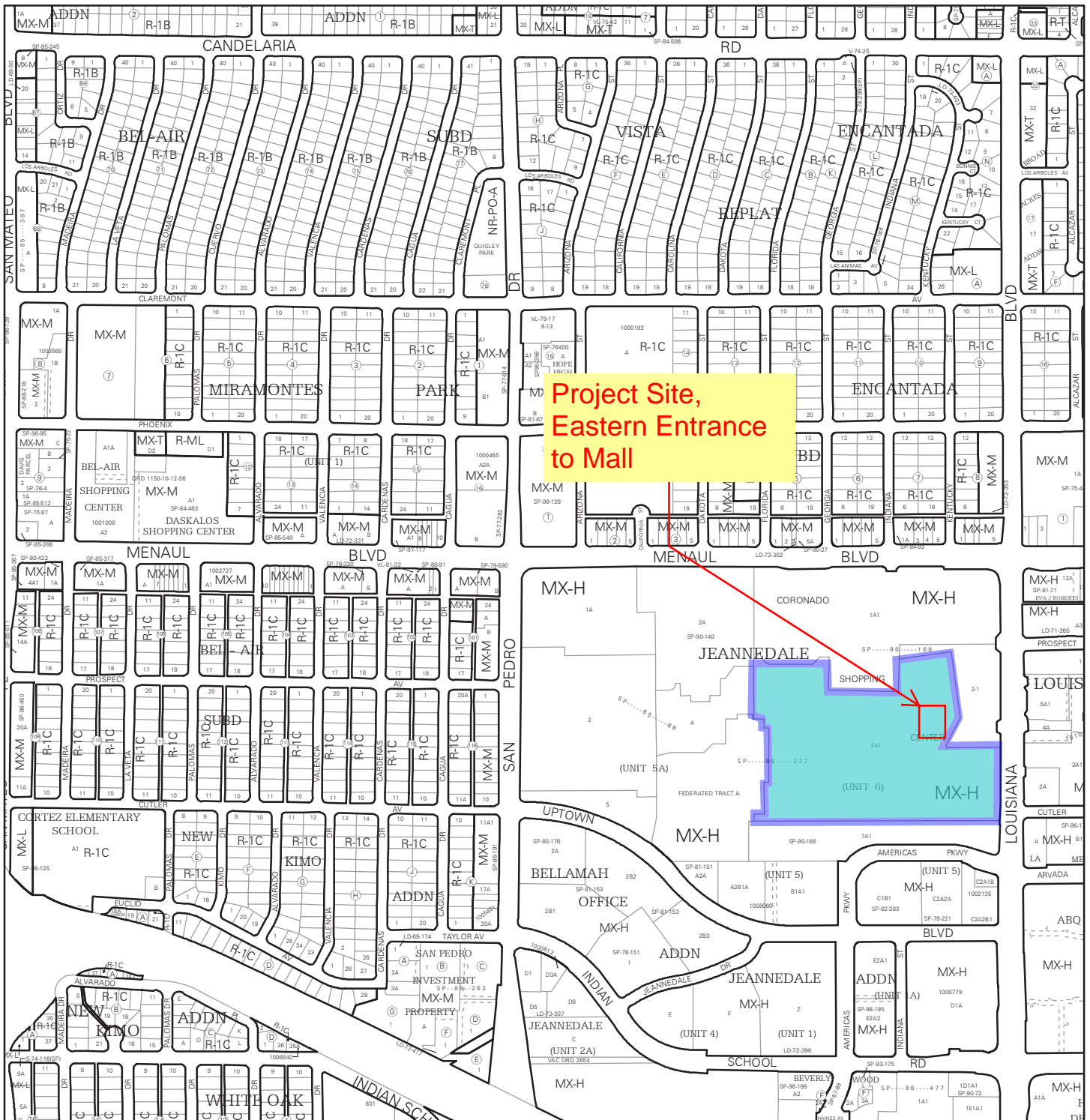
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: _____</p>	<p>Date: 4-10-20</p>	
<p>Printed Name: David A Aube</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Project Number: _____</p>	<p>Case Numbers</p>	
<p>_____</p>	<p>-</p>	
<p>_____</p>	<p>-</p>	
<p>_____</p>	<p>-</p>	
<p>Staff Signature: _____</p>		
<p>Date: _____</p>		



**Project Site,
Eastern Entrance
to Mall**

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet



**2018 AERIAL PHOTO OF
CORONADO MALL**

NOT TO SCALE

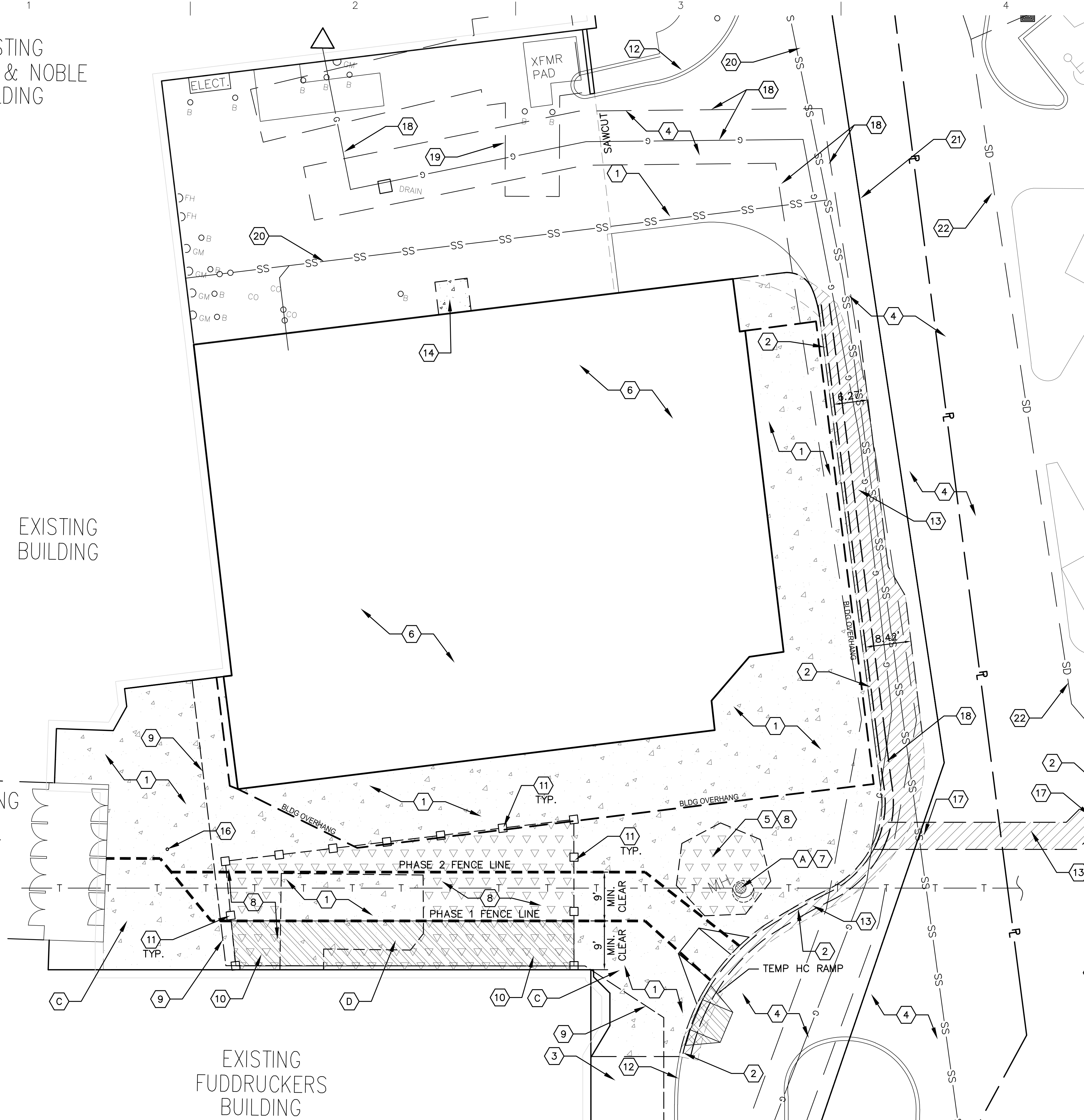
RECTANGLE IDENTIFIES THE
EASTERN ENTRANCE TO BE
MODIFIED BY THIS REQUEST

EXISTING
BARNES & NOBLE
BUILDING

EXISTING
BUILDING

EXISTING
MALL
ENTRY

EXISTING
FUDDRUCKERS
BUILDING



DEMOLITION PLAN GENERAL NOTES

- I. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. MAINTAIN TEMPORARY ACCESS TO AND FROM THE ENTRANCE AT ALL TIMES DURING CONSTRUCTION. ESTABLISH TEMPORARY FENCING ALONG PHASE LINES. MINIMUM ACCESS WIDTH TO BE 9'.

DEMOLITION PLAN KEYED NOTES

- 1. REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALKS.
- 2. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
- 3. EXISTING CONCRETE SIDEWALKS TO REMAIN, PROTECT DURING CONSTRUCTION.
- 4. EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION.
- 5. REMOVE AND DISPOSE OF EXISTING TREE AND CONCRETE PLANTER BOX.
- 6. EXISTING BUILDING TO BE REMODELED.
- 7. ADJUST EXISTING TELECOMMUNICATION MANHOLE TO NEW GRADE PER SHEET C201.
- 8. CLEAR EXISTING LANDSCAPED AREA OF ALL VEGETATION.
- 9. EXISTING BUILDING OVERHANG, PROTECT DURING CONSTRUCTION.
- 10. CONSTRUCT TEMPORARY ASPHALT WALK-WAY. SLOPE NOT TO EXCEED 2.0% IN ANY DIRECTION.
- 11. REMOVE AND DISPOSE OF EXISTING CMU PILASTER WITH STONE FACADE AND PRE-CAST CONCRETE RAILS.
- 12. EXISTING CURB AND GUTTER TO REMAIN.
- 13. SAWCUT, REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
- 14. REMOVE AND DISPOSE OF CONCRETE PAVEMENT AND ASPHALT PATCHES.
- 15. EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 16. REMOVE AND CAP EXISTING STORM DRAIN, 4"Ø.
- 17. TRENCH FOR PROPOSED STORM DRAIN LINE, 5' WIDE, SEE SHEET C301.
- 18. EXISTING NATURAL GAS LINE AND EASEMENT.
- 19. EXISTING PNM ELECTRICAL EASEMENT.
- 20. EXISTING SAS LINE.
- 21. EXISTING WATERLINE.
- 22. EXISTING STORM DRAIN LINE.

DEMOLITION PLAN SHEET NOTES

- A. COMMUNICATIONS MANHOLE CONTAINS 500 PAIR OF COPPER COMM-LINE FOR QWEST. REMOVE RING AND COVER, ADJUSTMENT RINGS, AND MANHOLE LID. COORDINATE WITH QWEST AND CORONADO CENTER TO ENSURE THAT PROPOSED GRADES CAN BE ACHIEVED. SAW-CUT EXISTING MANHOLE WALLS. INSTALL NEW LID, RING AND COVER. ALL WORK TO BE APPROVED BY QWEST AND CORONADO CENTER PRIOR TO PLACING NEW MANHOLE LID. SEE DETAILS A1/C502 AND A3/C502.
- B. ADDITIVE ALTERNATE #2: REMOVE AND DISPOSE OF EXISTING PCC AND ASPHALT PAVEMENT IN LOADING AREA. NEATLY SAW-CUT ALONG WALL LINE. RELOCATE CARDBOARD COMPRESSOR TEMPORARILY TO LOCATION IDENTIFIED BY OWNER. EXISTING BOLLARDS AND GAS METERS TO REMAIN IN CURRENT CONFIGURATION.
- C. MAINTAIN EXISTING CONCRETE SIDEWALK AS ACCESS AND MEANS OF EGRESS PATH TO AND FROM MALL DURING PHASE 1 OF THE CONSTRUCTION. REMOVE AND DISPOSE OF EXISTING TEMPORARY ASPHALT WALKWAY UPON COMPLETION OF PHASE 1.
- E. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVING AT THE FUDDRUCKERS PATIO. SLOPES OF THE EXISTING PATIO WILL NOT MEET ADA ACCESSIBLE PATH REQUIREMENTS.



THE HARTMAN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



PROJECT NAME

GGP - Coronado Center
FOGO DE CHAO

Coronado Center
6600 Menaul Boulevard NE
Albuquerque, NM 87110

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DA
Checked by	DA
Date	02.12.20
Project number	2571
Cad file name	

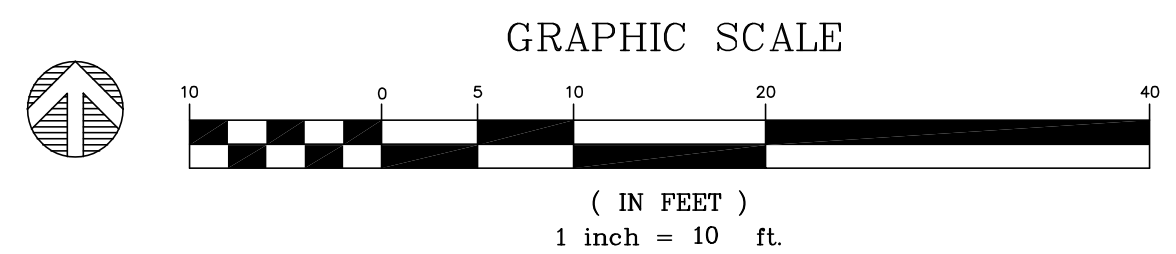
SHEET TITLE:

SITE
DEMOLITION
PLAN

SHEET NUMBER:

C001

A1 SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"



**AS-BUILT PLAN,
CURRENT CONDITIONS SHOWING DEMOLITION**

EXISTING BARNES & NOBLE BUILDING

E

D

C

B

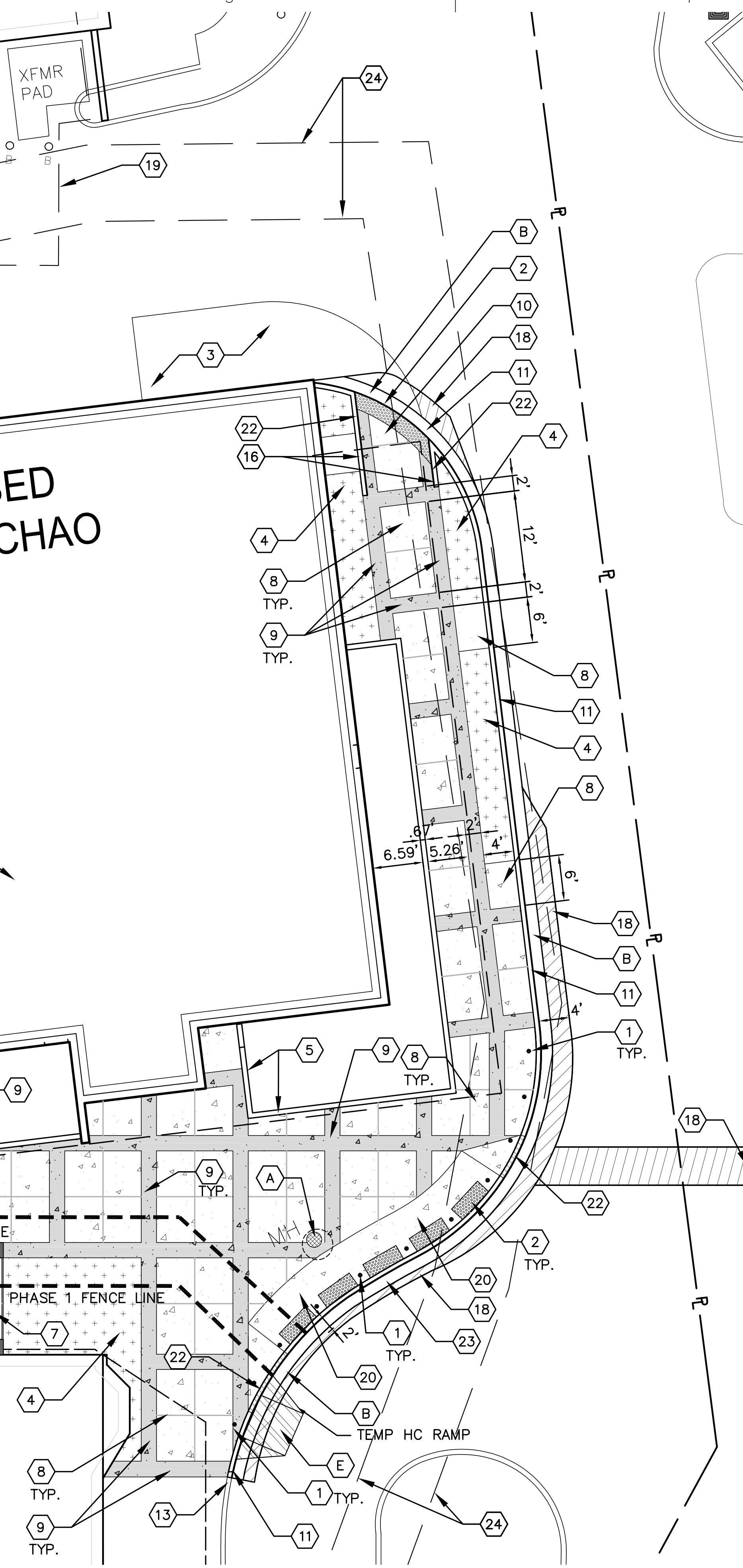
A

EXISTING BUILDING

EXISTING MALL ENTRY

EXISTING FUDDRUCKERS BUILDING

PROPOSED FOGO DE CHAO



PAVING PLAN GENERAL NOTES

I. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

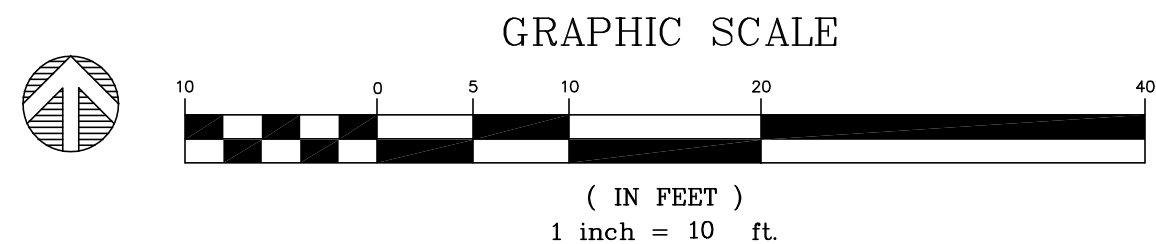
PAVING PLAN KEYED NOTES

1. CONCRETE BOLLARDS, 6" DIAMETER, 6' ON CENTER, PER DETAIL C1/C501.
2. DETECTABLE WARNING SURFACE PER DETAIL A4/C501.
3. EXISTING CONCRETE PAVEMENT TO REMAIN.
4. LANDSCAPED AREA PER LANDSCAPING DRAWINGS.
5. PATIO PER ARCHITECTURAL DRAWING A103.
6. COLUMN PER ARCHITECTURAL DRAWING A103.
7. CONCRETE BENCH AND WALL, PER ARCHITECTURAL DRAWING A103.
8. CONCRETE SIDEWALK PER DETAIL A1/C501.
9. DECORATIVE CONCRETE SIDEWALK PER DETAIL A1/C501.
10. HC RAMP, TYPE 'C', PER DETAIL D3/C501.
11. DEPRESSED CURB AND GUTTER, 6" TALL, PER DETAIL C3/C501.
12. DEPRESSED GUTTER PER COA DWG 2415A (FLUSH WITH ASPHALT).
13. EXISTING CURB AND GUTTER.
14. EXISTING BRICK SURROUND OF SUPPORT COLUMNS.
15. LINE OF EXISTING OVERHANG ABOVE. NO MODIFICATION ARE PROPOSED.
16. CONSTRUCT HEADER CURB PER DETAIL C3/C501.
17. EXISTING CARDBOARD COMPRESSOR TO REMAIN.
18. CONSTRUCT ASPHALT PAVEMENT PER DETAIL A5/C501.
19. EXISTING ELECTRICAL EASEMENT.
20. HC RAMP, TYPE 'A', PER DETAIL D3/C501.
21. PROPOSED FOGO DE CHAO RESTAURANT PER ARCHITECTURAL DRAWINGS.
22. PAINT CURB TRANSITIONS YELLOW TO IDENTIFY TRIPPING HAZARD.
23. DEPRESSED GUTTER PAN PER DETAIL C3/C501.
24. EXISTING NATURAL GAS EASEMENT.

PAVING PLAN SHEET NOTES

- A. SEE SHEET NOTE 'A' ON C001.
- B. ADJUST CURB HEIGHT PER C201 AND REPLACE ASPHALT TO MATCH EXISTING ASPHALT ROADWAY.
- C. INSTALL WEEP-HOLES IN CONCRETE BENCHES, THREE (x3) PER BENCH, ONE (x1) ON EACH END AND ONE (x1) IN THE MIDDLE PER ARCHITECTURAL SHEET A103.
- D. RAMP TO BE CONSTRUCTED WITH BUILDING LOCATION TO BE DETERMINED BY FOGO DE CHAO CONSTRUCTION DOCUMENTS.
- E. REMOVE TEMPORARY ACCESS RAMP AFTER PERMANENT RAMP ARE IN PLACE.
- F. VERIFY DOORWAY LOCATION THEN ALIGN CENTER OF CONCRETE WITH CENTER OF DOORWAY.
- G. REPLACE CURB AND GUTTER TO MATCH EXISTING CONDITIONS.

A1 SITE PAVING PLAN
SCALE: 1" = 10'-0"



AA TO SITE PLAN

ADMINISTRATIVE AMENDMENT TO SITE PLAN

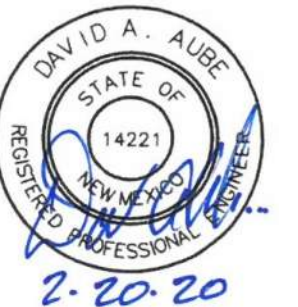


THE HARTMAN + MAJEWSKI
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



PROJECT NAME

GGP - Coronado Center
FOGO DE CHAO

Coronado Center
6600 Menaul Boulevard NE
Albuquerque, NM 87110

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group

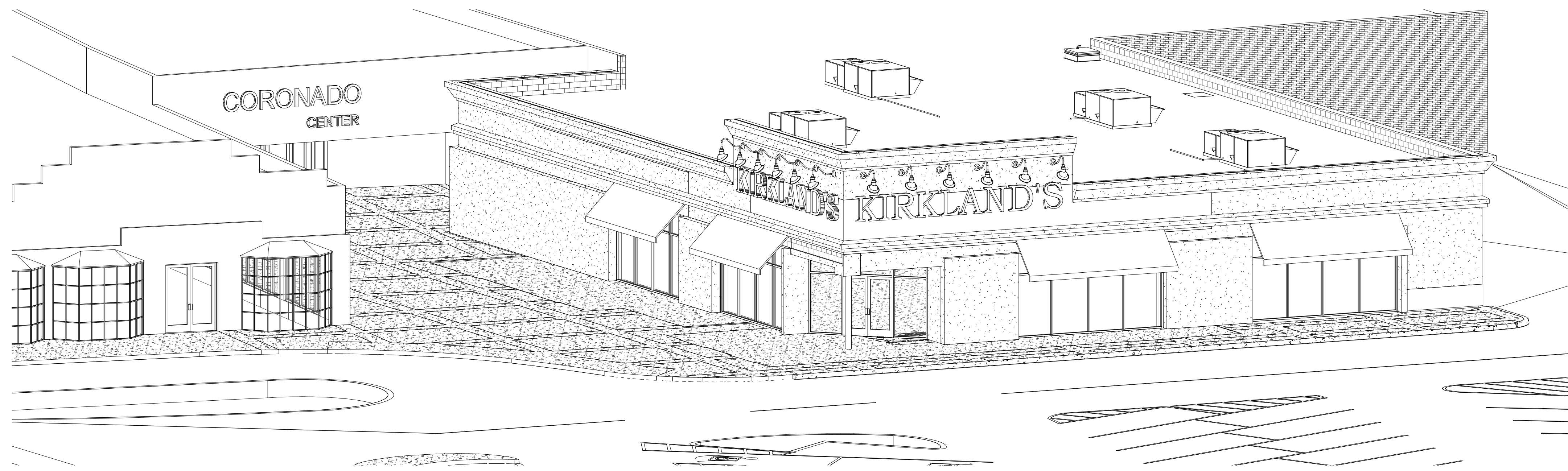
Drawn by	JRP
Checked by	BMA
Date	02.12.20
Project number	2571
Cad file name	

SHEET TITLE:

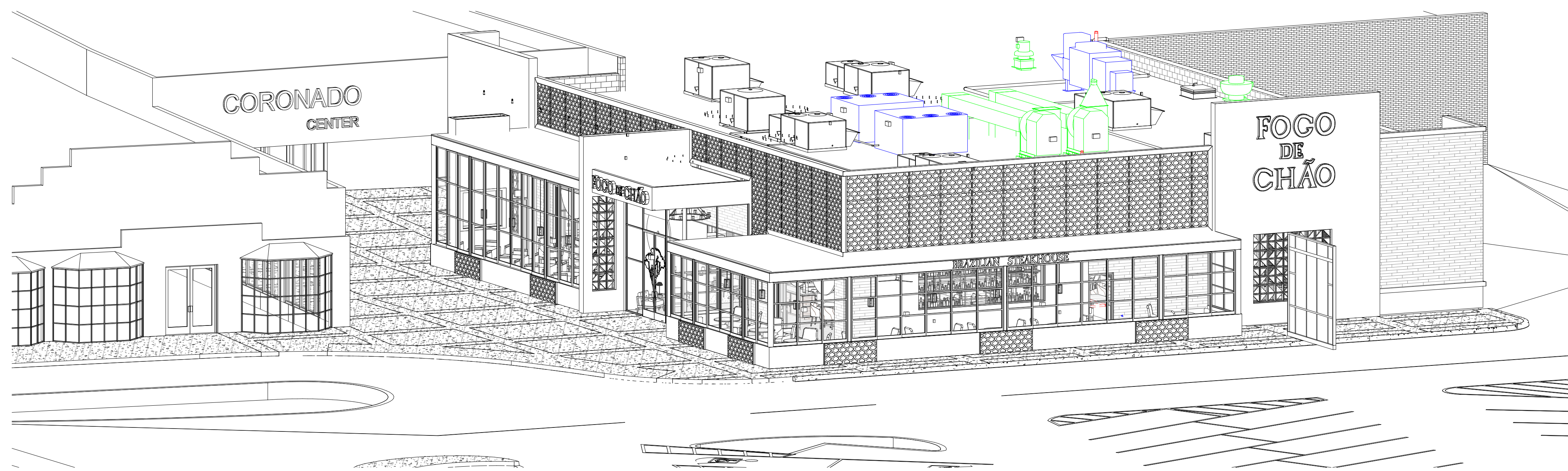
SITE PAVING PLAN

SHEET NUMBER:

C101

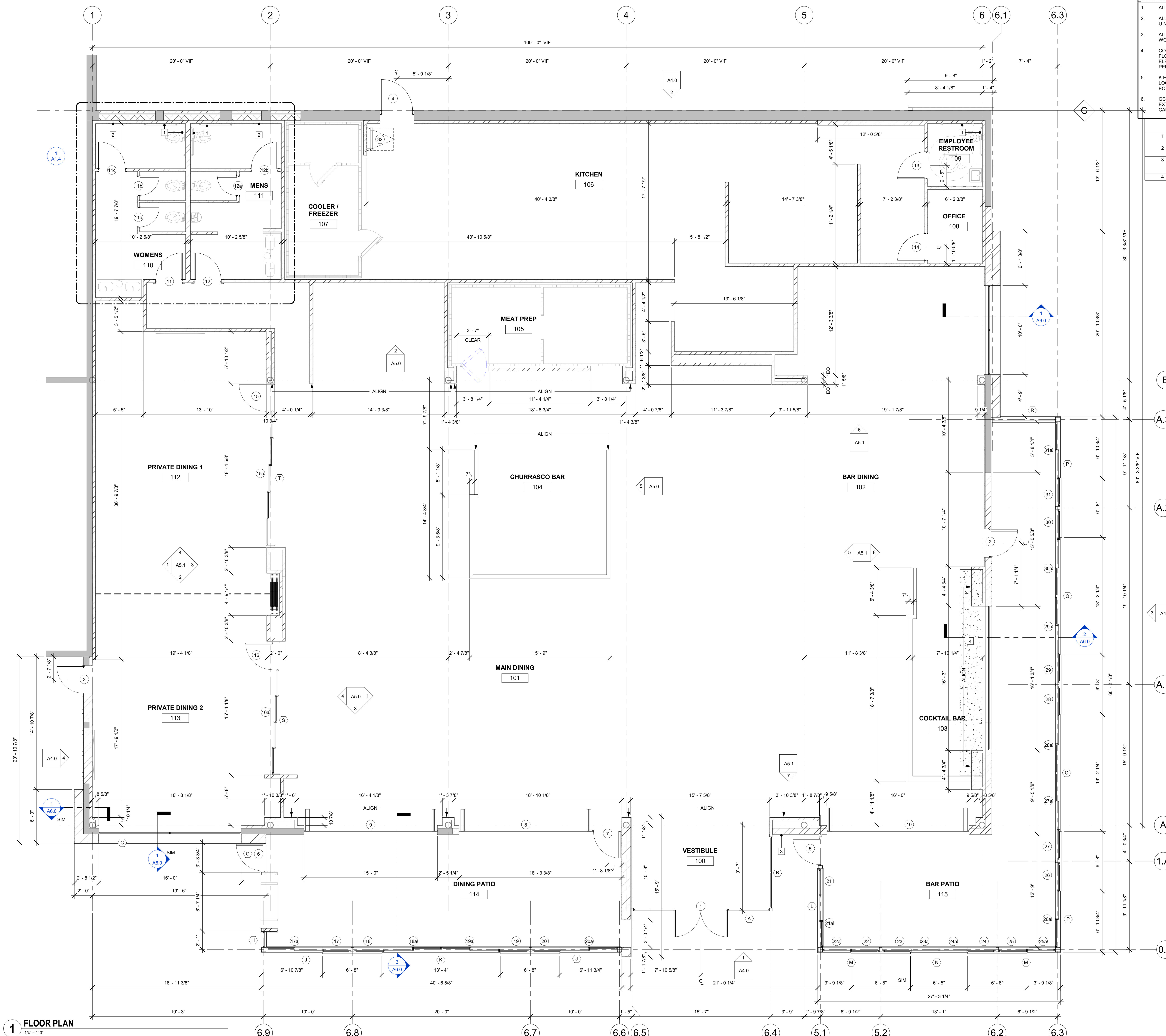


CURRENT EXTERIOR FACADE



PROPOSED EXTERIOR FACADE

NO.	REASON	DATE



- GENERAL NOTES**
- ALL DIMS ARE TAKEN FROM FACE OF STUD U.N.O.
 - ALL CLEAR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF FINISHES U.N.O.
 - ALL CONCEALED WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD.
 - COORDINATE W/ EQUIPMENT & PLUMBING PLANS FOR TRENCH DRAINS, FLOOR DRAINS, FLOOR SINKS & HUB DRAINS. DRAINS TO BE SET AT MIN. ELEVATION TO PROVIDE PROPER DRAINAGE. SLAB TO BE SLOPED 1/4" PER 1'-0" U.N.O.
 - K.E.C. TO INSTALL SILICONE SEALANT TO ALL SS PANEL JOINTS LOCATED AT WALK-IN COOLERS & FREEZER. COORDINATE WITH EQUIPMENT MANUFACTURER.
 - GC TO PROVIDE - CLASS "M" WET CHEMICAL SURFACE MOUNTED FIRE EXTINGUISHERS & TYPE 2A10BC FIRE EXTINGUISHERS IN RECESSED CABINETS - VERIFY QUANTITY & LOCATION IN FIELD W/ FIRE MARSHALL.
- FLOOR PLAN KEY NOTES**
- PROVIDE MIN. 3/4" FR. PLYWOOD BLOCKING IN WALL FOR GRAB BARS
 - PROVIDE MIN. 3/4" FR. PLYWOOD BLOCKING IN WALL FOR BABY CHANGING STATION
 - KNOX BOX. CONTRACTOR TO CONTACT FIRE MARSHAL'S OFFICE FOR INFORMATION ON TYPE OF BOX REQUIRED AND TO COORDINATE LOCATION OF BOX INSTALLATION
 - CONC. CURB COORDINATE W/ KITCHEN PLANS

Design Consultant:

INNOVATION 5 DESIGN ARCHITECTURE, INC.
 28 The Promenade North
 Long Beach, CA 90802
 www.innovation5.com

Architect:

GEOFFREY B. LIM
 AIA, NCARB, LEED AP

Plans, maps, specifications, studies, and reports not containing a seal issued, accepted by an original signature of the licensed professional may have been fraudulently altered and shall not be considered an original copy. All information should be checked and verified by the professional whose signature appears below.
 Copyright Protected © 2020

Engineering Consultant:

Stamp:

Project Owner:

FOGO DE CHÃO
 BRAZILIAN STEAKHOUSE

5908 HEADQUARTERS DRIVE
 SUITE K200
 PLANO, TX 75024

TENANT IMPROVEMENT

Project Address:
FOGO - ALBUQUERQUE, NM
 CORONADO CENTER, 6600 MENAUL BLVD.,
 SPACE M006
 ALBUQUERQUE, NM 87110

Issue For:
PERMIT

Issue Date:
 02/10/2020

NO.	REASON	DATE

Principal in Charge:
 JOSH COOL
 Project Manager:
 WESLEY STEPHENS
 Drawn By:
 WESLEY STEPHENS

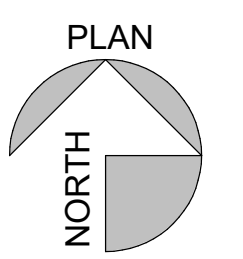
Project Number:
 140-012-19

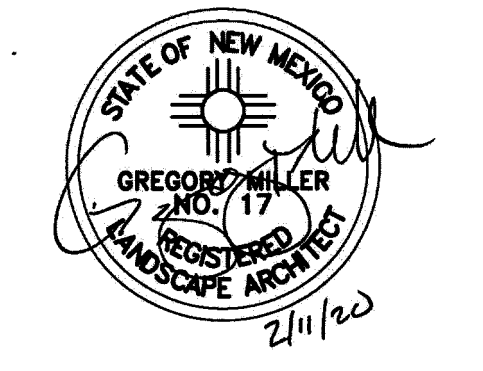
Sheet Title:
FLOOR PLAN

Sheet Number:
A1.0

NOT FOR CONSTRUCTION

1 FLOOR PLAN
 1/4" = 1'-0"





PROJECT NAME
**Brookfield Properties
Coronado Center
East Entrance
Renovation**

Coronado Center
6600 Menaul NE
Albuquerque, NM 87110

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group
Drawn by GM/TH
Checked by GM
Date 02/11/2020
Project number 2571
Cad file name 2571_A102

SHEET TITLE:
PLANTING AND IRRIGATION PLAN

SHEET NUMBER:

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
AE	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	3	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 35' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	1	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	1	4'-6' HT.	15 GA, MULTI	15' HT. X 12' SPD.
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS						
RTD	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	3	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
DN	DWARF NANDINA	NANDINA DOMESTICA 'DWARF'	12	MIN. 12" HT.	5 GALLON	18" HT. X 18" SPD.
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	11	MIN. 18" SPD.	5 GALLON	3' HT. X 3' SPD.
CB	CORALBERRY	SYMPHORICARPUS ORBICULATUS	2	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.
CM	CREeping MAHONIA	MAHONIA REPENS	6	MIN. 6" SPD.	5 GALLON	2' HT. X 3' SPD.
YM	YERBA MANSA	ANEMOPSIS CALIFORNICA	3	MIN. 18" SPD.	1 GALLON	1' HT. X 2' SPD.
DP	DWARF PLUMBAGO	CERATOSTIGMA PLUMAGINOIDES	11	MIN. 6" SPD.	1 GALLON	13' HT. X 1' SPD.
GLS	GRO-LO SUMAC	RHUS AROMATICA 'GRO LO'	3	MIN. 12" SPD.	5 GALLON	2' HT. X 5' SPD.
UR	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'ARP'	2	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.
RY	RED YUCCA	HESPERALOE PARVIFLORA	6	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.

HATCH LEGEND

- GRAVEL MULCH - SEE PLANTING NOTE B.
- ACCENT BOULDER - SEE PLANTING NOTE I.

PLANTING NOTES

- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
- GRAVEL MULCH SHALL BE SALVAGED FROM DEMOLITION OPERATIONS. IF ADDITIONAL GRAVEL IS NEEDED, MATCH EXISTING. INSTALL AT A 4" DEPTH OVER FILTER FABRIC.
- FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- TREES SHALL BE INSTALLED PER DETAIL A2/LP501.
- SHRUBS SHALL BE INSTALLED PER DETAIL A1/LP501.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- ACCENT BOULDERS SHALL BE SALVAGED FROM DEMOLITION OPERATIONS. INSTALL PER DETAIL C1/LP501.

KEYED NOTES

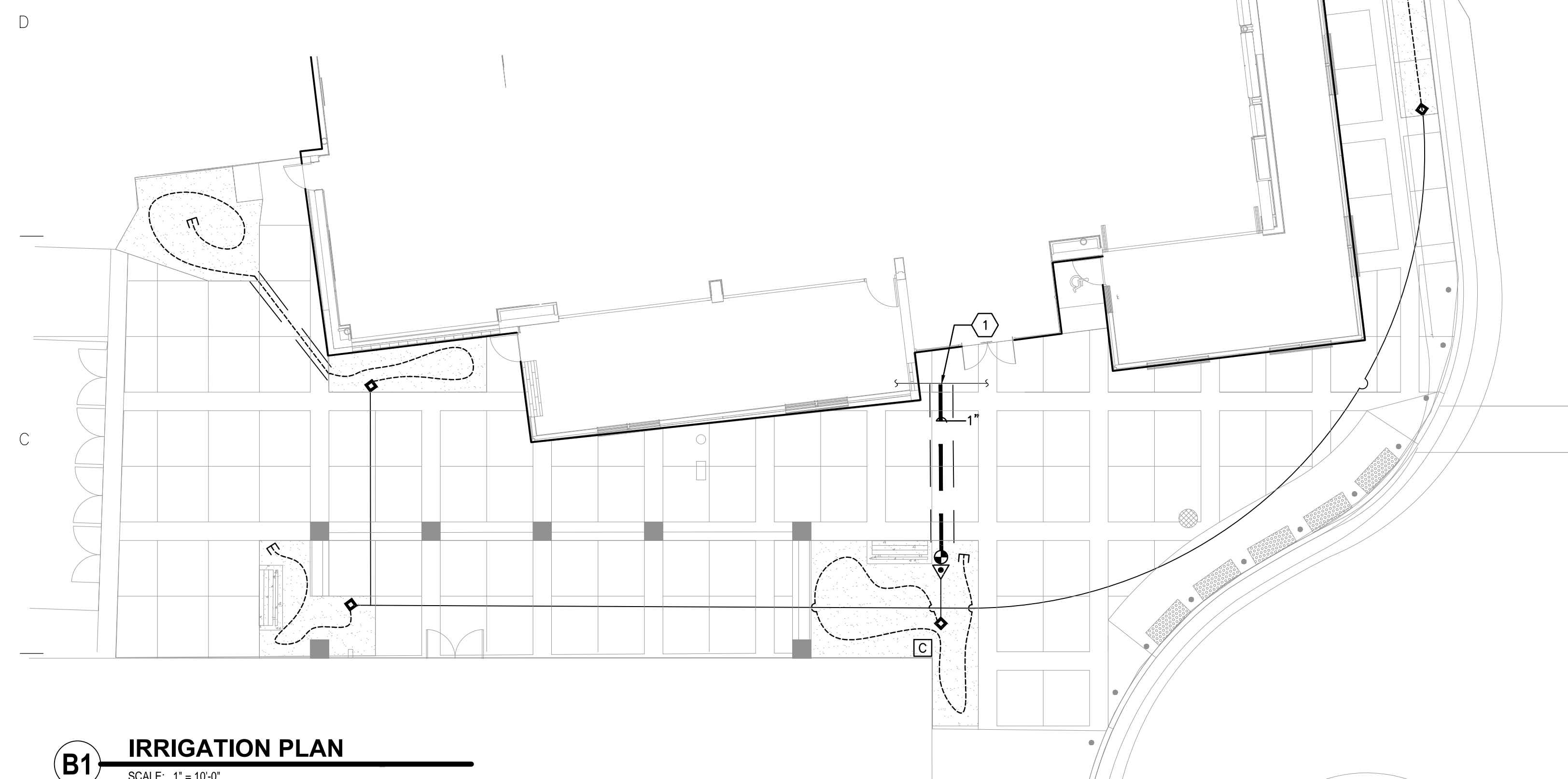
- GRAVEL MULCH. SEE PLANTING NOTE B.
- ACCENT BOULDER. SEE PLANTING NOTE I.
- SURFACE MOUNT SALVAGED BENCH. SEE DEMOLITION PLAN.
- FURNISH AND INSTALL 6" BENCH. BENCH SHALL BE MODEL SBTRO-72BA, 6" BACKED ALUMINUM BENCH, AS AVAILABLE FROM FORMS AND SURFACES, INC. (805-755-2606), OR PRE-APPROVED EQUAL. COLOR: ALUMINUM TEXTURE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

IRRIGATION NOTES

- WHERE SLEEVING IS SHOWN ON THE PLAN, INSTALLATION SHALL BE COORDINATED WITH ALL TRADES TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS AND DETAILS.
- FOR IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 - LANDSCAPE IRRIGATION SYSTEM.
- THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE LOCATION OF IRRIGATION MAIN AND DRIP LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS IS FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
- VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT-DOWN LIDS.
- IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI THE CONTRACTOR SHALL RECEIVE DIRECTION FROM LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.

IRRIGATION KEY NOTES

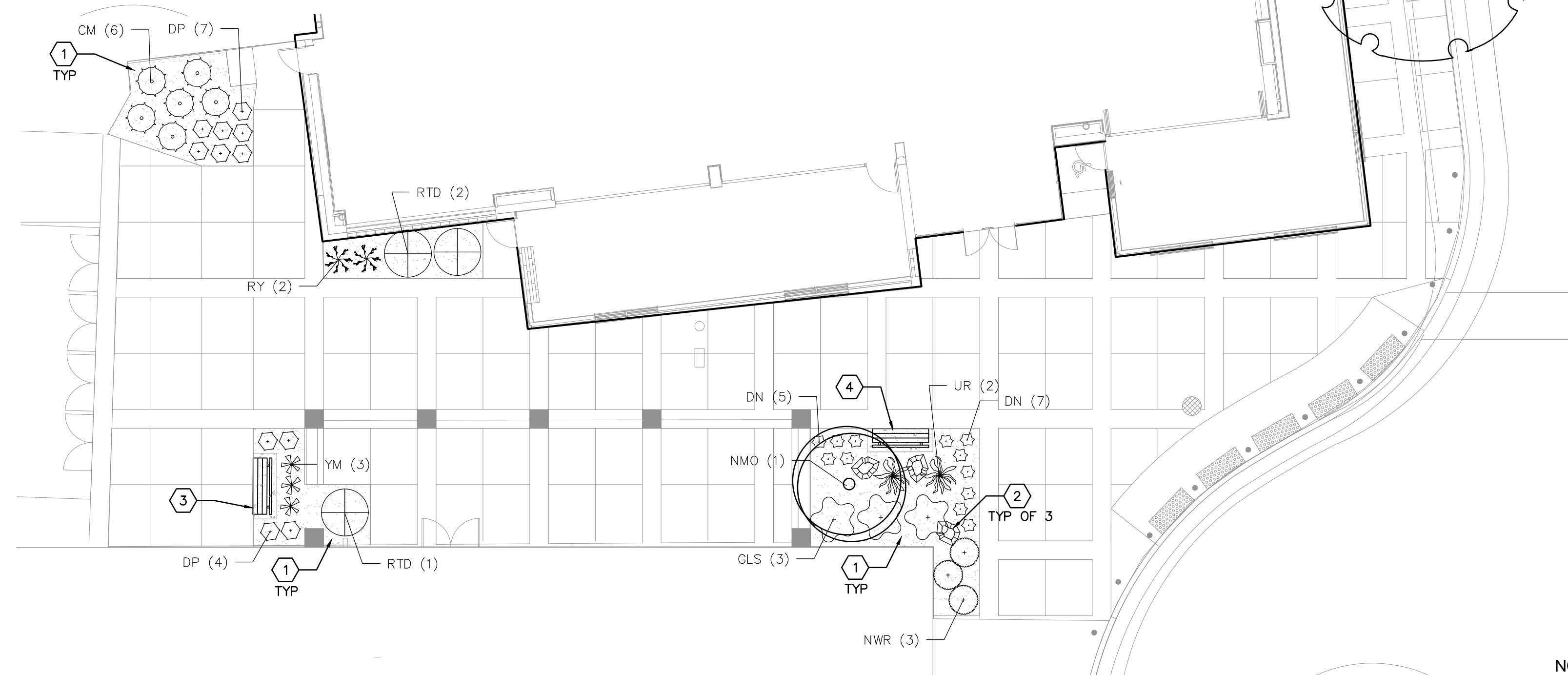
- IRRIGATION SYSTEM POINT OF CONNECTION. CONNECT TO EXISTING IRRIGATION MAINLINE. FIELD VERIFY LOCATION, PIPE SIZE AND MATERIAL.



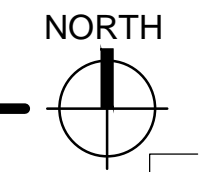
B1 IRRIGATION PLAN
SCALE: 1"=10'-0"

IRRIGATION LEGEND

- IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 18" FOR NON-CONTINUOUS PRESSURE MAIN.
- 3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS. DEPTH OF BURY: 6". SEE EMITTER SCHEDULE, L501, FOR QUANTITY AND SIZE. INSTALL PER DETAILS A4/L502 AND C4/L501.
- MAIN LINE AND DRIP LINE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC.
- DRIP TO HDPE COUPLING. INSTALL PER DETAIL D4/L501.
- HDPE PIPE. 3/4" WITH COMPRESSION FITTINGS.
- REMOTE CONTROL DRIP VALVE ASSEMBLY, RAIN BIRD XCZ-100-PBR-COM, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE WITH PRESSURE REGULATING FILTER, SIZE 1". INSTALL PER DETAIL A4/L501.
- AVB ASSEMBLY. INSTALL PER DETAIL A4/L501.
- EXISTING IRRIGATION CONTROLLER. WIRE NEW VALVE TO CONTROLLER AND VERIFY CONTINUED FUNCTION OF ALL ZONES ON CONTROLLER.



A2 PLANTING PLAN
SCALE: 1"=10'-0"





City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 10, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000631**
04EPC-01033 EPC Site Development Plan
Amendment for Building Permit

Coronado Center LLC
6600 Menaul Blvd NE Suite #1
Albuquerque, NM 87110

LEGAL DESCRIPTION: Coronado Center Lots 1-A, 2-A, 3, 4, 5, 7-A-1; and Federated Tract A, Unit 5-A and Lots 1-A-1, 2-1, 3-A1; Unit 6, Dale J. Bellamah's Jeannedale Subdivision, zoned SU-3, located on MENAUL BLVD & UPTOWN BLVD NE, between SAN PEDRO NE and LOUISIANA BLVD NE, containing approximately 82 acres. (H-18) Juanita Garcia, Staff Planner

On December 9, 2004 the Environmental Planning Commission voted to approve Project 1000631/04EPC-01033, a request for Site Development Plan Amendment for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site development plan for building permit for Lots 1-A, 2-A, 3,4,5,7-A-1 and Federated Tract A, Unit 5-A and Lots 1-A-1, 2-1 & 3-A1; Unit 6, Dale J. Bellamah's Jeannedale Subdivision. The applicant is proposing to redevelop a portion (approximately 32 acres) of the 82-acre site commonly known as Coronado Mall, located on Menaul Boulevard and Louisiana Boulevard NE.
2. Previous advertisement of this case identified the site as a 32-acre site, when in actuality the site contains approximately 82 acres. Coronado Mall contains ten lots within its boundaries and the legal description for all the lots were advertised, however the acreage was not consistent with the acreage contained within the ten lots. The 32 acres referenced in the application refers to the redevelopment area as proposed by the applicant. Corrections to the official notification of decision will reflect the entire acreage for the site.
3. The applicant is proposing to renovation the site as a "lifestyle" mixture of commercial uses to including outdoor access to shopping, dining and entertainment venues. Three parking structures and a multi-screen theater on top of one of the parking structures is anticipated in the area where

Mervyn's is now located. In addition, the applicant is proposing to remodel the two main entrances located in the center of the mall and a main entrance on the southwest portion of the mall near the existing food court and is proposing to replace existing segments of the mall corridor roofs with skylights to enhance the natural lighting.

4. The subject site is located in the area designated Established Urban by the *Comprehensive Plan*. The submittal meets the goal of this area by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the Established Urban Area as follows:
 - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
 - b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5l, *Comprehensive Plan*).
 - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, *Comprehensive Plan*).
 - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).
 - e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5l, *Comprehensive Plan*).
 - f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o, *Comprehensive Plan*).
5. This request is within a Major Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Policies of the Major Activities Center designation as follows:
 - a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
 - b. This request will assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by providing the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs, serving the entire metropolitan population and beyond, being accessible by all modes of travel, including

pedestrian and bikes; it is located at major roadways and/or major transit stops and transfer points, will be served by off-street parking with parking structures as encouraged by the plan, have walkways designed to facilitate pedestrians and have transit connections.

- c. This request will also assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by locating in an area 300 acres or more with land uses typical in modern commercial, office, and technology centers.
 - d. This request meets the policies of the *Comprehensive Plan* by providing buildings that are 3-stories tall and higher with appropriate floor area ratios and urban land uses and amenities, with connections between buildings and sidewalks, buildings close or touching, opportunities for park and ride, structure parking, larger scale plazas and paths, and greater opportunity for public-private partnership in creating public spaces (*Comprehensive Plan*, Activity Center Goal, Policy A, Major Activity Centers).
 - e. This request further meets the policies of the *Comprehensive Plan* in that structures that would dominate their surroundings are located in a Major Activity Center to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access (*Comprehensive Plan*, Policy II. B. 7. c)
 - f. The subject site does not abut any residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).
6. The subject site is located Outside the Intense Core of the *Uptown Sector Development Plan (USDP)* and is zoned SU-3 Outside Intense Core. As such, the EPC has the authority to approve a site development plan for building permit. The request meets the 12 goals of the *USDP* as follows:
- a. This proposal provides a suitable site for a moderately high intensity mixture of retail, commercial, and service uses. The uses of office, institutional and residential are permissive in this zone, but are not utilized nor required of this proposal. The design and general layout of these uses are controlled by the standards found in Sections 2 and 3 of the *USDP* (pp. 15-25).
 - b. The redevelopment/replacement of existing retail/service space within the site's boundary is permitted and noted in Section 2. of the *USDP* (p. 15, A.1.)
 - c. This request meets the first Goal of the *USDP* for an Urban Center (Major Activity Center) by proposing a site contained within the rigid boundaries set out in the plan and avoids negative consequences to surrounding residential neighborhoods. The subject site borders no residential areas. Parking for the site will continue to be surface parking with the addition of parking structures to replace some surface parking containing a little over 1,700 spaces. Noise impact on surrounding residential areas will be minimal, considering the new proposal will have no more impact than the existing development and due to the distance separation between this site and the location of those neighborhoods. The visual impact of lighting and signage upon surrounding residential areas is negligible due to the nature of the minimal change from the existing to the proposed.
 - d. A new transit stop with shelter is proposed adjacent to the Uptown Loop Road. Excellent opportunities for accessible transit are presented with this site, which will facilitate the goal of providing better opportunities for mass transit within the area, as per the second Goal of the

USDP. In addition, the applicant has conducted a Trip Generation Assessment which indicates that this development does not meet the requirements for a Traffic Impact Analysis. However, a limited traffic analysis is required prior to EPC approval.

- e. The site plan furthers the third Goal of the *USDP* by encouraging the further development of the area as an urban center. The objective of this goal is to promote an integrated mix of land uses including employment, retail, entertainment, and housing, as well as to promote pedestrian activity with specialty retail and restaurants at the ground level, reinforced by pedestrian friendly streetscapes and plazas. The proposed site plan contains a mix of employment, retail, and entertainment uses, although it does not propose housing or office uses. Although an office and housing component could be proposed in the future. The design of open space promotes a walkable urban form that promotes pedestrian activity where possible with a plaza in the center of the building arrangements. Retail and restaurant occupants are proposed along the ground floors of the development to enhance the performance of a diverse and walkable form. Because the subject site is outside the Intense Core and outside the Loop Road, the predominately office core aspect of the plan does not apply.
- f. The applicant commissioned a Trip Generation Assessment to comply with Goal 4. The latest Assessment found that the number of trips that would be generated with this proposal is above the threshold required for a formal traffic study. Therefore, a Traffic Impact Study (TIS) was required of the applicant. The TIS has been submitted and is acceptable to the City Engineer and will not cause a deleterious affect on traffic in the area. However, the applicant still needs to comply with the transportation requirements of the Mobility Section of the *USDP* and Appendix A in the *USDP*. In addition, there may be additional queuing requirements at affected drive sites that are not already provided for. This goal has not been fully met until these actions have occurred. An Air Quality Impact Assessment is not required, according to the Environmental Health Department.
- g. The proposed development furthers Goal 5 in the *USDP* by constructing parking structures that help to control the amount of asphalt development by stacking parking spaces vertically.
- h. The site plan shows some and should show more and better strategically located pedestrian facilities to help capture the maximum number of users. Internal sidewalks are wide and 147 new bicycle spaces are proposed. Pedestrian walkways connecting to the site should be wider and more abundant in order to meet the intent of Goal 6 of the *USDP*.
- i. The submittal furthers Goal 7 in the *USDP* by limiting roadway improvements to those listed in the plan and by emphasizing transit and ridesharing alternatives to the single-occupancy automobile solutions to the growing mobility demands of Uptown. The applicant should address this further by initiating a Transportation Management Plan process with the Transit Department.
- j. By initiating a Transportation Management Plan, the applicant will help to further Goal 8 of the *USDP*. Mitigation measures in the form of alternative transportation and multi occupancy vehicles will be encouraged.
- k. The Environmental Health Department provided staff with a letter stating that they have no adverse comments regarding this proposal. The mitigation measures discussed in this report will help curb potential future violations of air quality in the area, helping to meet the intent of Goal 9.

- l. The submittal establishes safe and efficient pedestrian connections to buildings from the Uptown Loop road, as required by Goal 10 of the *USDP*. The recommended conditions of approval will help this redevelopment project to meet the intent of this goal.
 - m. The site plan furthers Goal 11 of the *USDP* by providing amenities for the area that help shape the proposed development in a way that denote this as a changing space that provides elements such as outdoor seating, shaded areas, plazas and landscaping.
 - n. The redevelopment of this site will not present a significant change in views from surrounding residential areas, meeting the intent of Goal 12.
7. The request meets the required Floor Area Ratios as stated in the *USDP* (p. 16).
8. The request is not for a mixture of uses, as specified in the *USDP*, and is therefore not subject to the 25-foot setback from the street right-of-way (p. 16). However, the applicant is proposing retail and service buildings within 25 feet of the street right-of-ways along Americas Parkway and Louisiana.
9. The proposal assists in keeping the Uptown Center within rigid boundaries and avoids deleterious impacts on the surrounding residential areas, as required by the *USDP*. This proposal will develop within those boundaries and will not bleed out into the surrounding single-family residential neighborhoods. Nor will it cause serious and deleterious effects resulting from traffic and other causes to impact these neighborhoods. This submittal follows the Sector Plan by making the development urban in character and keeping it centered (*USDP*, Governing Concepts, 0. 6).
10. According to the *USDP*, it is recognized that an urban center is a major contributor in improving Albuquerque's air quality in the future through the provision of dense employment and retail development along with residential opportunities in an urban, pedestrian environment. The Environmental Health Department has submitted a letter stating that based on existing CO levels, recent modeling, and anticipated technological improvements, Air Quality Impact Studies in the Uptown area are no longer warranted.
11. The proposed submittal meets the requirements of a site development plan for building permit as defined in the *Comprehensive City Zoning Code*.
12. The submittal complies with the SU-3 Zone for the Uptown Urban Center Inside and Outside the Intense Core. Because it is a redevelopment project, the regulations of this plan apply to the incremental development of an existing property and are not intended to apply to an entire property as a condition of approval of the addition or redeveloping portion.
13. Numerous amendments have occurred to this site that range from the construction of the major anchor stores to the approval of building mounted signs. It does not appear that this site has been reviewed as an entire site in its current configuration by the EPC, but rather in phases. The applicant has submitted a site development plan that shows almost all of the elements of the entire site but requires more information such as elevation views, existing freestanding signs including dimensions and elevation views and as-built landscaping information for those portions of the site and building that are not affected by the proposed redevelopment.

14. The subject site currently exceeds the number of allowed parking spaces as specified in the *USDP*: there are more off-street parking spaces provided than would be allowed under current parking regulations. The amount of parking was established prior to the adoption of the current parking restrictions of the plan and could be deemed as non-conforming. In absence of the redevelopment of the mall, all of these spaces would be allowed to remain for the life of the structures.
15. A "proportionate share analysis" was applied to the proposed redevelopment project in determining the appropriate parking requirements. This policy established by the Planning Department applies current standards to the proposed redeveloped portion of the mall and allows overages in parking to continue for the remainder until future redevelopment occurs on the site. This policy allows for redevelopment and encourages an overall movement towards compliance with parking regulations as specified in the plan.

CONDITIONS:

1. The EPC delegates final sign-off authority of this amendment to the site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall provide all information regarding existing conditions, including photos of elevation views, the exact location of existing freestanding signs with elevation views showing the square footage of the signs and the as-built landscaping for the areas not affected by this redevelopment project.
3. The following conditions of approval, *relevant to the site plan itself*, shall apply only to the lots affected by the redevelopment for compliance to the plans and policies of this area, except as specifically noted. For ease of reference, these lots are described on the site plan as Parcels 2, 3, 4 and 6.
4. All signage requirements shall comply with the *USDP* as set out on pages 21 and 22. The square footage of the signs shown on the elevation views shall be removed since they are in conflict with the *USDP* or shall contain square footage information that is in compliance with the *USDP*. Signage regarding access to and location of transit, bicycle, and pedestrian facilities shall be provided and shall be shown on the site plan.
5. Building colors shall be identified in general terms, such as red, light blue, etc. instead of specific color names that are identified by the manufacturer of the product.
6. Parking/Transportation:
 - a. Parking places that are designated as carpool spaces shall be specified on the site plan in the affected lots.

- b. The new transit stop along the Uptown Loop Road shall have space dedicated to the Transit Department to allow for information such as bus schedules.
 - c. Bus shelters that are of a design that is satisfactory to the Transit Department shall be located at the bus stop located adjacent to Americas Parkway and Louisiana.
 - d. The submittal shall clearly identify what areas within the building have been deleted from the gross square footage calculation to determine the amount of net leasable area.
 - e. Employers shall encourage carpooling for employees. Preferential spaces shall be provided for Multiple Occupant Vehicles. Carpoolers shall register with the Property Manager to obtain a permit to park in a designated carpool space. The spaces shall be the most convenient next to the dedicated spaces for handicapped parking within parking structures and shall clearly indicate that they are reserved for carpoolers (three or more individuals per vehicle). The number of carpool spaces shall equal the number of registered, active carpools. In addition, the Property Manager shall encourage employees to register with the City of Albuquerque Transit Department's ridematching software service.
 - f. A three-foot high wall or landscape buffer shall be provided along Louisiana to where off-street parking abuts Louisiana to remain in compliance with Section 14-16-3-1(E)(4).
 - g. The parking calculations shall include the method of calculation related to the "Share of Parking allocation to demolished space" as identified in the Parking Section of this report.
7. The site development plan shall provide the calculation for seating space for outdoor plaza area and shall be calculated at one linear foot of seating space provided for each linear foot in the perimeter of the plazas (*USDP*, p. 19). The submittal shall also demonstrate the location of such seating.
8. Light fixtures shall be shown and described as fully shielded horizontal lamps that are designed so that no fugitive light can escape beyond the property line. All light fixtures shall be a full cut-off type so that no light source is visible from the site perimeter. A notation shall be added indicating that the site will be in compliance with the Area Lighting Regulations of the *Comprehensive City Zoning Code*. The language referencing the "Night Sky Ordinance" shall be removed. These notes shall be stated on the plan next to the lighting detail.
9. Landscape Plan:
- a. Information shown on Sheet C1.1 as "Landscape Coverage" shall be relocated to Landscape Sheet L1.2 so that all landscape calculations are found on one sheet.
 - b. Tree canopies shall be allowed to count toward the required 40% of the landscaping of the plaza areas.
 - c. 75% of parking lot trees shall be species that are "pollution resistant deciduous specimens."
 - d. A detail of the landscape feature walls shown on the submittal shall be shown on the plans prior to final approval at the DRB.
10. Pedestrian Access:
- a. All pedestrian links, including those through the parking areas, shall be a minimum of 10-feet wide, as indicated in the *USDP* (p. 20, Section 3, C. 2. a.).

- b. All pedestrian walkways that connect the site to the street and properties to the south shall be widened to 10-feet and shall continue through the entire length of the parking area and connect to the sidewalks to the south.
 - c. All pedestrian walkways shall be visible from structures to the greatest degree possible and highlighted with enhanced paving and/or signage (USDP, p. 17, Section 2, D. j.)
 - d. Highlighted with enhanced paving pedestrian walkways shall be along all vehicular entrances along Louisiana (parallel to Louisiana) and at the intersection of Louisiana and Americas Parkway (Goal 10.e. (p.9))
 - e. The remaining 158 bicycles spaces required for the entire site beyond the redevelopment area shall be placed near the entrances of the anchor stores and near the main entrances of the shopping mall.
 - f. All building facades that have a main entrance shall have a sidewalk at least an eight foot wide sidewalks for buildings with square footage that are less than 10,000 and ten feet wide for those buildings between 10,000 and 30,000 square feet.
11. The applicant shall coordinate with Solid Waste Management Department staff regarding the location of compactors.
 12. The submittal shall comply with the following conditions of approval as specified by the City Engineer, Department of Municipal Development, the Public Works Department and the NMDOT:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Traffic Impact Study (TIS) is required and has been submitted.
 - d. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Provide cross access between tracts, if applicable.
 - f. Site plan shall comply and be designed per DPM Standards.
 13. The Mobility section and Appendix A of the *Uptown Sector Development Plan* shall be addressed to the satisfaction of the City Engineer prior to EPC approval.
 14. The applicant shall obtain authorization to proceed with the approved redevelopment from the other shopping center property owners, unless the applicant demonstrates that a non-approving property owner is acting arbitrarily or capriciously.

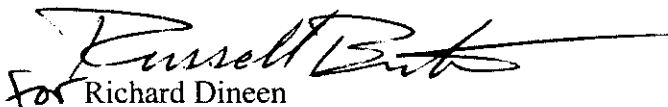
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 27, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/JG/bjf

cc: Coronado Center LLC, 6600 Menaul NE, Suite 1, Albuquerque, NM 87110
Mr. David Campbell, 6100 Uptown Blvd. NE, Suite 500, Albuquerque, NM 87110
Gene Tatum, Alvarado Park NA, 1915 Madeira NE, Albuquerque, NM 87110
Dennis Miller, Alvarado Park NA, 5706 Bellamah NE, Albuquerque, NM 87110
David Stafford, Classic Uptown NA, 2812 San Pablo NE, Albuquerque, NM 87110
Colin Hallaman, Classic Uptown NA, 2701 Chama NE, Albuquerque, NM 87110
Vernice Spencer, East End Historical Cultural NA, 1028 Vermont St. NE, Albuquerque, NM 87110
Stephen Anderson, East End Historical Cultural NA, 1010 Virginia St. NE, Albuquerque, NM 87110
Evelyn Feltner, Inez NA, 2014 Utah St. NE, Albuquerque, NM 87110
Bette Weber, Inez NA, 1927 Virginia St. NE, Albuquerque, NM 87110

OFFICIAL NOTICE OF DECISION

PROJECT #1000631

DECEMBER 10, 2004

Page 10 of 10

Julie Jones, Jerry Cline NA, 7625 Winter Ave. NE, Albuquerque, NM 87110
Eric Shirley, Jerry Cline NA, 900 Grove St. NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park NA, 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Nancy Tecumseh, Quigley Park NA, 2704 Valencia NE, Albuquerque, NM 87110
Mary Tervithick, Snow Heights NA, 8031 Princess Jeanne NE, Albuquerque, NM 87110
Joyce Mortimer, Snow Heights NA, 1702 Vermont NE, Albuquerque, NM 87110
Richard Peterson, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Virginia Kinney, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Mark Mathes, Zuni NA, 7413 Arvada Ave. NE, Albuquerque, NM 87110
Susan McIntyre, Zuni NA, 7521 Leah Dr. NE, Albuquerque, NM 87110
Valorie Vigil, New Kimo NA, 2408 Madiera NE, Albuquerque, NM 87110
Mark Trujillo, New Kimo NA, 5507 Euclid NE, Albuquerque, NM 87110
Evelyn Carter, Uptown Progress Team, Inc., 6501 Americas Parkway NE #1000, Albuquerque, NM 87110
David Campbell, Uptown Progress Team, Inc., 6100 Uptown Blvd. NE, #500, Albuquerque, NM 87110
Fred Mondragon, 4424 Glenwood Hills NE, Albuquerque, NM 87111
Chris Bettman, 2727 San Pedro Dr NE, Albuquerque, NM 87110
Pat Bryan, 115 Gold SW #205, Albuquerque, NM 87104
Tim Flynn O'Brien, 320 Gold SW #1300, Albuquerque, NM 87110
Jeff Weagley, 1313 San Pablo NE, Albuquerque, NM 87110
Diane Scena, 2908 Campus Blvd NE, Albuquerque, NM 87106