APPLICATION

Albuquerque



□ Waiver to IDO (Form V2)

□ Waiver to DPM (Form V2)

DEVELOPMENT REVIEW BOARD APPLICATION

APPEAL

□ Decision of DRB (Form A)

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.								
SUBDIVISIONS	□ Final Sign off of EPC Site Plan(s) (Form P2)							
□ Major – Preliminary Plat (Form S1)	□ Major Amendment to Site Plan (Form P2)	□ Vacation of Public Right-of-way (Form V)						
□ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	□ Vacation of Public Easement(s) DRB (Form V)						
□ Major - Final Plat (<i>Form S2)</i>	□ Extension of Infrastructure List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)						
□ Minor Amendment to Preliminary Plat (<i>Form</i> S2)	□ Minor Amendment to Infrastructure List (<i>Form S2</i>)	PRE-APPLICATIONS						
□ Extension of Preliminary Plat (Form S1)	□ Temporary Deferral of S/W (Form V2)	□ Sketch Plat Review and Comment <i>(Form S2)</i>						
	□ Sidewalk Waiver (<i>Form V</i> 2)							

BRIEF DESCRIPTION OF REQUEST

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DRB Site Plan (Form P2)

SITE PLANS

Development of a new entry vestibule and patient drop-off area in the rear of the existing hospital facility.

APPLICATION INFORMATION						
Applicant: Presbyterian - Jim Jeppson			Phone: 505-563-6641			
Address: P.O. Box 26666			Email: JJeppson@phs.org			
City: Albuquerque		State: NM	Zip: 87125			
Professional/Agent (if any): Dekker/Perich/Sabatini - V	Vill Gleason		Phone: 505-761-9700			
Address: 7601 Jefferson NE Suite 100			Email: willg@dpsdesign.org			
City: Albuquerque		State:	Zip: 87109			
Proprietary Interest in Site:		List <u>all</u> owners:				
SITE INFORMATION (Accuracy of the existing lega	I description is crucial!	Attach a separate sheet if r	necessary.)			
Lot or Tract No.: TRACT 1 REPLAT OF TRS E F & A EAST END	ADD CONT 18.895 ACRES	Block:	Unit:			
Subdivision/Addition:		MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s): J-19-Z	Existing Zoning: MX-	-T	Proposed Zoning MX-H			
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres): 18.895			
LOCATION OF PROPERTY BY STREETS						
Site Address/Street: 8300 CONSTITUTION AVE NE	NE Between: Woming and: Constitution Ave NE					
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)						

Signature:				Date: 6-1	5-20	
Printed Name: William Gleason	-			Applicar	nt or XI Agent	
FOR OFFICIAL USE ONLY						
Case Numbers	Action	Fees	Case Numbers		Action	Fees
SI-2020-00722	SP-DRB	\$600text	nere			
Meeting Date: September	2, 2020			Fee Total:	\$600	
Staff Signature: Vanessa K	1 Segura		Date: 8/5/2020	Project #	PR-2020-	-003861
	0					

LETTER OF AUTHORIZATION



Presbyterian Healthcare Services P.O. Box 26666 Albuquerque, NM 87125-6666 (505) 841-1234 www.phs.org

May 27, 2020

Jolene Wolfley, DRB Chair City of Albuquerque Planning Department 600 Second Street NW | Albuquerque, NM 87102

RE: Kaseman Hospital DRB Site Development Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Ms. Wolfley:

This letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to represent Presbyterian Healthcare Services with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the city of Albuquerque for Kaseman Hospital. This letter authorizes Dekker/Perich/Sabatini LLC and Bohannon Huston Inc. to act as Presbyterian Healthcare Services' agent as necessary with the permitting and associated approval processes required for the proposed facilities on the property referenced above.

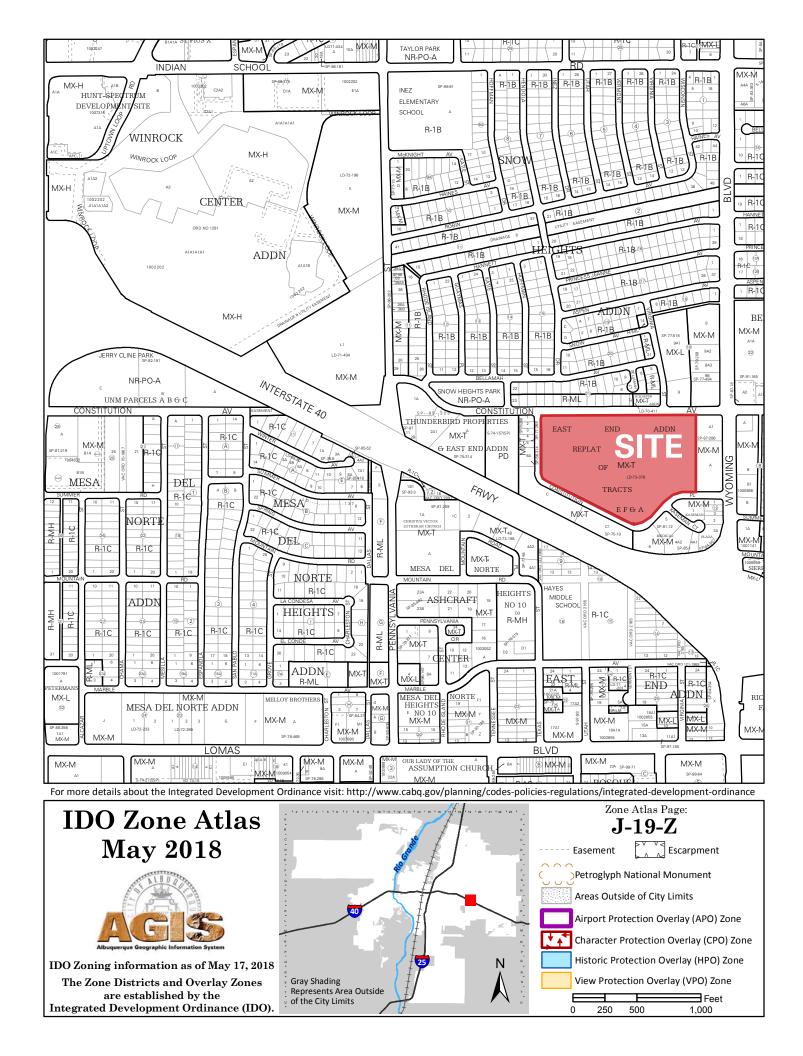
Please contact me at 563-6641 if there are any questions.

Sincerely,

James R. Jeppson

VP Real Estate and Construction

ZONE ATLAS MAP



FORM P2

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. PDF <u>shall be organized</u> with the Development Review Application and this Form P2 at the front followed by the remaining documents <u>in</u> <u>the order provided on this form</u>.

SITE PLAN - DRB

□ MAJOR AMENDMENT TO SITE PLAN – DRB

- **EXTENSION OF SITE PLAN DRB**
 - X Interpreter Needed for Hearing? <u>NO</u> if yes, indicate language: _____
 - X PDF of application as described above
 - X Zone Atlas map with the entire site clearly outlined and labeled
 - X Letter of authorization from the property owner if application is submitted by an agent
 - X Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension) X Signed Traffic Impact Study (TIS) Form
 - X Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
 - X Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
 - Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
 Note: If requesting more than allowed by deviation, a Variance ZHE or Variance DRB will be required, as applicable.
 - X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
 - X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - X Office of Neighborhood Coordination neighborhood meeting inquiry response
 - X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - X If a meeting was requested or held, copy of sign-in sheet and meeting notes
 - X Sign Posting Agreement
 - X Required notices with content per IDO Section 14-16-6-4(K)(6)
 - X Office of Neighborhood Coordination notice inquiry response
 - X Copy of notification letter and proof of first class mailing
 - X Proof of emailed notice to affected Neighborhood Association representatives
 - X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - X Completed Site Plan Checklist
 - X Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
 - X Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - N/A Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

- ___ Interpreter Needed for Hearing? ____ if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- ____ Letter of authorization from the property owner if application is submitted by an agent
- ____ Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ____ Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ____ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ____ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- __ Infrastructure List, if required

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, if required, or otherwise processed until it is complete.

Signature:		Date: 7.24.20
Printed Name: William Gleason		\Box Applicant or χ Agent
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	1 B //
Type text here		ATTAL MEDICAL
Staff Signature:		M EX State
Date:		A A A A A A A A A A A A A A A A A A A

ARCHEOLOGICAL CERTIFICATE



Tim Keller, Mayor Sarita Nair, CAO **City of Albuquerque**

P.O. Box 1293 Albuquerque, NM 87103 **Planning Department** David S. Campbell, Director

DATE: June 10, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2020-003942
Agent:	Jessica Lawlis, Dekker Perich Sabatini
Applicant:	Presbyterian Healthcare Services
Legal Description:	TRACT 1 REPLAT OF TRS E F & A EAST END ADD CONT 18.895 ACRES
Zoning:	MX-T
Acreage:	18.895
Zone Atlas Page(s):	Z-J-19

CERTIFICATE OF NO EFFECT:	✓ Yes	No
CERTIFICATE OF APPROVAL:	Yes	✓ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images

SITE VISIT: N/A

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

2070

Douglas H. M. Boggess, MA, RPA/ Date l Senior Principal Investigator Acting City Archaeologist Lone Mountain Archaeological Services, Inc. **SUBMITTED TO:**

Russell Brito, Planning Manager City of Albuquerque Planning Department

06 TIS FORMS

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Presbyterian Healthcare Services	
Will Gleason, DPS, Agent CURRENT:	LEGAL DESCRIPTION: TRACT 1 REPLAT OF TRS E F & A EAST END
ZONING MX-H	LOT OR TRACT # BLOCK #
PARCEL SIZE (AC/SQ. FT.) <u>18.895</u>	SUBDIVISION NAME_ Kaseman Hospital
REQUESTED CITY ACTION(S):	· · · · · · · · · · · · · · · · · · ·
ANNEXATION []	SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From To	
SECTOR, AREA, FAC, COMP PLAN []	BUILDING PERMIT [X] ACCESS PERMIT []
AMENDMENT (Map/Text) []	BUILDING PURPOSES [] OTHER [] *includes platting actions
PROPOSED DEVELOPMENT:	GENERAL DESCRIPTION OF ACTION:
NO CONSTRUCTION/DEVELOPMENT []	# OF UNITS:
NEW CONSTRUCTION []	BUILDING SIZE: 280 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT $[\mathbf{X}]$	
determination.	DATE
	ion of processing by the Traffic Engineer)
Planning Department, Development & Building Serv 2 ND Floor West, 600 2 nd St. NW, Plaza del Sol Building,	rices Division, Transportation Development Section - City, 87102, phone 924-3994
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES []	NO [] BORDERLINE []
THRESHOLDS MET? YES [] NO [] MITIGATI Notes:	NG REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
If a TIS is required: a scoping meeting (as outlined in t needed and the parameters of the study. <i>Any subsequ</i> <i>update or new TIS.</i>	he development process manual) must be held to define the level of analysis <i>Jent changes to the development proposal identified above may require an</i>
TRAFFIC ENGINEER	DATE
variance to this procedure is requested and noted on th arrangements are not complied with. TIS -SUBMITTED/	<u>o the EPC and/or the DRB.</u> Arrangements must be made prior to submittal if a is form, otherwise the application may not be accepted or deferred if the ENGINEER DATE
	Revised January 20, 2011

JUSTIFICATION LETTER

DEKKER PERICH SABATINI

July 20, 2020

Ms. Jolene Wolfley Chair, Development Review Board City of Albuquerque Planning Department 600 2nd St NW Albuquerque, NM 87102

RE: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Ms. Wolfley,

Dekker/Perich/Sabatini (D/P/S), acting as agent for Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is seeking site plan approval for the addition of a small entry vestibule to the existing Kaseman Hospital located at 8300 Constitution Ave NE.

The proposed Site Development Plan request is required to facilitate the construction of a new entry vestibule of approximately 280 square feet at the southern portion of the existing Kaseman hospital facility. The new entry will serve Presbyterian's total joint replacement program and is intended to provide patients and visitors a single point access for orientation, check-in and all other activities associated with the surgical, recovery and rehabilitation services offered through the program.

This application for a Site Plan – DRB meets all of the following criteria stated in the IDO Section 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.

Kaseman hospital has never had a governing site plan. This request establishes a site plan for the existing hospital in order to facilitate the development of a small, entry vestibule of approximately 280 square feet. Any new site work will comply with all applicable City provisions outlined within the IDO and DPM. The new entrance and any associated site work is minimal and only triggers compliance with section 5-3(D)(3) On-site Pedestrian Connections, which will be met by providing a pedestrian connection from the new entrance to the existing sidewalk along Constitution Place.

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 have adequate capacity to serve the proposed development. Since there is minimal additional square footage proposed with this project, there is no change in usage of infrastructure.

c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed request does not change the established use of the site and adds minimal square footage to the rear of the existing building. The location of the proposed vestibule is currently within what would be classified as the service side of the facility, which faces surface parking lots and Interstate 40. The proposed entrance would include site work to enhance the area and provide a new patient drop-off. The site plan therefore enhances the existing condition through architectural and site changes that provide a more welcoming environment that currently exists, thereby improving the overall aesthetic of the existing building and site to provide superior mitigation of potential adverse impacts on the surrounding area.

Based on the rational presented above, we respectfully request approval of the Site Plan in order to facilitate the development of a new entrance vestibule and drop-off area on the rear of the existing facility. This project will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community.

If there are any remaining questions or comments, please contact me at 761-9700.

Sincerely,

Will Gleason Principal, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

09 PROOF OF PRT MEETING

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. <u>PRT Meetings are for informational purposes only; they are</u> <u>non-binding and do not constitute any type of approval</u>. Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: 20-012	Received By:	Official Use only Diego Ewell	Date: 1-22-2020
APPOINTMENT DATE &	TIME: <u>Juesda</u>	January 28	3, 2020 @ 3:00 pm
Applicant Name:	son	Phone#:	_Email:
PROJECT INFORMATION: For the most accurate and	comprehensive response	s, please complete this reque	est as fully as possible and submit any
relevant information, inclu			
Size of Site:	_ Existing Zoning:	Proposed Zonin	ng: MX-H or PD?
Previous case number(s) fo	r this site:	01-172, ZA-73-107, ZA-78-24	45, ZA-80-229, ZA-83-116, ZA-85-36
Applicable Overlays or Map	oped Areas:		
Residential – Type and No.	of Units:		
Non-residential – Estimated	I building square footage:	approx. 433,308 s.f.	No. of Employees:
<i>Mixed-use</i> – Project specific	cs:		
LOCATION OF REQUEST:			
Physical Address:	NSTITUTION AVE NE	Zone Atlas Page (Please ident	J19 tify subject site on the map and attach)
		ou plan to develop on this si nospital and a site plan approv	te?) al for a approximately 5,000 sq. ft.
addition.			
QUESTIONS OR CONCER	NS (Please be specific s	o that our staff can do the a	appropriate research)
Discuss pros and cons of po	otential zone districts for t	the zone change- anticipating	either MX-H or PD.
Can the zone change and s	ite plan approval be take	n through concurrently?	

PRE-APPLICATION REVIEW TEA	M (PRT) MEETING NOTES
PA# 20-012 Date: 28	Jan 2020 Time: 3:00 pm
Address:	
AGENCY REPRESENTATIVES AT MEETING:	
Planning: <u>Pussell Brito</u>	
Code Enforcement:	
Fire Marshall:	
Fire Marshall: Transportation: <u>Mojgan Mandaan</u>	Idar
Other:	
Additional research may be necessary to determine the Factors unknown at this time and/or thought of as mine REQUEST:	or could become significant as the case progresses.
SITE INFORMATION:	
Zone: M X - T	Size:
Use:	Overlay Zone:
Comp Plan Area Of:	Comp Plan Corridor:
Comp Plan Center:	MPOS or Sensitive Lands:
Parking:	MR Area:
Landscaping:	Street Trees:
Use Specific Standards:	
Dimensional Standards:	
*Neighborhood Organization/s:	
*This is preliminary information only. Neighborhood Orgo from the Office of Neighborhood Coordination (ONC	
PROCESS:	
Type of Action: <u>Eoning Map An</u>	rendment
Type of Action: Zoning Map An Review and Approval Body: EPC	Is this PRT a requirement?

PA#10-012 Date: 28 Jan 2020 Time: 3:00 pm Page 2 "Main" campus is less than 20 acres -EPC authority for Area of Change · Zoning Map Amendment may be accompanika by a site plan, but requires special permission & Planning Director · Any site more than 5 acres: Site Plan-DRR

10 PROOF OF Neighborhood Meeting

- C. Office of Neighborhood Coordination notice inquiry response
- D. Proof of neighborhood meeting offer letter to affected Neighborhood Association representatives
- E. No meeting was requested so no sign-in available

10 PROOF OF NOTIFICATION

A. Office of Neighborhood Coordination notice inquiry response

From:	Carmona, Dalaina L.
To:	Jessica Lawlis
Subject:	8300 CONSTITUTION AVE NE Neighborhood Meeting Inquiry
Date:	Friday, April 17, 2020 5:06:58 PM
Attachments:	image001.png
	image002.png
	image003.png
	image004.png
	image007.png
	Kaseman ZoneAtlasPage J-19-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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	Last Name	Email	Address	City	State	Zip	Mobile	Phone
	Name			Line 1				Phone	
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie	Albuquerque	NM	87110	5052355858	
				Street NE					
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020	Albuquerque	NM	87110	5053622313	5052923989
				Bellamah					
				Avenue NE					
District 7 Coalition of	Lynne	Martin	lmartin900@aol.com	1531 Espejo	Albuquerque	NM	87112		5052940435
Neighborhood			_	NE					
Associations									
District 7 Coalition of	David	Haughawout	davidh.d7@comcast.net	2824 Chama	Albuquerque	NM	87110	5055141965	5058884424
Neighborhood		-	-	Street NE					
Associations									

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

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

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

Thanks,



Dalaina L. Carmona Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9th Floor Albuquerque, NM 87102 505-768-3334 dlcarmona@cabq.gov or ONC@cabq.gov Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov Sent: Friday, April 17, 2020 1:00 PM To: Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG> Cc: Office of Neighborhood Coordination <onc@cabq.gov> Subject: Neighborhood Meeting Inquiry Sheet Submission Neighborhood Meeting Inquiry For: Environmental Planning Commission If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below: Contact Name JESSICA LAWLIS Telephone Number 505-659-2674

Email Address

JESSICAL@DPSDESIGN.ORG Company Name **Ď**PS Company Address 7601 Jefferson NE, Suite 100 City Albuquerque State NM ZIP 87109 Legal description of the subject site for this project: TRACT 1 REPLAT OF TRS E F & A EAST END ADD CONT 18.895 ACRES Physical address of subject site: 8300 CONSTITUTION AVE NE ALBUQUERQUE NM 87110 Subject site cross streets: CONSTITUTION & WYOMING Other subject site identifiers: KASEMAN HOSPITAL This site is located on the following zone atlas page: J-19 ____ _____ ____

This message has been analyzed by Deep Discovery Email Inspector.

10 PROOF OF NOTIFICATION

B. Proof of neighborhood meeting offer letter to affected Neighborhood Association representatives

DEKKER PERICH SABATINI

May 8, 2020

Snow Heights NA Laura Garcia 1404 Katie Street NE Albuquerque NM 87110

Re: Kaseman Hospital EPC Zone Map Amendment DRB Site Development Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Representative,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting two separate development applications for Kaseman Hospital.

- 1. A Zone Map Amendment from MX-T to MX-H and;
- 2. A Site Development Plan to accommodate a new patient access entry vestibule.

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 request a neighborhood meeting to answer questions or concerns pertaining to this request.

As mentioned above, Presbyterian is planning to submit two separate development actions for Kaseman Hospital:

- 1. A Zone Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.
- 2. Site Development Plan approval from the Development Review Board (DRB).

Hospital facilities like Kaseman are in constant need of remodels to implement new technologies and breakthrough treatments, improve patient care, and maintain community service needs. The proposed Site Development Plan request is needed to facilitate the construction of a new patient access entry vestibule at the southern portion of the existing Kaseman hospital facility.

The proposed actions described above will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. Given this extraordinary current crisis of the COVID-19 pandemic, protecting & enabling healthcare facilities such as Kaseman is more crucial than ever.



Per the IDO, you have 15 days from the date this letter is mailed, May 8, 2019, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting.

If you would like to request a neighborhood meeting, please contact Anthony Santi within the required 15 day period of this mailing date, by Saturday May 23th, 2020 at 505-761-9700 or by email at anthonys@dpsdesign.org. Please be advised that given the current public health orders and associated restrictions to limit public gathering put in place in response to the current COVID-19 pandemic, we are anticipating this neighborhood meeting will occur through a digital conferencing service such as ZOOM or Go-to-Meeting.

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the EPC and DRB meeting dates at which the project will be reviewed and decided by the City.

Sincerely,

Anthony Santi Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

Attachment: Site Plan Exhibit (reduced size)

DEKKER PERICH SABATINI

May 8, 2020

Snow Heights NA Julie Nielsen 8020 Bellamah Avenue NE Albuquerque NM 87110

Re: Kaseman Hospital EPC Zone Map Amendment DRB Site Development Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Representative,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting two separate development applications for Kaseman Hospital.

- 3. A Zone Map Amendment from MX-T to MX-H and;
- 4. A Site Development Plan to accommodate a new patient access entry vestibule.

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 request a neighborhood meeting to answer questions or concerns pertaining to this request.

As mentioned above, Presbyterian is planning to submit two separate development actions for Kaseman Hospital:

- **3.** A Zone Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.
- 4. Site Development Plan approval from the Development Review Board (DRB).

Hospital facilities like Kaseman are in constant need of remodels to implement new technologies and breakthrough treatments, improve patient care, and maintain community service needs. The proposed Site Development Plan request is needed to facilitate the construction of a new patient access entry vestibule at the southern portion of the existing Kaseman hospital facility.

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Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the EPC and DRB meeting dates at which the project will be reviewed and decided by the City.

Sincerely,

Anthony Santi Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

Attachment: Site Plan Exhibit (reduced size)

DEKKER PERICH SABATINI

May 8, 2020

District 7 Coalition of Neighborhood Associations Lynne Martin 1531 Espejo NE Albuquerque NM 87112

Re: Kaseman Hospital EPC Zone Map Amendment DRB Site Development Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Representative,

This letter is to inform you that Presbyterian Healthcare Services (Presbyterian), owners of the subject property, are requesting two separate development applications for Kaseman Hospital.

- 5. A Zone Map Amendment from MX-T to MX-H and;
- 6. A Site Development Plan to accommodate a new patient access entry vestibule.

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 request a neighborhood meeting to answer questions or concerns pertaining to this request.

As mentioned above, Presbyterian is planning to submit two separate development actions for Kaseman Hospital:

- 5. A Zone Map Amendment approval from the Environmental Planning Commission (EPC). Kaseman Hospital has been located on the subject site since 1969. The property was converted to Mixed-Use Transition (MX-T) zoning, a category that doesn't allow hospital uses, during the City wide zoning ordinance update completed in 2018. The proposed Zone Map Amendment, i.e. zone change, will correct the zoning for the existing hospital to the lowest intensity zoning district that permissively allows a hospital use- Mixed-Use High (MX-H). As the hospital has existed on site for decades, the proposed zone change is needed to correct the incorrect zoning conversion of the IDO process.
- 6. Site Development Plan approval from the Development Review Board (DRB).

Hospital facilities like Kaseman are in constant need of remodels to implement new technologies and breakthrough treatments, improve patient care, and maintain community service needs. The proposed Site Development Plan request is needed to facilitate the construction of a new patient access entry vestibule at the southern portion of the existing Kaseman hospital facility.

The proposed actions described above will ensure that Presbyterian is able to offer top quality health care services to the greater Albuquerque community. Given this extraordinary current crisis of the COVID-19 pandemic, protecting & enabling healthcare facilities such as Kaseman is more crucial than ever.



Per the IDO, you have 15 days from the date this letter is mailed, May 8, 2019, to respond by either 1) requesting a meeting or 2) declining a meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting.

If you would like to request a neighborhood meeting, please contact Anthony Santi within the required 15 day period of this mailing date, by Saturday May 23th, 2020 at 505-761-9700 or by email at anthonys@dpsdesign.org. Please be advised that given the current public health orders and associated restrictions to limit public gathering put in place in response to the current COVID-19 pandemic, we are anticipating this neighborhood meeting will occur through a digital conferencing service such as ZOOM or Go-to-Meeting.

Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the EPC and DRB meeting dates at which the project will be reviewed and decided by the City.

Sincerely,

Anthony Santi Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

Attachment: Site Plan Exhibit (reduced size)

DEKKER PERICH SABATINI

May 8, 2020

District 7 Coalition of Neighborhood Associations David Haughawout 2824 Chama Street NE Albuquerque NM 87110

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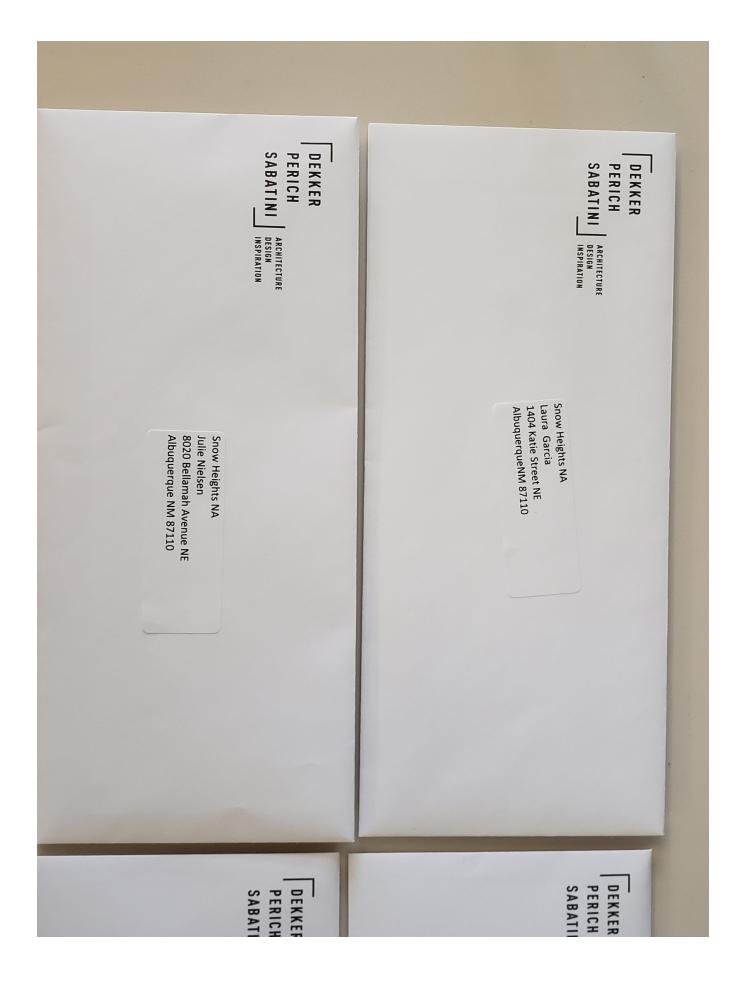
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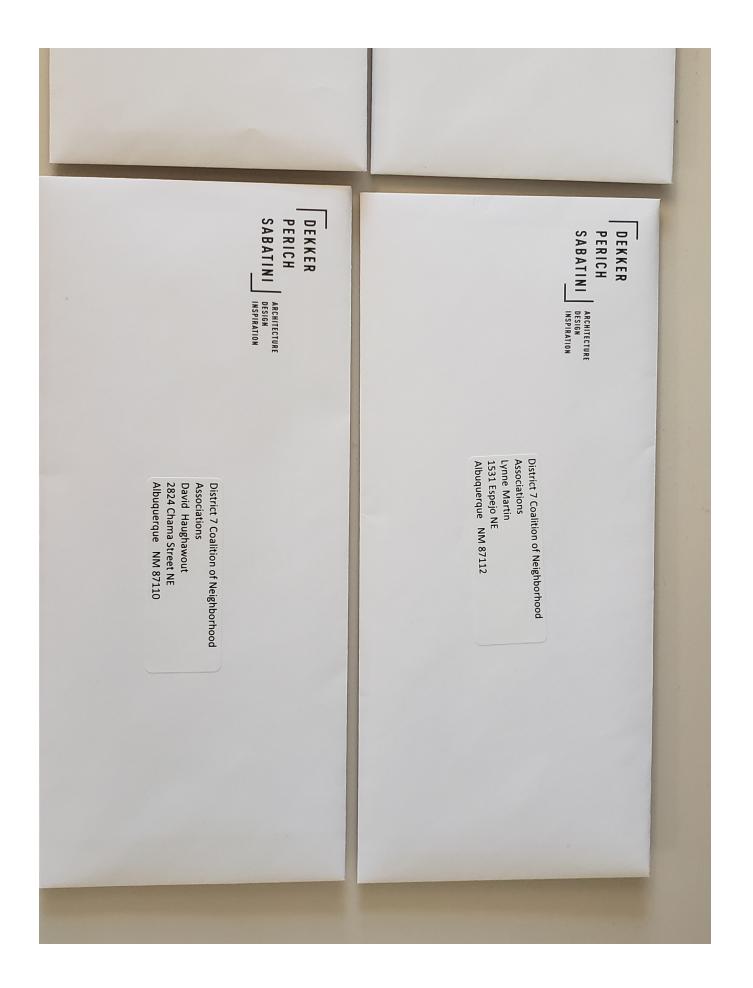
Sincerely,

7-

Anthony Santi Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

Attachment: Site Plan Exhibit (reduced size)





11 SIGN POSTING AGREEMENT

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

- 1. LOCATION
 - A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
 - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
 - C. No barrier shall prevent a person from coming within five feet of the sign to read it.
- 2. NUMBER
 - A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
 - B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
- 3. PHYSICAL POSTING
 - A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
 - B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
- 4. TIME

Signs must be posted from ______To _____To _____

- 5. REMOVAL
 - A. The sign is not to be removed before the initial hearing on the request.
 - B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

	1 H	7.24.20
	(Applicant or Agent)	(Date)
Licourd	cione for this application	

l issued	_ signs for this application,	,	
		(Date)	(Staff Member)

PROJECT NUMBER: _____

Rev. 1/11/05

12 REQUIRED NOTICES

- A. Office of Neighborhood Coordination notice inquiry response
- B. Copy of notification letters and proof of first class mailing
- C. Proof of emailed notice to affected Neighborhood Association representatives
- D. Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

From:	Carmona, Dalaina L.
To:	Jessica Lawlis
Subject:	8300 CONSTITUTION AVE NE Neighborhood Meeting Inquiry
Date:	Friday, April 17, 2020 5:06:58 PM
Attachments:	image001.png
Attachments.	image002.png
	image003.png
	image004.png
	image007.png
	Kaseman ZoneAtlasPage J-19-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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	Last Name	Email	Address	City	State	Zip	Mobile	Phone
	Name			Line 1				Phone	
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie	Albuquerque	NM	87110	5052355858	
				Street NE					
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020	Albuquerque	NM	87110	5053622313	5052923989
				Bellamah					
				Avenue NE					
District 7 Coalition of	Lynne	Martin	lmartin900@aol.com	1531 Espejo	Albuquerque	NM	87112		5052940435
Neighborhood			_	NE					
Associations									
District 7 Coalition of	David	Haughawout	davidh.d7@comcast.net	2824 Chama	Albuquerque	NM	87110	5055141965	5058884424
Neighborhood		-	-	Street NE					
Associations									

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

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

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

Thanks,



Dalaina L. Carmona Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9th Floor Albuquerque, NM 87102 505-768-3334 dlcarmona@cabq.gov or ONC@cabq.gov Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov Sent: Friday, April 17, 2020 1:00 PM To: Office of Neighborhood Coordination <JESSICAL@DPSDESIGN.ORG> Cc: Office of Neighborhood Coordination <onc@cabq.gov> Subject: Neighborhood Meeting Inquiry Sheet Submission Neighborhood Meeting Inquiry For: Environmental Planning Commission If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below: Contact Name JESSICA LAWLIS Telephone Number 505-659-2674

Email Address

JESSICAL@DPSDESIGN.ORG Company Name **Ď**PS Company Address 7601 Jefferson NE, Suite 100 City Albuquerque State NM ZIP 87109 Legal description of the subject site for this project: TRACT 1 REPLAT OF TRS E F & A EAST END ADD CONT 18.895 ACRES Physical address of subject site: 8300 CONSTITUTION AVE NE ALBUQUERQUE NM 87110 Subject site cross streets: CONSTITUTION & WYOMING Other subject site identifiers: KASEMAN HOSPITAL This site is located on the following zone atlas page: J-19 ____ _____ ____

This message has been analyzed by Deep Discovery Email Inspector.

July 22, 2020

BARBARRE JEAN PIERRE & BARBARA 11 EAGLE NEST DR NE ALBUQUERQUE NM 87122

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting approval of a new Site Development Plan to accommodate a new patient access entry vestibule at Kaseman Hospital located at 8300 Constitution Ave NE.

The proposed Site Development Plan request is required to facilitate the construction of a new entry vestibule of approximately 280 square feet at the southern portion of the existing Kaseman hospital facility. The new entry will serve Presbyterian's total joint replacement program and is intended to provide patients and visitors a single point access for orientation, check-in and all other activities associated with the surgical, recovery and rehabilitation services offered through the program.

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If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at <u>anthonys@dpsdesign.org</u>.

Sincerely,

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

JEFFERSON NE, SUITE 100 505.761.9700 ARCHITECTURE / DESIGN / INSPIRATION

July 22, 2020

GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

LD9 LLC 3301 R COORS BLVD NW 148 ALBUQUERQUE NM 87120-1229

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July 22, 2020

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JEFFERSON NE, SUITE 100

ALBUQUERQUE, NM 87109

PRESBYTERIAN HEALTHCARE SERVICES C/O REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666

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July 22, 2020

MARQUART KELLY J 8016 BELLAMAH AVE NE ALBUQUERQUE NM 87110

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GUILLEN-GARCIA VIANNEY & SANCHEZ GERALDO IBARRA 8004 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

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JEFFERSON NE, SUITE 100

ALBUQUERQUE, NM 87109

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

PRESBYTERIAN HEALTHCARE SERVS REAL ESTATE DEPARTMENT PO BOX 26666 ALBUQUERQUE NM 87125-6666

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting approval of a new Site Development Plan to accommodate a new patient access entry vestibule at Kaseman Hospital located at 8300 Constitution Ave NE.

The proposed Site Development Plan request is required to facilitate the construction of a new entry vestibule of approximately 280 square feet at the southern portion of the existing Kaseman hospital facility. The new entry will serve Presbyterian's total joint replacement program and is intended to provide patients and visitors a single point access for orientation, check-in and all other activities associated with the surgical, recovery and rehabilitation services offered through the program.

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

PRESBYTERIAN HEALTHCARE SERVICES PO BOX 26666 ALBUQUERQUE NM 87125-6666

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Sincerely,

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

JEFFERSON NE, SUITE 100

ALBUQUERQUE, NM 87109

July 22, 2020

PRESBYTERIAN HEALTHCARE SERVICES P O BOX 26666 ALBUQUERQUE NM 87103-6666

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

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Sincerely,

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

ALBUQUERQUE, NM 87109

WILSON THOMAS L & CHARLOTTE S 1378 CALLE LA BONA TIERRA BERNALILLO NM 87004-9149

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

EL CAMINO MEDICAL CENTER 8020 CONSTITUTION PL NE SUITE 201 ALBUQUERQUE NM 87110-7640

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

CBB GORETTI LLC 6716 LOS TRECHOS CT NE ALBUQUERQUE NM 87109

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

MUSCARELLA DAMIAN 9609 BOLACK DR NE ALBUQUERQUE NM 87109

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

CHAVEZ ALEXANDRA 8008 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

CHAVEZ RUBY D & SALLIE GEORGINA C 7916 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7545

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

DAY-DUNNING CAROL F 8032 BELLAMAH CT NE ALBUQUERQUE NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

FOSTER TOM E & MARY L TRUSTEES FOSTER LVT 700 SEATTLE SLEW AVE SE ALBUQUERQUE NM 87123-2614

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

MARTINEZ CARLOS G & MARIA GUADALUPE O 5717 TEAKWOOD TRL NE ALBUQUERQUE NM 87111

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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ARCHITECTURE / DESIGN / INSPIRATION

Sincerely,

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

505.761.9700 DPSDESIGN.ORG

July 22, 2020

SMITH ROGER E TRUSTEE SMITH RVT 5610 WOODLAND DR FOREST HEIGHTS MD 20745-1329

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

TALLEY RICHARD B 8209 CONSTITUTION AVE NE ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

WALKER DIANA PO BOX 3984 ALBUQUERQUE NM 87190-3984

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

HRISTOPOULOS JOHN G 4608 HANNETT AVE NE ALBUQUERQUE NM 87110-5014

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

REYNOSA JOSEPH L 8012 BELLAMAH AVE NE ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

VAN ATTA BUILDING LTD 3333 SANTA CLARA DR SE ALBUQUERQUE NM 87106

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

NEILSON DAN S & JULIE A 8020 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

CIRCLE K STORES INC C/O ATTN LOU VALDES 1199 S BELTLINE RD SUITE 160 COPPELL TX 75019-4642

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Sincerely,

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

7601 JEFFERSON NE, SUITE 100 505.761.9700 DPSDESIGN.ORG ARCHITECTURE / DESIGN / INSPIRATION

MICHELSOHN DAVID & GINA MAHFOUZ TRUSTEES MICHELSOHN/MAHFOUZ LVT 1001 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1821

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

JEFFERSON NE, SUITE 100

ALBUQUERQUE, NM 87109

505.761.9700 DPSDESIGN.ORG ARCHITECTURE / DESIGN / INSPIRATION

July 22, 2020

TOMPKINS TOMMY E & ELIZABETH A 8036 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7607

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

STIEBLER PRENTISS ANN 6805 HENSCH AVE NE ALBUQUERQUE NM 87109-3735

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

VIA MEDICAL PROPERTIES LLC 8308 CONSTITUTION PL NE ALBUQUERQUE NM 87110-7637

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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July 22, 2020

AQUARIUS LLC 8020 CONSTITUTION PL NE SUITE 202 ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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501 JEFFERSON NE, SUITE 100 505.761.9700 ARCHITECTURE / DESIGN / INSPIRATION

July 22, 2020

ABQ PROPERTY BUYERS LLC 8100 WYOMING BLVD NE SUITE M4 #502 ALBUQUERQUE NM 87113-1963

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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501 JEFFERSON NE, SUITE 100 505.761.9700 Albuquerque, NM 87109 DPSDESIGN.ORG

ARCHITECTURE / DESIGN / INSPIRATION

July 22, 2020

GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

SALAZAR MIKE & SHANNON 8000 BELLAMAH AVE NE ALBUQUERQUE NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

July 22, 2020

8401 CONSTITUTION LLC 8814 HORIZON BLVD NE SUITE 400 ALBUQUERQUE NM 87113-1588

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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STIEBLER PRENTISS ANN 6805 HENSCH AVE NE ALBUQUERQUE NM 87109-3735



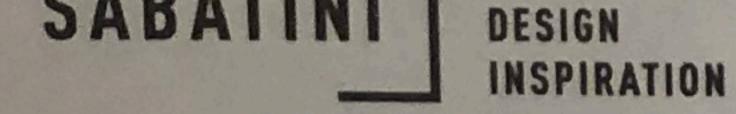


MICHELSOHN DAVID & GINA MAHFOUZ TRUSTEES

MICHELSOHN/MAHFOUZ LVT 1001 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1821

DEKKER PERICH SABATINI ARCHITECTURE DESIGN





TOMPKINS TOMMY E & ELIZABETH A 8036 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7607





VIA MEDICAL PROPERTIES LLC 8308 CONSTITUTION PL NE **ALBUQUERQUE NM 87110-7637**





HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016

5 .25 3





AQUARIUS LLC **8020 CONSTITUTION PL NE SUITE 202 ALBUQUERQUE NM 87110**



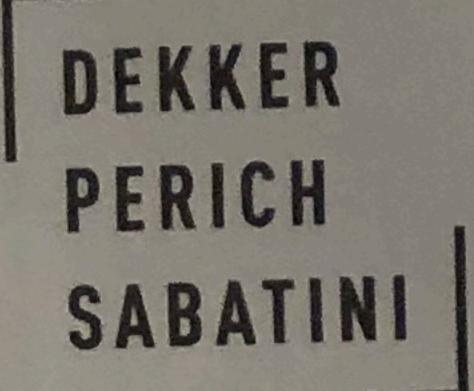
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ABQ PROPERTY BUYERS LLC 8100 WYOMING BLVD NE SUITE M4 #502 ALBUQUERQUE NM 87113-1963



O2 1P 0000692056 JUL 23 2020 MAILED FROM ZIP CODE 87 109

GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110



ARCHITECTURE DESIGN INSPIRATION



8401 CONSTITUTION LLC 8814 HORIZON BLVD NE SUITE 400 ALBUQUERQUE NM 87113-1588 DEKKER PERICH SABATINI ARC DES

ARCHITECTURE DESIGN INSPIRATION

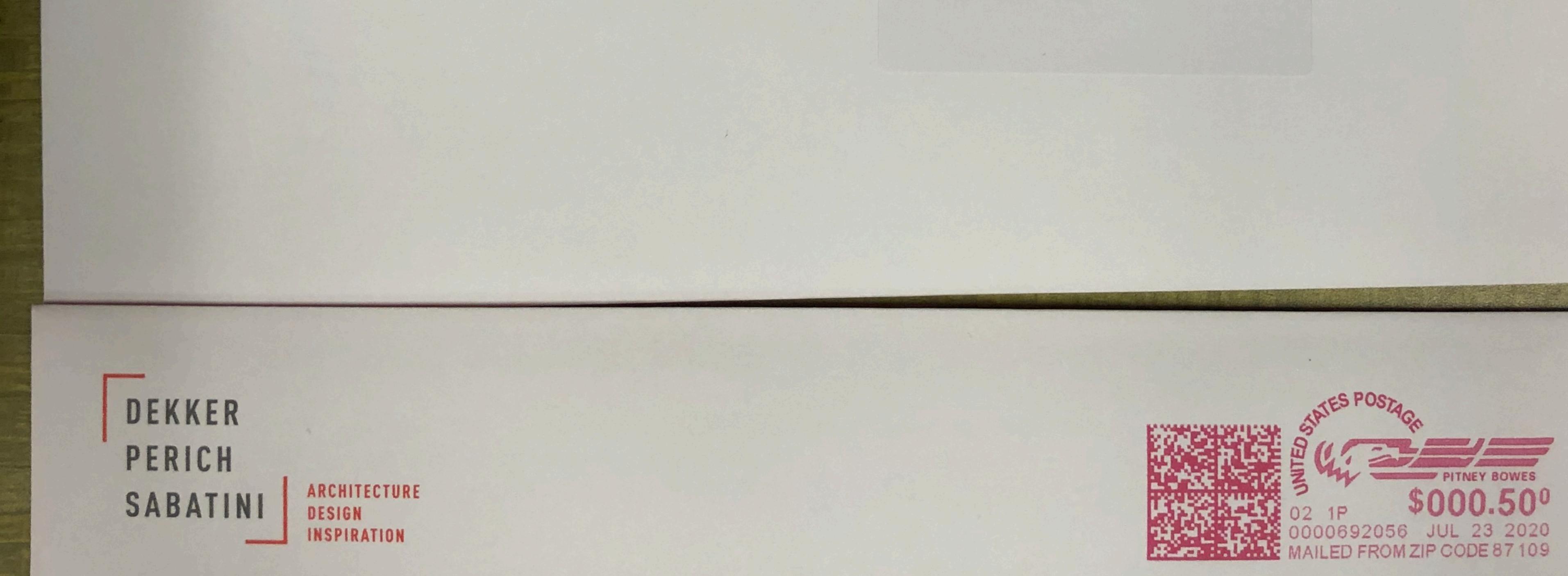


REYNOSA JOSEPH L 8012 BELLAMAH AVE NE ALBUQUERQUE NM 87110



SUMES POSTAGE PITNEY BOWES 02 1P 0000692056 JUL 23 2020 MAILED FROM ZIP CODE 87 109

VAN ATTA BUILDING LTD 3333 SANTA CLARA DR SE ALBUQUERQUE NM 87106



NEILSON DAN S & JULIE A 8020 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606





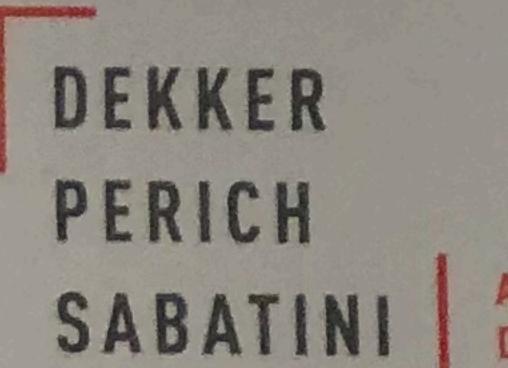
CIRCLE K STORES INC C/O ATTN LOU VALDES 1199 S BELTLINE RD SUITE 160 COPPELL TX 75019-4642





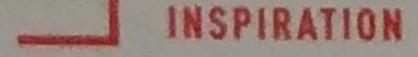
PRESBYTERIAN HEALTHCARE SERVS REAL ESTATE DEPARTMENT PO BOX 26666

ALBUQUERQUE NM 87125-66666









MAILED FROM ZIP CODE 87 109

PRESBYTERIAN HEALTHCARE SERVS REAL ESTATE DEPARTMENT PO BOX 26666 ALBUQUERQUE NM 87125-6666 DEKKER PERICH SABATINI ARCHITECTURE DESIGN INSPIRATION



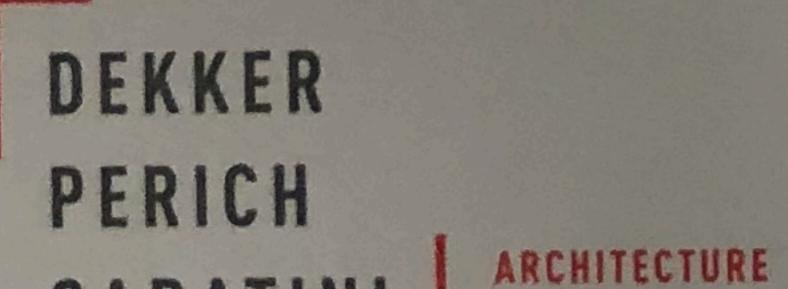
HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016



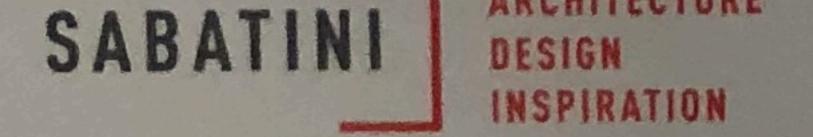


PRESBYTERIAN HEALTHCARE SERVICES

PO BOX 26666 ALBUQUERQUE NM 87125-6666

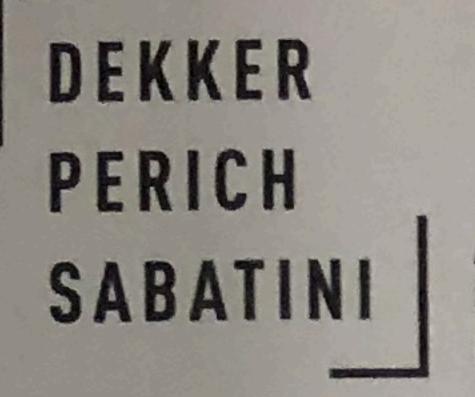






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WILSON THOMAS L & CHARLOTTE S 1378 CALLE LA BONA TIERRA BERNALILLO NM 87004-9149



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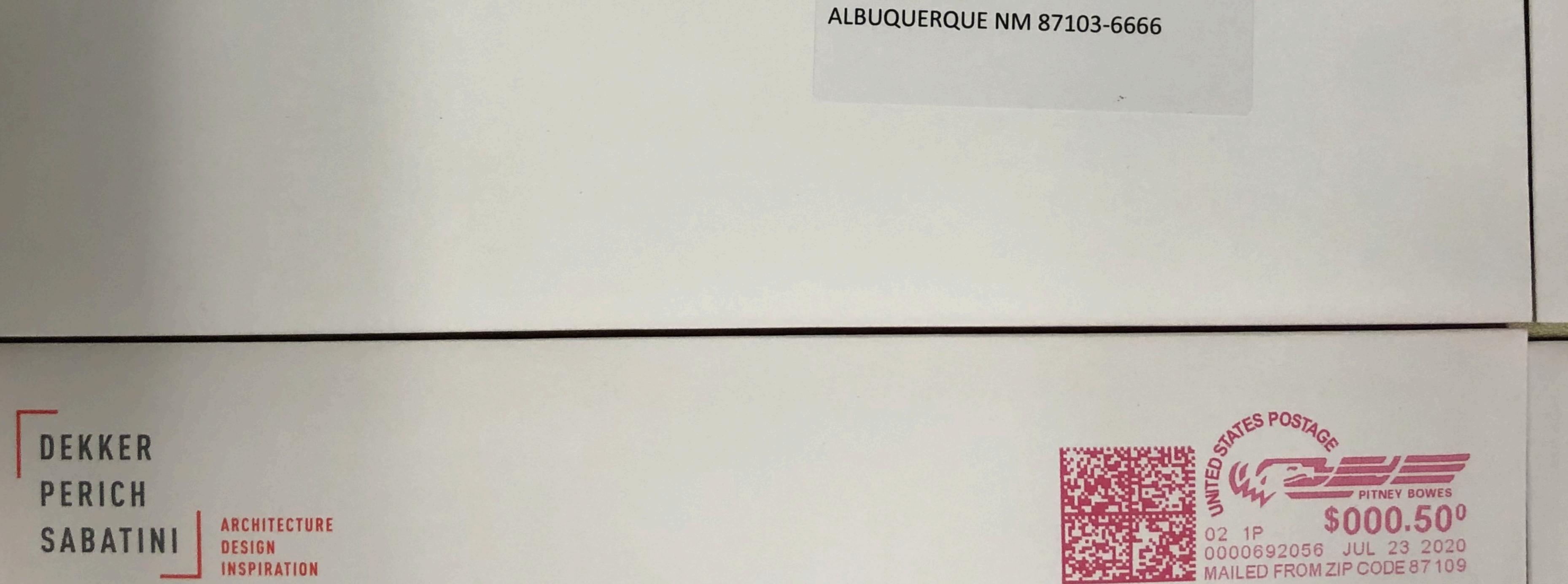


SALAZAR MIKE & SHANNON 8000 BELLAMAH AVE NE ALBUQUERQUE NM 87110



PITNEY BOWES 02 1P 0000692056 JUL 23 2020 MAILED FROM ZIP CODE 87 109

PRESBYTERIAN HEALTHCARE SERVICES P O BOX 26666



FOSTER TOM E & MARY L TRUSTEES FOSTER LVT 700 SEATTLE SLEW AVE SE ALBUQUERQUE NM 87123-2614 DEKKER PERICH SABATINI INSPIRA

ARCHITECTURE DESIGN INSPIRATION



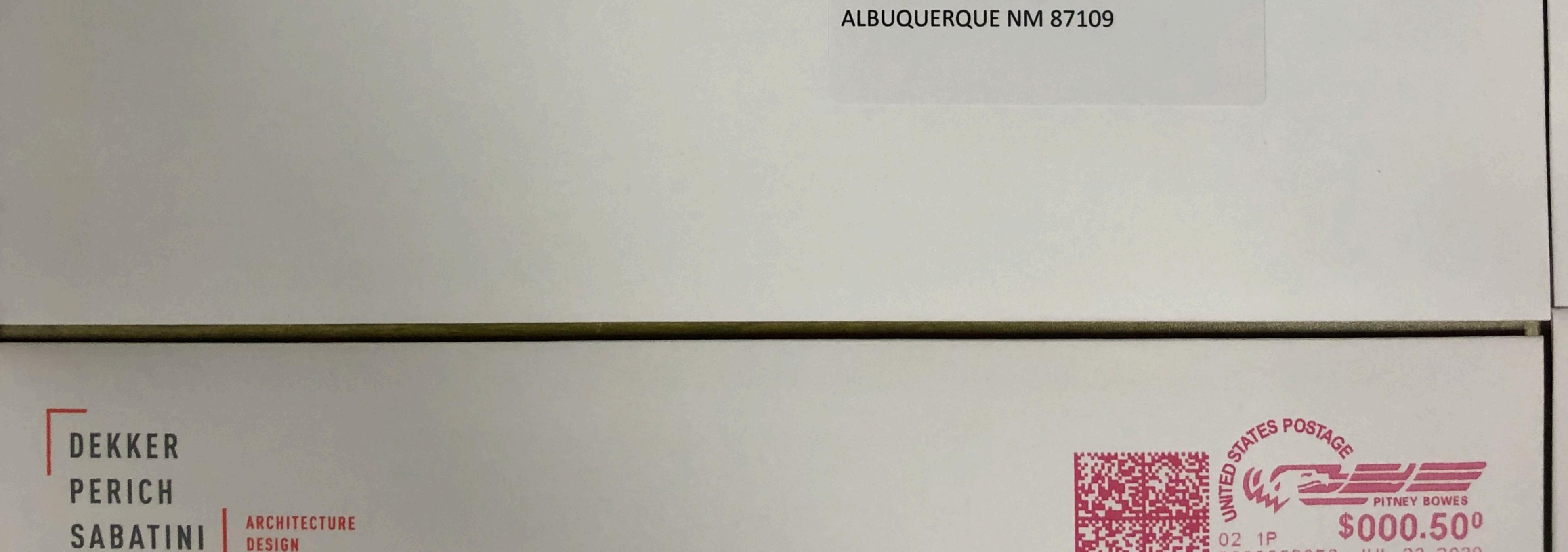
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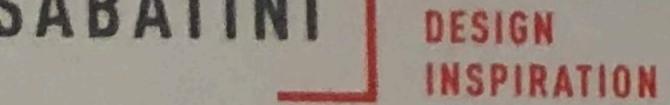


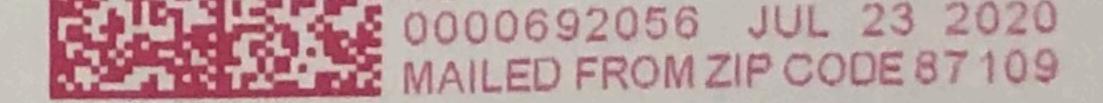
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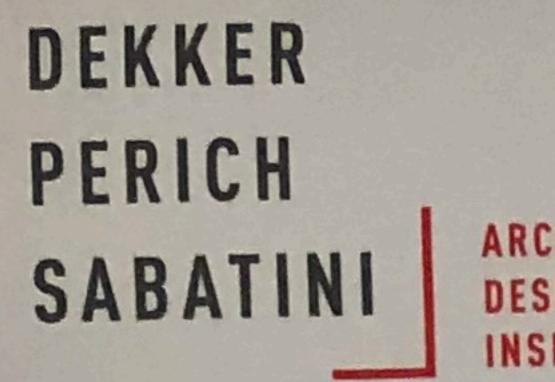
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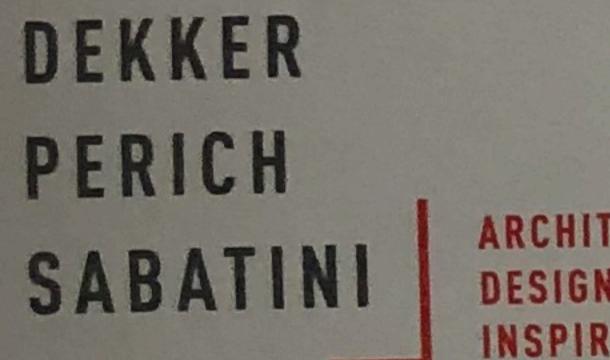
MUSCARELLA DAMIAN 9609 BOLACK DR NE ALBUQUERQUE NM 87109



ARCHITECTURE DESIGN INSPIRATION



CHAVEZ ALEXANDRA 8008 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

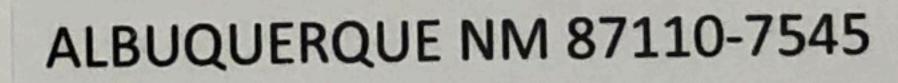


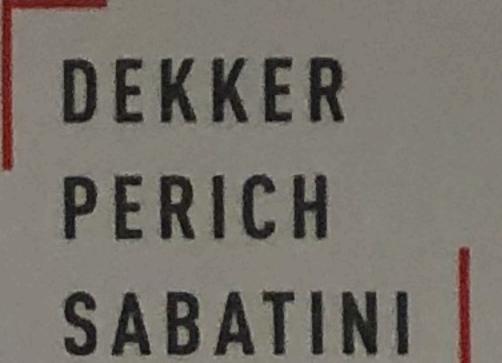
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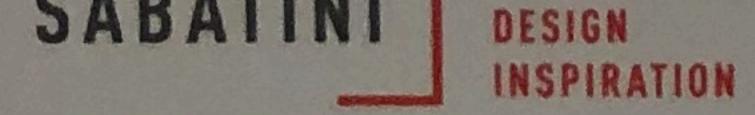
CHAVEZ RUBY D & SALLIE GEORGINA C 7916 BELLAMAH AVE NE











MAILED FROM ZIP CODE 87 109

DAY-DUNNING CAROL F 8032 BELLAMAH CT NE ALBUQUERQUE NM 87110



ARCHITECTURE DESIGN INSPIRATION



WALKER DIANA PO BOX 3984 ALBUQUERQUE NM 87190-3984





HRISTOPOULOS JOHN G

4608 HANNETT AVE NE ALBUQUERQUE NM 87110-5014





INSPIRATION

BARBARRE JEAN PIERRE & BARBARA 11 EAGLE NEST DR NE ALBUQUERQUE NM 87122





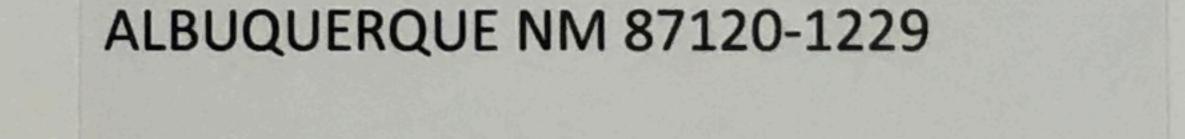
GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110





LD9 LLC 3301 R COORS BLVD NW 148

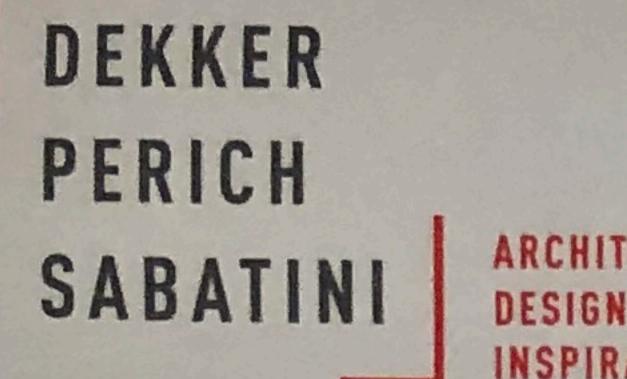
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LD8 LLC 3301 R COORS BLVD NW 148 ALBUQUERQUE NM 87120-1229



ARCHITECTURE DESIGN INSPIRATION



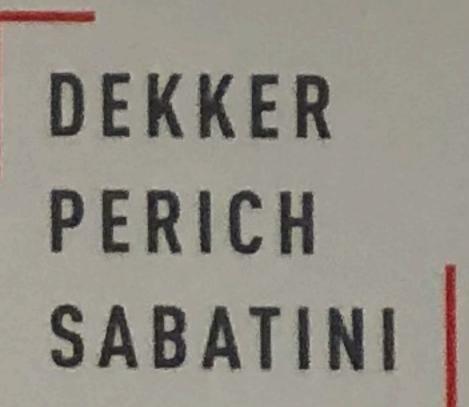
PRESBYTERIAN HEALTHCARE SERVICES C/O REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-66666





PRESBYTERIAN HEALTHCARE SERVICES C/O REAL ESTATE DEPT

PO BOX 26666 **ALBUQUERQUE NM 87125-6666**



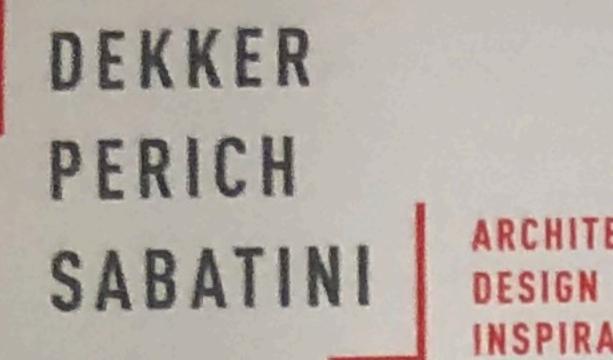
ARCHITECTURE DESIGN





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MARQUART KELLY J **8016 BELLAMAH AVE NE ALBUQUERQUE NM 87110**



ARCHITECTURE DESIGN INSPIRATION



GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110





MARTINEZ CARLOS G & MARIA GUADALUPE O 5717 TEAKWOOD TRL NE ALBUQUERQUE NM 87111





SMITH ROGER E TRUSTEE SMITH RVT 5610 WOODLAND DR FOREST HEIGHTS MD 20745-1329





TALLEY RICHARD B 8209 CONSTITUTION AVE NE ALBUQUERQUE NM 87110



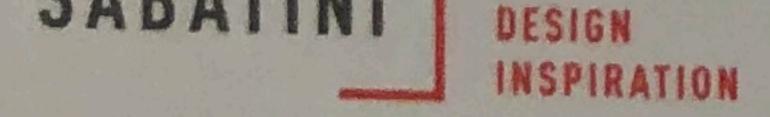


GUILLEN-GARCIA VIANNEY & SANCHEZ GERALDO IBARRA 8004 BELLAMAH AVE NE

ALBUQUERQUE NM 87110-7606

DEKKER PERICH SABATINI ARCHITECTURE DESIGN





02 1P **9000.00** 0000692056 JUL 23 2020 MAILED FROM ZIP CODE 87 109

PRESBYTERIAN PROPERTIES INC ATTN: REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666 From:Kate McMathSent:Thursday, July 23, 2020 1:40 PMTo:davidh.d7@comcast.netSubject:Public Notice for DRB Application Submittal

District 7 Coalition of Neighborhood Associations David Haughawout 2824 Chama St NE Albuquerque, NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Association Representative,

As you have been made aware in our previous notifications, Presbyterian Healthcare Services (Presbyterian), owners of the subject property, is requesting approval of a new Site Development Plan to accommodate a new patient access entry vestibule at Kaseman Hospital located at 8300 Constitution Ave NE.

The proposed Site Development Plan request is required to facilitate the construction of a new entry vestibule of approximately 280 square feet at the southern portion of the existing Kaseman hospital facility. The new entry will serve Presbyterian's total joint replacement program and is intended to provide patients and visitors a single point access for orientation, check-in and all other activities associated with the surgical, recovery and rehabilitation services offered through the program.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice**, we are informing you of the submittal of this application. **The Development Review Board (DRB) will review this application at a public hearing to occur on August 19, 2020**. Due to ongoing COVID-19 concerns and the mandatory stay-at-home order, the City of Albuquerque has been holding virtual hearings conducted over ZOOM. Please see the Development Review Board (DRB) website located at <u>https://www.cabq.gov/planning/boards-</u> <u>commissions/development-review-board</u> to obtain the most up-to-date information on the hearing and opportunities to provide input.

If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or email at <u>anthonys@dpsdesign.org</u>.

Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services



Kate McMath

Dekker/Perich/Sabatini 505.761.9700 / dpsdesign.org

We're identifying design solutions and <u>rethinking design</u> for a changed society.

From:Kate McMathSent:Thursday, July 23, 2020 1:38 PMTo:Imartin900@aol.comSubject:Public Notice for DRB Application Submittal

District 7 Coalition of Neighborhood Associations Lynne Martin 1531 Espejo NE Albuquerque, NM 87112

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Association Representative,

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Kate McMath

Dekker/Perich/Sabatini 505.761.9700 / dpsdesign.org

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From:Kate McMathSent:Thursday, July 23, 2020 1:35 PMTo:bjdniels@msn.comSubject:Public Notice for DRB Application Submittal

Snow Heights NA Julie Nielsen 8020 Bellamah Ave NE Albuquerque, NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Property Owner,

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Kate McMath

Dekker/Perich/Sabatini 505.761.9700 / dpsdesign.org

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From:Kate McMathSent:Thursday, July 23, 2020 1:34 PMTo:laurasmigi@aol.comSubject:Public Notice of DRB Application Submittal

Snow Heights NA Laura Garcia 1404 Katie St NE Albuquerque, NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

Dear Neighborhood Association Representative,

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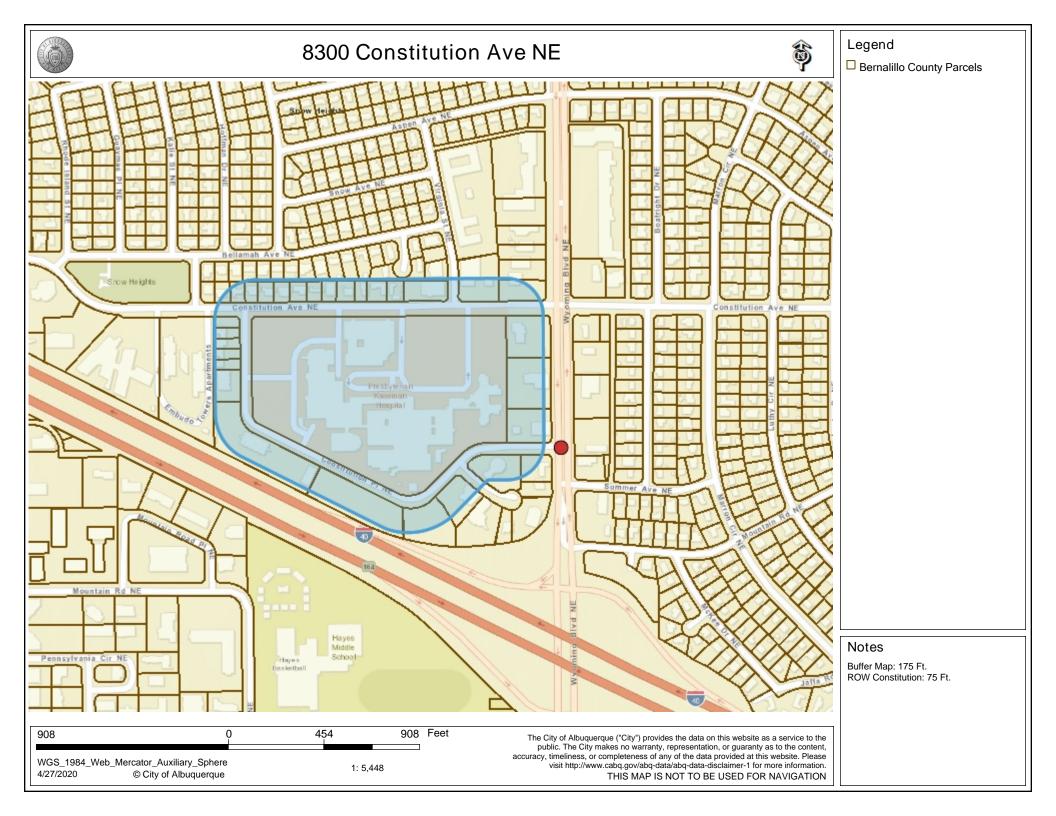
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BARBARRE JEAN PIERRE & BARBARA 11 EAGLE NEST DR NE ALBUQUERQUE NM 87122

LD8 LLC 3301 R COORS BLVD NW 148 ALBUQUERQUE NM 87120-1229

MARQUART KELLY J 8016 BELLAMAH AVE NE ALBUQUERQUE NM 87110

PRESBYTERIAN HEALTHCARE SERVS REAL ESTATE DEPARTMENT PO BOX 26666 ALBUQUERQUE NM 87125-6666

PRESBYTERIAN HEALTHCARE SERVICES P O BOX 26666 ALBUQUERQUE NM 87103-6666

CBB GORETTI LLC 6716 LOS TRECHOS CT NE ALBUQUERQUE NM 87109

CHAVEZ RUBY D & SALLIE GEORGINA C 7916 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7545

FOSTER TOM E & MARY L TRUSTEES FOSTER LVT 700 SEATTLE SLEW AVE SE ALBUQUERQUE NM 87123-2614

TALLEY RICHARD B 8209 CONSTITUTION AVE NE ALBUQUERQUE NM 87110

HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016 GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110

PRESBYTERIAN HEALTHCARE SERVICES C/O REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666

GUILLEN-GARCIA VIANNEY & SANCHEZ GERALDO IBARRA 8004 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

PRESBYTERIAN HEALTHCARE SERVS REAL ESTATE DEPARTMENT PO BOX 26666 ALBUQUERQUE NM 87125-6666

WILSON THOMAS L & CHARLOTTE S 1378 CALLE LA BONA TIERRA BERNALILLO NM 87004-9149

MUSCARELLA DAMIAN 9609 BOLACK DR NE ALBUQUERQUE NM 87109

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MARTINEZ CARLOS G & MARIA GUADALUPE O 5717 TEAKWOOD TRL NE ALBUQUERQUE NM 87111

WALKER DIANA PO BOX 3984 ALBUQUERQUE NM 87190-3984

REYNOSA JOSEPH L 8012 BELLAMAH AVE NE ALBUQUERQUE NM 87110 LD9 LLC 3301 R COORS BLVD NW 148 ALBUQUERQUE NM 87120-1229

PRESBYTERIAN HEALTHCARE SERVICES C/O REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666

PRESBYTERIAN PROPERTIES INC ATTN: REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666

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EL CAMINO MEDICAL CENTER 8020 CONSTITUTION PL NE SUITE 201 ALBUQUERQUE NM 87110-7640

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HRISTOPOULOS JOHN G 4608 HANNETT AVE NE ALBUQUERQUE NM 87110-5014

VAN ATTA BUILDING LTD 3333 SANTA CLARA DR SE ALBUQUERQUE NM 87106 NEILSON DAN S & JULIE A 8020 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7606

TOMPKINS TOMMY E & ELIZABETH A 8036 BELLAMAH AVE NE ALBUQUERQUE NM 87110-7607

HART PROPERTIES LLC PO BOX 67016 ALBUQUERQUE NM 87193-7016

GALLEGOS SURGERY CENTER LLC 8004 CONSTITUTION PL NE ALBUQUERQUE NM 87110 CIRCLE K STORES INC C/O ATTN LOU VALDES 1199 S BELTLINE RD SUITE 160 COPPELL TX 75019-4642

STIEBLER PRENTISS ANN 6805 HENSCH AVE NE ALBUQUERQUE NM 87109-3735

AQUARIUS LLC 8020 CONSTITUTION PL NE SUITE 202 ALBUQUERQUE NM 87110

SALAZAR MIKE & SHANNON 8000 BELLAMAH AVE NE ALBUQUERQUE NM 87110 MICHELSOHN DAVID & GINA MAHFOUZ TRUSTEES MICHELSOHN/MAHFOUZ LVT 1001 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1821

VIA MEDICAL PROPERTIES LLC 8308 CONSTITUTION PL NE ALBUQUERQUE NM 87110-7637

ABQ PROPERTY BUYERS LLC 8100 WYOMING BLVD NE SUITE M4 #502 ALBUQUERQUE NM 87113-1963

8401 CONSTITUTION LLC 8814 HORIZON BLVD NE SUITE 400 ALBUQUERQUE NM 87113-1588

July 22, 2020

XX XX Albuquerque NM 87110

Re: Kaseman Hospital DRB Site Plan 8300 Constitution Ave NE Albuquerque, NM 87110

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Anthony Santi, Dekker/Perich/Sabatini Agent for Presbyterian Healthcare Services

13 COMPLETE SITE PLAN CHECKLIST

Project #: ______ Application #: ______

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- **1. Site Plan (**including utilities and easements)
- 2. Landscaping Plan
- 3. Grading and Drainage Plan
- 4. Utility Plan
- 5. Building and Structure Elevations
- 6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

<u>NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan</u> (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- X1.Date of drawing and/or last revisionX2.Scale: 1.0 acre or less 1'' = 10'
 - Scale: 1.0 acre or less
 1" = 10'

 1.0 5.0 acres
 1" = 20'

 Over 5 acres
 1" = 50'

 Over 20 acres
 1" = 100'

- Bar scale <u>X</u> 3.
- <u>X</u> 4. North arrow
- <u>x</u> 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- <u>X</u> 8. Existing and proposed easements (identify each)
- Phases of development, if applicable <u>N/A</u>9.

B. Proposed Development

1. Structural

- <u>X</u> A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- <u>Х</u>В. Square footage of each structure
- X C. Proposed use of each structure
- XD. Signs (freestanding) and other improvements
- ХЕ. Walls, fences, and screening: indicate height, length, color and materials
- XF. Dimensions of all principal site elements or typical dimensions
- <u>x</u>G. Loading facilities
- <u>х</u>н. Site lighting (indicate height & fixture type)
- ΧΙ. Indicate structures within 20 feet of site
- X_ J. Elevation drawing of refuse container and enclosure, if applicable.
- **X**_K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- <u>X</u> A. Parking layout with spaces numbered per aisle and totaled.
 - Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA <u>X</u> 1. accessible spaces, and compact spaces
 - Calculations: spaces required and proposed (include any reduction calculations) for <u>X</u> 2. motorcycle, bicycle, compact and ADA spaces
 - On street parking spaces <u>X</u>3.
- <u>Х</u>В. **Bicycle parking & facilities**
 - Bicycle racks location and detail Χ1.
 - X ₂. Other bicycle facilities, if applicable
- <u>X</u>C. Vehicular Circulation (Refer to DPM and IDO)
 - Х 1. Ingress and egress locations, including width and curve radii dimensions
 - Drive aisle locations, including width and curve radii dimensions
 - X 2. X 3. End aisle locations, including width and curve radii dimensions
 - X 4. Location & orientation of refuse enclosure, with dimensions
 - <u>x</u> 5. Loading, service area, and refuse service locations and dimensions
- Pedestrian Circulation <u>X</u> D.
 - <u>X</u> 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

- X 2. X 3. Location and dimension of drive aisle crossings, including paving treatment
- Location and description of amenities, including patios, benches, tables, etc.
- ХЕ. Off-Street Loading
 - Х_{1.} Location and dimensions of all off-street loading areas
- N/A_F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - Location and dimensions of vehicle stacking spaces and queuing lanes 1.
 - Landscaped buffer area if drive-through lanes are adjacent to public R/W ____ 2.
 - Striping and Sign details for one-way drive through facilities _____ 3.

3. Streets and Circulation

- X A. Locate and identify adjacent public and private streets and alleys.
 - X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - <u>X</u> 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - <u>X</u> 3. Location of traffic signs and signals related to the functioning of the proposal
 - Identify existing and proposed medians and median cuts <u>X</u> 4.
 - <u>X</u> 5. Sidewalk widths and locations, existing and proposed
 - X 6. Location of street lights
 - Show and dimension clear sight triangle at each site access point <u>X</u> 7.
 - <u>X</u> 8. Show location of all existing driveways fronting and near the subject site.
- X B. Identify Alternate transportation facilities within site or adjacent to site
 - Bikeways and bike-related facilities _X_ 1.
 - <u>X</u> 2. Pedestrian trails and linkages
 - Transit facilities, including routes, bus bays and shelters existing or required <u>X</u> 3.

4. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- X 1. Scale must be same as scale on sheet #1 Site plan
- X 2. Bar Scale
- <u>X</u> 3. North Arrow
- X 4. Property Lines
- <u>X</u> 5 Existing and proposed easements
- X 6. Identify nature of ground cover materials
 - Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.) **X** A.
 - ΧВ. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - XC. Ponding areas either for drainage or landscaping/recreational use

- X 7. Identify type, location and size of plantings (common and/or botanical names).
 - _____A. Existing, indicating whether it is to preserved or removed.
 - _____B. Proposed, to be established for general landscaping.
 - ____C. Proposed, to be established for screening/buffering.
- X 8. Describe irrigation system Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- X 10. Turf Area only 20% of landscaped area can be high water turf; provide square footage and percentage.
- X 11. Responsibility for Maintenance (statement)
- X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- <u>X</u> 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- X 14. Planting or tree well detail
- <u>x</u> 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- X 16. Parking lot edges and interior calculations, dimensions and locations including tree requirements
- X 17. Show Edge Buffer Landscaping (14-16-5-6(D)) location, dimensions and plant material

SHEET #3 – GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- X 1. Scale must be same as Sheet #1 Site Plan
- X 2. Bar Scale
- <u>X</u> 3. North Arrow
- X 4. Property Lines
- X 5. Existing and proposed easements
- <u>x</u> 6. Building footprints
- X 7. Location of Retaining walls

B. Grading Information

- X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- X 3. Identify ponding areas, erosion and sediment control facilities.
- <u>X</u> 4. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4- UTILITY PLAN

- X A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- <u>X</u> B. Distribution lines
- <u>x</u> C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- <u>X</u> D. Existing water, sewer, storm drainage facilities (public and/or private).
- <u>x</u> E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

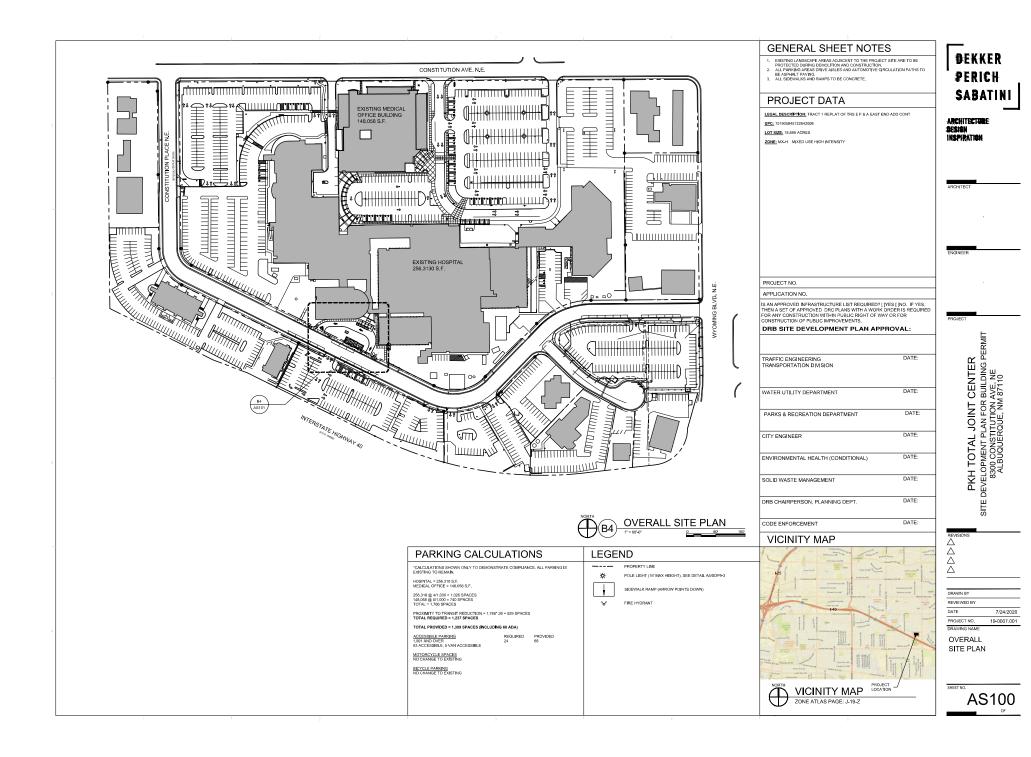
A. General Information

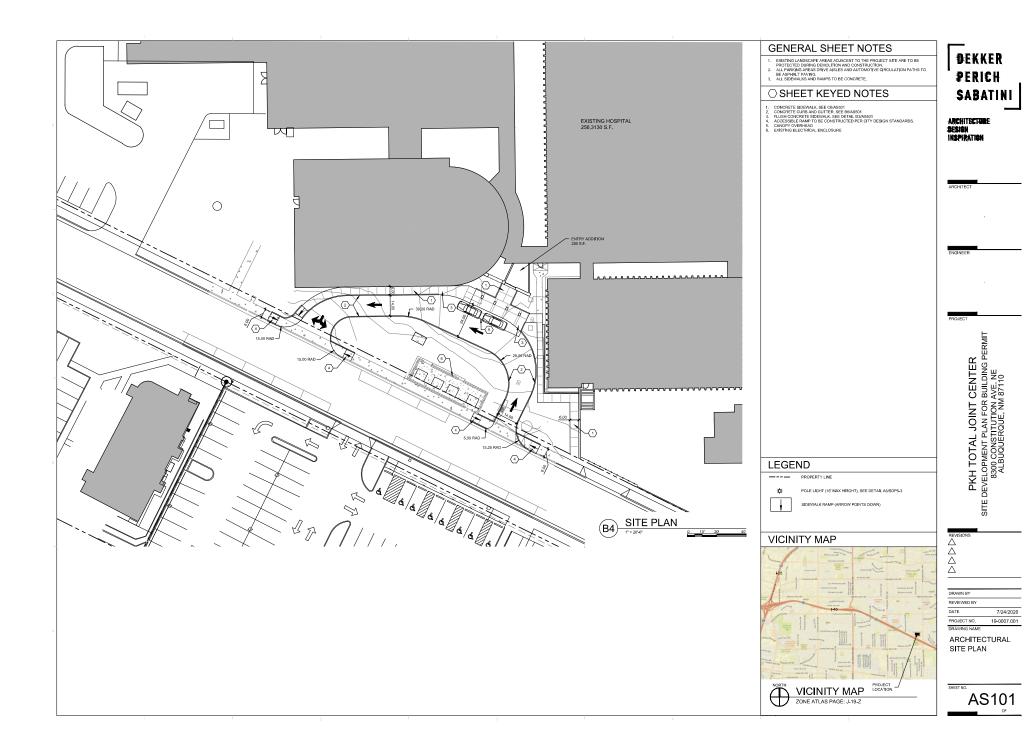
- X A. Scale
- X B. Bar Scale
- X C. Detailed Building Elevations for each facade
 - X 1. Identify facade orientation
 - \underline{X} 2. Dimensions of facade elements, including overall height and width
 - <u>X</u> 3. Location, material and colors of windows, doors and framing
 - <u>X</u> 4. Materials and colors of all building elements and structures
 - <u>X</u> 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

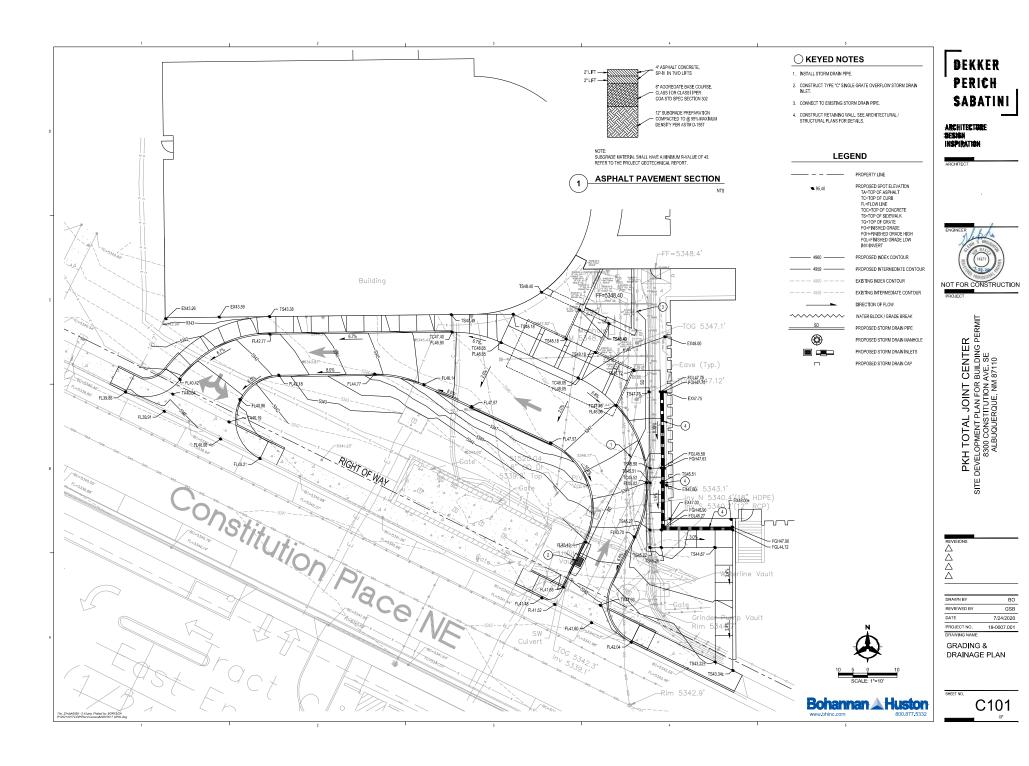
B. Building Mounted Signage

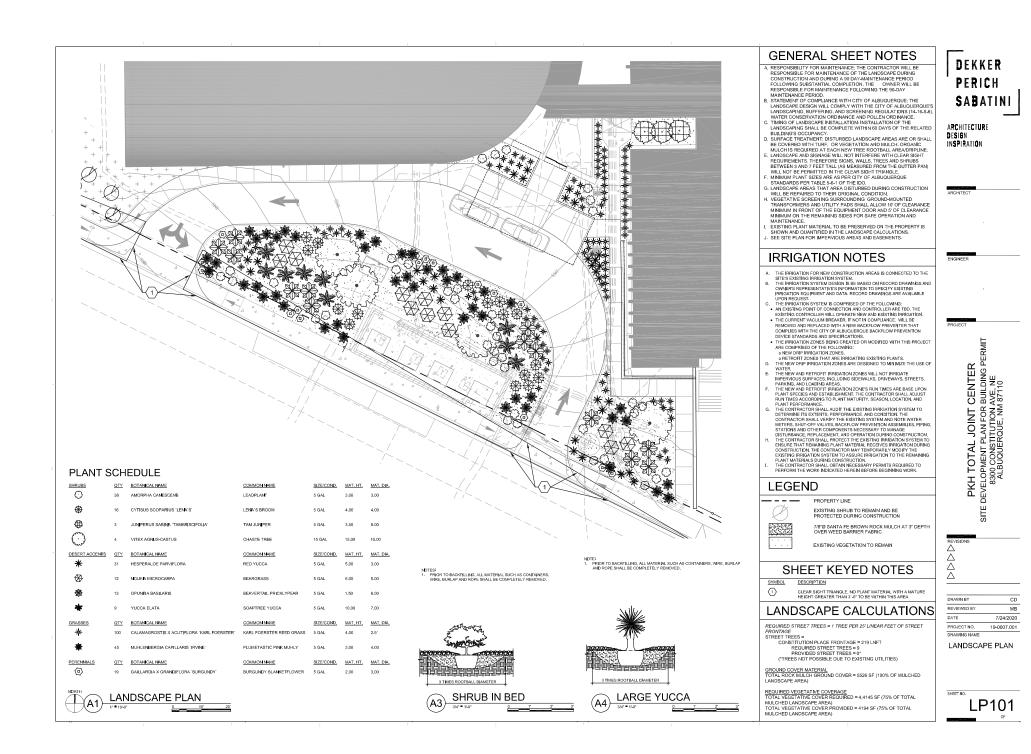
- X 1. Site location(s)
- X 2. Sign elevations to scale
- <u>x</u> 3. Dimensions, including height and width
- <u>X</u> 4. Sign face area dimensions and square footage clearly indicated
- <u>X</u> 5. Lighting
- <u>X</u> 6. Materials and colors for sign face and structural elements.
- X 7. List the sign restrictions per the IDO

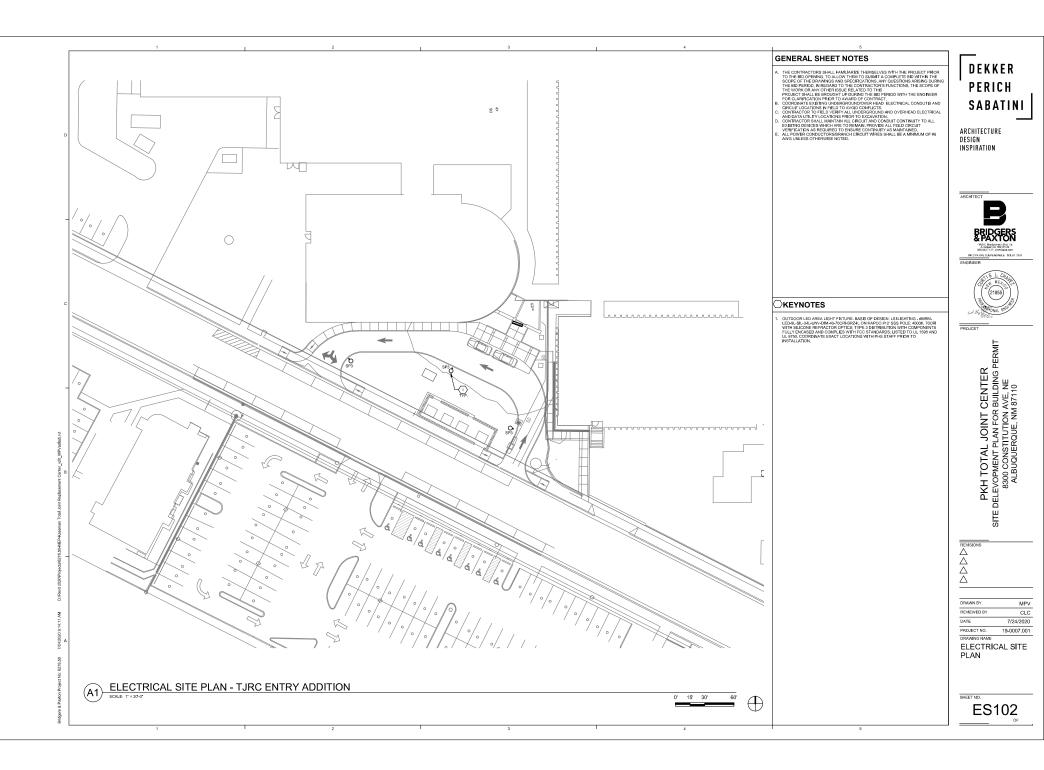
14 SITE PLAN AND RELATED DRAWINGS

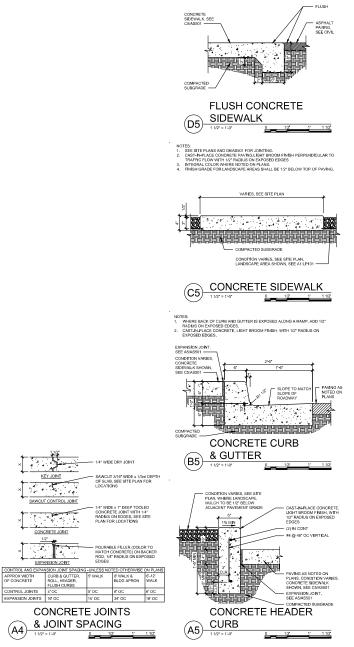












12

KEY JOINT

SAWOUT CONTROL JOINT

CONCRETE JOINT

EXPANSION JOINT

1 · · · · ${}^{\mathbf{A}}_{\mathbf{A}} \to {}^{\mathbf{A}}_{\mathbf{A}}$

> 8' OC 5' OC

24' OC

15' OC

0

& JOINT SPACING

1/2"

APPROX WIDTH OF CONCRETE CONCRETE CONTROL JOINTS CONTROL JOINTS CONTROL JOINTS

EXPANSION JOINTS 16' OC

(A4)

SITE DETAILS

