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September 30, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: 4720 Alexander Blvd NE Site Development Plan for Building Permit PR-2021-005740

Dear Chairperson Wolfley:

Scott Anderson agent for Revel requests approval of a Major Amendment to Site Plan DRB for the above referenced site.

Site location and history

The project site is located on Alexander Blvd NE. The site is bordered on the north by the elevated roadway of Montano Blvd to the east of Top Golf and on the south by a strip mall. All adjoining properties are zoned NR-BP. This is an existing structure has already been re-purposed from a big box retail store to an entertainment center. The property currently houses a mix of restaurants, performance space and sports bar. The proposed change is to increase the height of a portion of the building to 48ft 6in provide for a fly loft. The area where the ne fly loft will be located is currently used as "other indoor entertainment" as defined by the IDO. The new use of the fly loft area will become "Auditorium" according to the IDO and will host occasional events such as concerts, quinceaneras, weddings, and car shows. This change reduces the overall parking demand for the facility. The existing maximum height is 33ft +/- and the proposed height increase is less than what is allowed by the IDO.

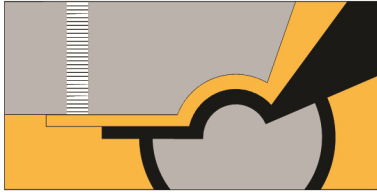
The project has been approved by Renaissance Center.

Site Orientation and Pedestrian Circulation

The front of the building faces Alexander Blvd and remains unchanged. Pedestrian accessibility will be available to all adjacent public streets. Vehicular access to the site will be from the west, and south of the site.

Traffic Impact and On-Site Parking

The proposed site plan meets the parking required for the proposed structure by combining the existing on-site parking with existing leased parking to the south. The leased parking area is used exclusively for parking and does not have a structure on it. Handicap parking and motorcycle parking are provided in accordance with the IDO requirements. This project reduces the overall demand for parking because a portion of the building is being changed from the existing "other indoor entertainment" to "Auditorium". IDO 14-16-5 requires auditoriums or theaters to have q space per 1,000 sq. ft. GFA or 1 space per 4 seats in main assembly area whichever is greater (30" pew or bench space = 1 seat). Because this venue has no fixed seating the 1 space per 1,000 sq. ft. of mandates the amount of parking required for this project. This interpretation of the regulation parking was confirmed in the PRT. Should the DRB choose to negate the interpretation given the applicant in the PRT, the applicant requests that the DRB limit



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the occupant load of the project to what the Board considers an acceptable level of parking. The City of Albuquerque has multiple mechanisms in place enforce occupant loads established by the Building Department including but not limited to Zoning Enforcement and the Fire Marshal. Limiting occupancy is a more just, equitable and pragmatic solution to the issue than preventing the project from happening. This project provides more parking (both on site and leased) than other similar uses such Isotopes Park. The parking calculation based on the IDO and the maximum Auditorium occupancy allowed under the IBC is as follows:

Restaurant & bar: $21,356 \text{ sf} \times 0.008 = 170$ parking spaces
Auditorium 3,293 occupants per IBC $\times 0.25 = 823$ parking spaces
Office $1,900 \text{ sf} \times 0.0035 = 7$ parking spaces
Base parking spaces required = 1,000 spaces
Parking reduction per IDO table 5-5-3: $932 \text{ spaces} / 1.7 = 588$ spaces

The applicant is proposing to restrict the Auditorium occupancy to 3,020 occupants and is seeking approval for the following:

Restaurant & bar: $21,356 \text{ sf} \times 0.008 = 170$ parking spaces
Auditorium restricted to 3,020 occupants $\times 0.25 = 755$ parking spaces
Office $1,900 \text{ sf} \times 0.0035 = 7$ parking spaces
Base parking spaces required = 932 spaces
Parking reduction per IDO table 5-5-3: $932 \text{ spaces} / 1.7 = 548$ spaces

Parking provided: 224 spaces on site + 325 spaces off site + 8 on street spaces at Desert Surf = 557 spaces

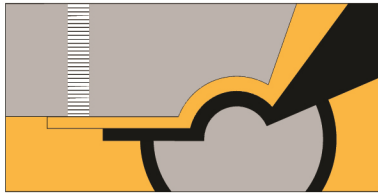
Alternatively if the above parking calculations are not acceptable to the DRB the applicant requests that the following parking calculation be approve so that building permit can be approved and construction can commence while the applicant acquires additional parking:

Restaurant & bar: $21,356 \text{ sf} \times 0.008 = 170$ parking spaces
Auditorium restricted to 220 occupants $\times 0.25 = 55$ parking spaces
Office $1,900 \text{ sf} \times 0.0035 = 7$ parking spaces
Base parking spaces required = 232 spaces
Parking provided: 224 spaces on site + 8 on street spaces at Desert Surf = 232 spaces

Drainage and Landscaping

The existing topography is relatively flat and no new drainage is required as part of this project. The site will not be impacted by this project.

A new landscaping plan is being submitted as part of this project. The area of landscaping is not increased by this project. There are no street trees along Montano Blvd because the Montano roadway sits 20'+/- above the site. The Montano roadway elevation difference is made possible by a significant retaining wall. The retaining wall and the grade change make the planting, irrigation, and maintenance of street trees in this location impractical. Please reference the attached photos. NMDOT is "Improving the Montgomery Boulevard interchange by adding capacity to both directions of Montgomery Boulevard, adding turn lane capacity, adding advance U-turns to the frontage roads, enhancing the on and off ramps and improving active transportation access. Based on the extent of this work it is apparent that any landscaping provided at this location will be destroyed in the near future. It should be noted that there are currently no street trees along Montano at from Culture west to Renaissance. The alternate landscape plan



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submitted to DRB provides site trees to the greatest extent possible given the available landscape area.

Elevations

The existing building is split face CMU. The proposed fly loft addition will be stucco and have building mounted signs. The added building mass is placed as far from the existing street frontages as possible.

Neighborhood Meeting

An invitation to a zoom meeting held on July 8, 2021, was sent to the applicable neighborhood associations. One invitee declined the meeting via email. There were no attendees other than the Agent.

Summary

We are requesting approval of the proposed Major Amendment to Site Plan DRB. The proposed project furthers numerous policies of applicable plans and provides for an increase in services and employment opportunities for area residents. The proposed plan amendment is consistent with the spirit and intent of the ABC Comp, Plan. The proposed changes comply with the IDO if it were applied to this site. The proposed plan amendment promotes the efficient use of public facilities by providing services within the city's core and does not require expansion of public utilities and infrastructure. The plan amendment promotes health, safety and general welfare by redeveloping a structure that was vacant for years into a vibrant community space that promotes the arts.

If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects