

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.

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)
- 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

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(Y)(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.
- 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

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(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.
- 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

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

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired
- 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

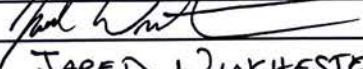
ALTERNATIVE SIGNAGE PLAN

- 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)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement
- 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


ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan
- 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

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.

Signature:  Date: 5/25/22
 Printed Name: JARED WINCHESTER, Improve Group Applicant or Agent

FOR OFFICIAL USE ONLY

| Project Number: | Case Numbers |  |
|------------------|--------------|---|
| | - | |
| | - | |
| | - | |
| Staff Signature: | | |
| Date: | | |



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 type="checkbox"/> Alternative Landscape Plan (Form P3) | <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input type="checkbox"/> Annexation of Land (Form Z) |
| <input type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| <input type="checkbox"/> WTF Approval (Form W1) | <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: <u>New Mexico United / Peter Trevisani, CEO</u> | | Phone: <u>505-209-7529</u> |
| Address: | | Email: <u>peter@newmexicoutd.com</u> |
| City: | State: | Zip: |
| Professional/Agent (if any): <u>Improve Group</u> | | Phone: <u>505-485-4312</u> |
| Address: <u>3550 Pan American Fwy</u> | | Email: <u>jaredwinchester@improvegroup.net</u> |
| City: <u>Albuquerque</u> | State: <u>NM</u> | Zip: <u>87107</u> |
| Proprietary Interest in Site: | List all owners: <u>State of NM Land Office</u> | |

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to install Two landmark signs on the existing building premise at the Mesa del Sol Training Center / Soccer Field

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

| | | |
|---|---------------------------------|--|
| Lot or Tract No.: <u>TR 13 Bulk Land Plat of Mesa del Sol</u> | Block: | Unit: |
| Subdivision/Addition: <u>Tracts 1-15 cont.</u> | MRGCD Map No.: | UPC Code: <u>101505125328420101</u> |
| Zone Atlas Page(s): <u>R-15-Z</u> | Existing Zoning: <u>NR-PO-C</u> | Proposed Zoning: <u>N/A</u> |
| # of Existing Lots: <u>1</u> | # of Proposed Lots: <u>1</u> | Total Area of Site (acres): <u>629.6659 ac</u> |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5601 University Blvd SE Between: University Blvd and: Bobby Foster

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

| | |
|---------------------------------------|---|
| Signature: | Date: <u>5/28/22</u> |
| Printed Name: <u>JARED WINCHESTER</u> | <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 # | |



IMPROVE GROUP

It's about time.

May 26, 2022

Letter of Justification

Re: NM United Field Building
5601 University Blvd SE
Re: Fastrax Permit #BP-2022-17768

To Whom it may concern,

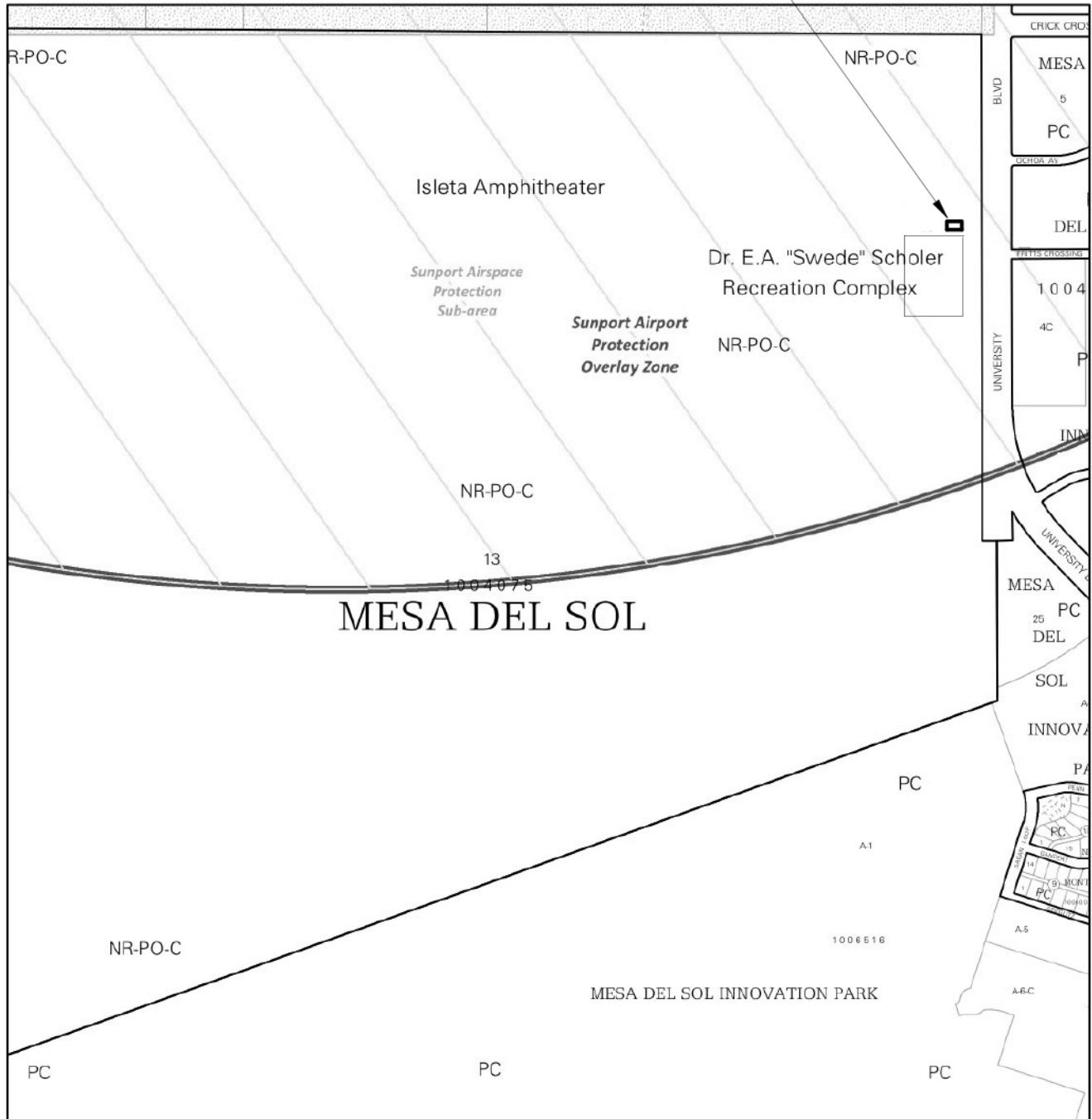
The following Minor Amendment to the Site Development Plan is being submitted to allow for two free-standing landmark signs identifying the building premise to be constructed next to the existing New Mexico United Training Center at the existing professional soccer practice field at 5601 University Blvd SE. When recently applying for a building permit (BP-2022-17768) to upgrade the existing building and place signage on site, we were told we needed to apply for a separate sign permit, which also requires a minor amendment approval prior to submission. The purpose of the signage is to help identify the building for internal premise circulation only, not as any advertising or other signage meant to be viewed from University. The following attached documents show the previously approved Minor Amendment for the existing Training Center Field Building and surrounding fencing. Sheet AS-103 shows the specific location of the two proposed landmark signs located directly adjacent to the building fencing.

*Also attached at the end of this application is documentation that Improve Group is an agent for NM United as well as correspondence from the County, who have stated that they have no objection to NM United installing the proposed signage once the team has gone through the COA approval process.

Thank you for your consideration,


Jared Winchester
Project Architect
Improve Group

PROJECT LOCATION

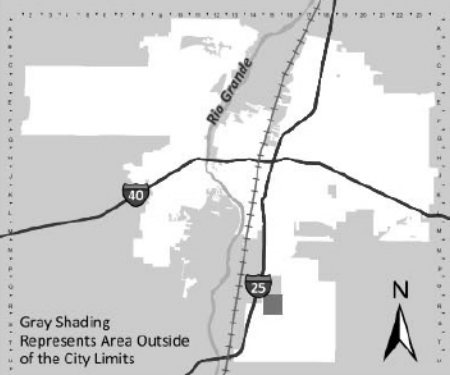


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

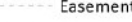









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-15-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

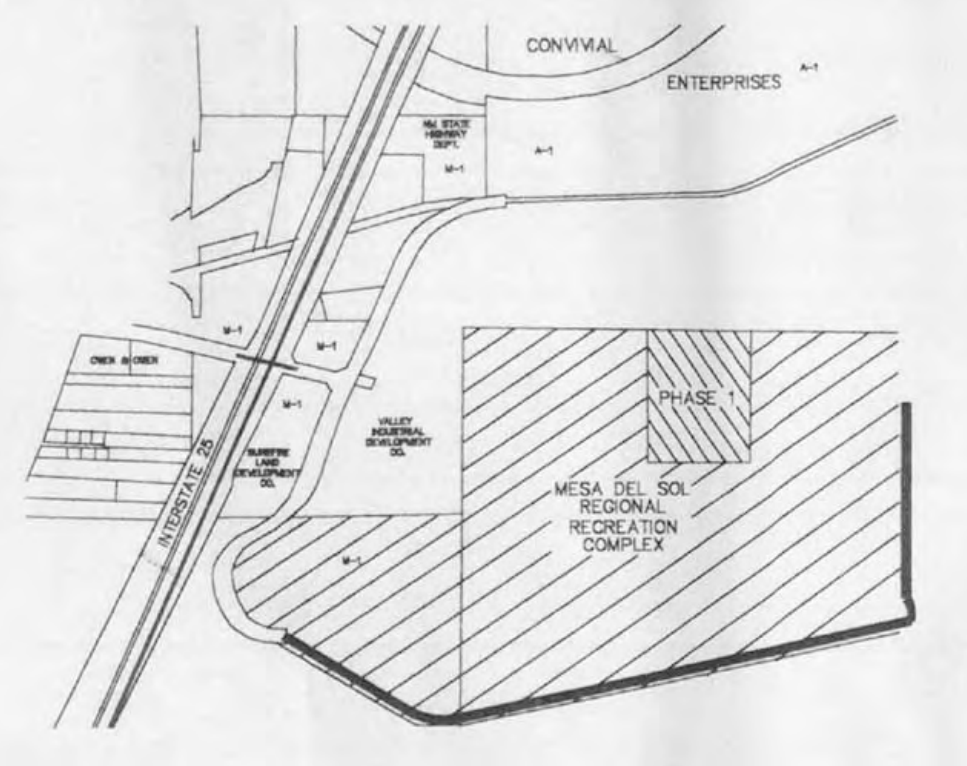
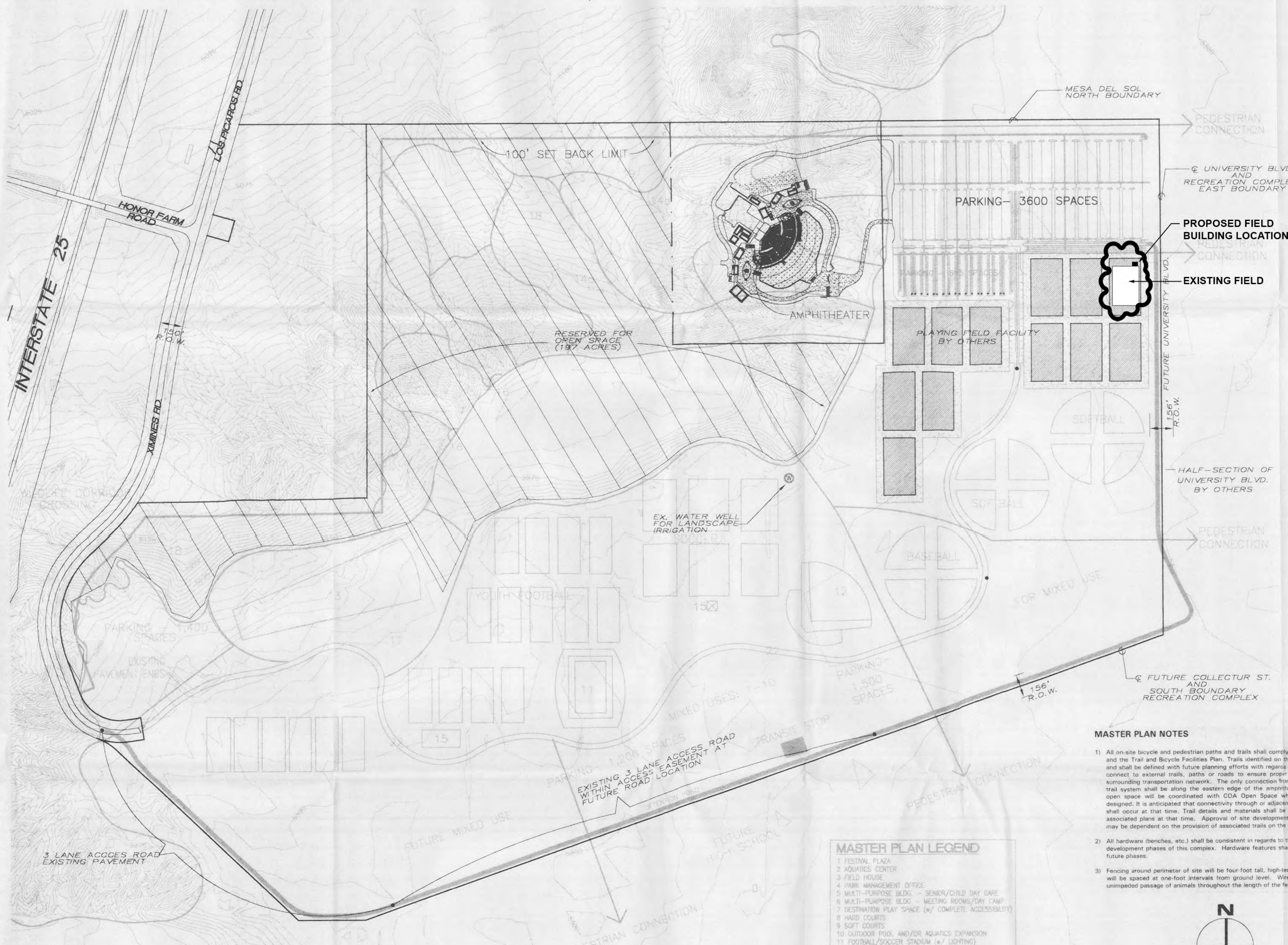
0 250 500 1,000 Feet

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



VICINITY MAP
SCALE 1" = 2000'
ZONE ATLAS MAPS R-14-Z & R-15-Z

SUBDIVISION DATA
PROJECT LIMITS AREA = 48 acres ±
ZONE: SU-1 FOR URBAN REGIONAL PARK
PARKING: 3,600 SPACES
(PROVIDED BY BERNALILLO COUNTY, Z-97-141)

LEGAL DESCRIPTION
THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 21,
AND THE EAST HALF OF SECTION 20, TOWNSHIP 9 NORTH,
RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO,
CONSISTING OF 48 ACRES ±

DRB 99-6
CASE NUMBER Z-98-26

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT
PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION
ON DECEMBER, 1997 AND THE FINDINGS IN THE OFFICIAL
NOTICE OF DECISION HAVE BEEN COMPLIED WITH:

Project # 1000445
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-00784
See note A
Richard...
REVISOR DATE

| | | |
|-------------------------------|----------|------|
| PLANNING | 12/30/99 | DATE |
| UTILITY DEVELOPMENT | 11-3-99 | DATE |
| TRANSPORTATION DEVELOPMENT | 11-03-99 | DATE |
| CITY ENGINEER / HYDROLOGY | 11-14-99 | DATE |
| PARKS & RECREATION DEPARTMENT | 11-3-99 | DATE |

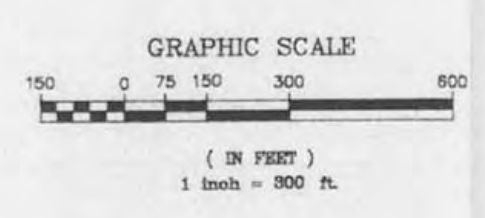
Reviewed & Approved
Joseph D. Montano
COA PLWD-TDS
6/8/00

MASTER PLAN NOTES

- All on-site bicycle and pedestrian paths and trails shall comply with the Level A Master Plan and the Trail and Bicycle Facilities Plan. Trails identified on the Level B Plan are conceptual and shall be defined with future planning efforts with regards to the open space. Trails shall connect to external trails, paths or roads to ensure proper access to the site from the surrounding transportation network. The only connection from the amphitheater site to the trail system shall be along the eastern edge of the amphitheater property. Trails through open space will be coordinated with COA Open Space when future facilities are being designed. It is anticipated that connectivity through or adjacent to the amphitheater property shall occur at that time. Trail details and materials shall be determined and called out on associated plans at that time. Approval of site development plans for adjacent properties may be dependent on the provision of associated trails on the 48-acre amphitheater site.
- All hardware (benches, etc.) shall be consistent in regards to theme and style throughout the development phases of this complex. Hardware features shall be detailed as appropriate in future phases.
- Fencing around perimeter of site will be four-foot tall, high-tensile wire fence. Wire strands will be spaced at one-foot intervals from ground level. Wire placement will allow for the unimpeded passage of animals throughout the length of the fence.

MASTER PLAN LEGEND

- FESTIVAL PLAZA
- AQUATICS CENTER
- FIELD HOUSE
- PARK MANAGEMENT OFFICE
- MULTI-PURPOSE BLDG. - SENIOR/CHILD DAY CARE
- MULTI-PURPOSE BLDG. - MEETING ROOMS/DAY CAMP
- DESTINATION PLAY SPACE (w/ COMPLETE ACCESSIBILITY)
- HARD COURTS
- SOFT COURTS
- OUTDOOR POOL AND/OR AQUATICS EXPANSION
- FOOTBALL/SOCCER STADIUM (w/ LIGHTING)
- BASEBALL FIELD w/ SEATING (w/ LIGHTING)
- GOLF - PUTTING & DRIVING RANGE
- AMPHITHEATER
- ALTERNATE AMPHITHEATER SITE
- POTENTIAL AMPHITHEATER ACCESS ROAD
- SUPPORT BLDG. (RESTROOMS/STORAGE/CONCESSIONS/MAINTENANCE)
- ESCAPEMENT TRAIL LOOP & INTERPRETIVE OVERLOOKS
- ENHANCED HABITAT AREA
- PRESERVED HABITAT AREA
- SOFT HIKING, RUNNING, & BIKING TRAILS
- AMPHITHEATER DROP OFF (LIMITED USE)
- AMPHITHEATER SERVICE ROAD (LIMITED USE)
- MULTI-USE TRAIL, SHUTTLE ROAD AND SERVICE ROAD



PROJECT DESCRIPTION
AMPHITHEATER AND ASSOCIATED FACILITIES INCLUDING STORAGE FACILITIES, RESTROOMS, TICKET SALES OFFICE AND CONCESSIONS. THE AMPHITHEATER ACCOMMODATES A MAXIMUM OF 8,400 SPECTATORS PURSUANT TO THE MESA DEL SOL LEVEL B PLAN AND TRAFFIC IMPACT STUDY APPROVED MAY 25, 1996. CAPACITY TO EXPAND TO 15,000 ONCE ACCESS IS PROVIDED FROM UNIVERSITY BOULEVARD.

SHEET INDEX

| | |
|----------|--|
| SHEET 1 | OVERALL PLAN |
| SHEET 2 | SITE PLAN |
| SHEET 3 | CONCEPTUAL LANDSCAPE PLAN |
| SHEET 4 | SITE DRAINAGE PLAN |
| SHEET 5 | SITE GRADING PLAN |
| SHEET 6 | STAGE ELEVATIONS |
| SHEET 7 | ENTRANCE GATE ELEVATIONS |
| SHEET 8 | BOX OFFICE/CONCESSION ELEVATIONS |
| SHEET 9 | BACKSTAGE FACILITIES ELEVATIONS |
| SHEET 10 | FIRST AID/ADMINISTRATION BUILDING ELEVATIONS |
| SHEET 11 | RESTROOM BUILDING ELEVATIONS |
| SHEET 12 | FACILITY SIGNAGE PLAN |
| SHEET 13 | SIGNAGE DETAILS |
| SHEET 14 | LIGHTING PLAN |

SEATING CAPACITY: SEE SHEET 2, NOTE 5

AMPHITHEATER AND ASSOCIATED FACILITIES INCLUDING STORAGE FACILITIES, RESTROOMS, TICKET SALES OFFICE AND CONCESSIONS. THE AMPHITHEATER ACCOMMODATES A MAXIMUM OF 12,000 SPECTATORS PURSUANT TO THE MESA DEL SOL LEVEL B PLAN, TRAFFIC IMPACT STUDY APPROVED MAY 25, 1996. SUPPLEMENTAL TRAFFIC ANALYSIS DATED JUNE, 2000, AND THAT PERFORMANCES WILL BE CONTROLLED EVENTS WITH APPROVED TRAFFIC MANAGEMENT. CAPACITY TO EXPAND TO 15,000 ONCE ACCESS IS PROVIDED FROM UNIVERSITY BOULEVARD.

November 2, 1999

MESA DEL SOL
REGIONAL RECREATION COMPLEX

PHASE 1B
AMPHITHEATER

OVERALL PLAN

1000445

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United\REV\TNNM_United_Facility.rvt

A

B

C

D

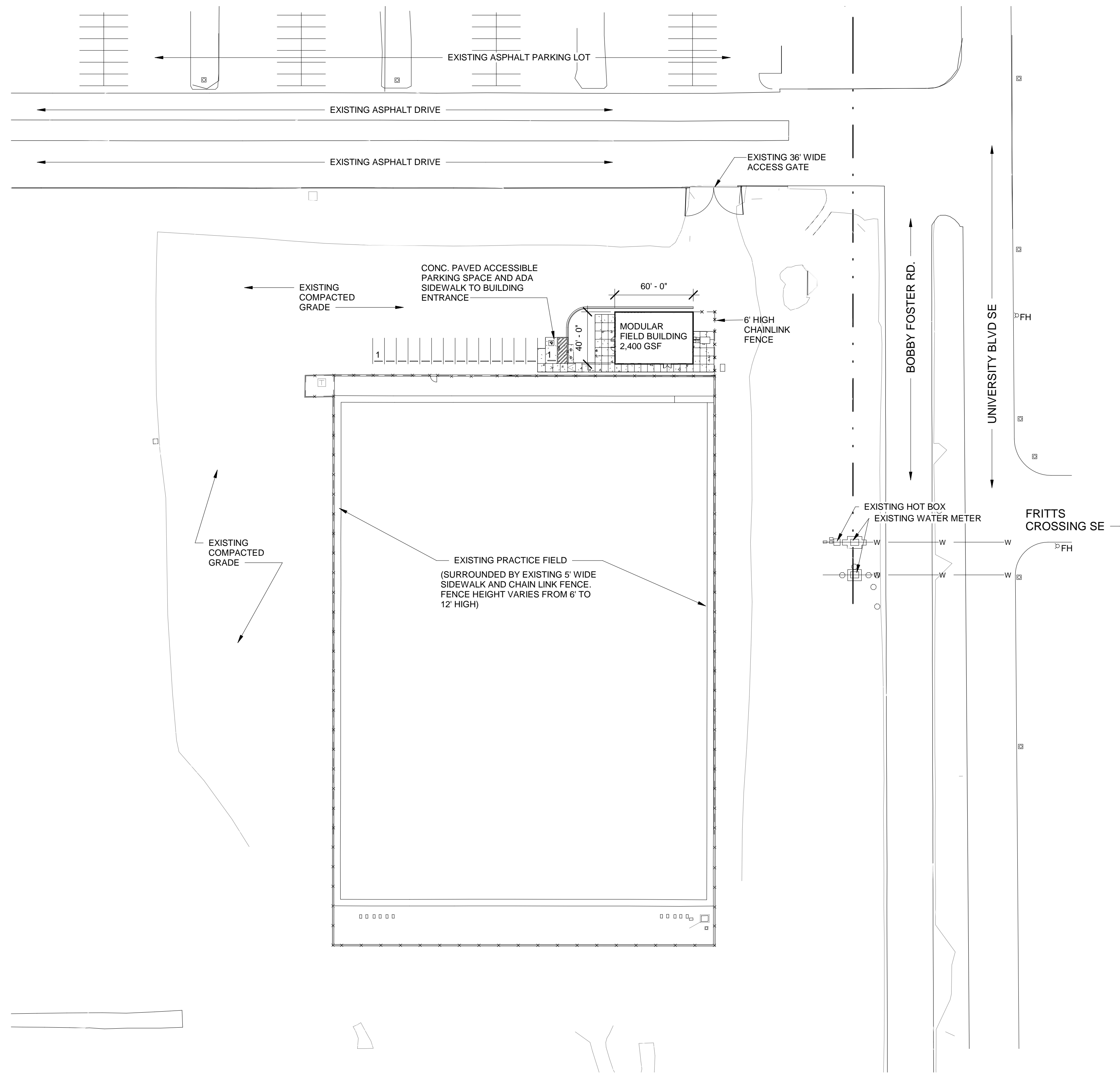
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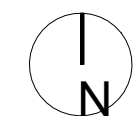
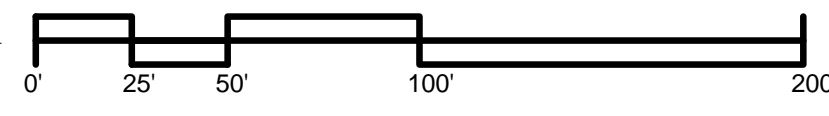
3

4

5



A1 SITE PLAN AND FIELD CONTEXT
1" = 50'-0"



3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

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NEW MEXICO UNITED FIELD BUILDING
5601 University Blvd. SE
Albuquerque NM 87105

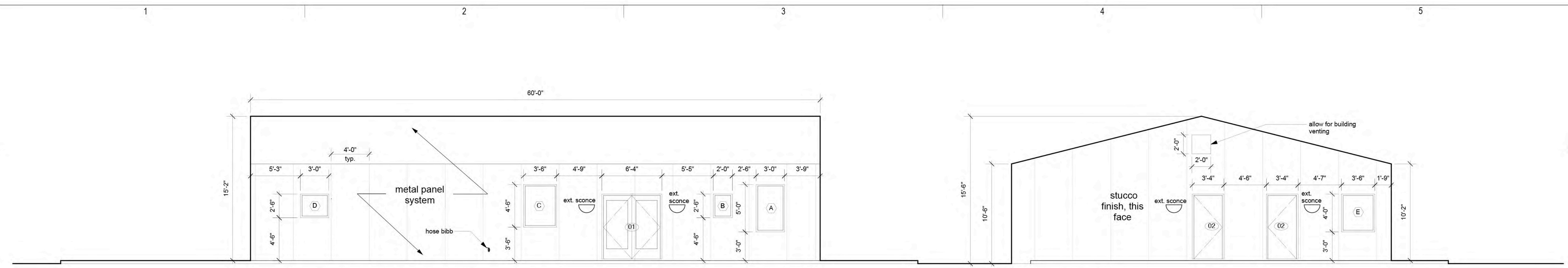
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Revision Schedule

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PROJECT #: 61257
FILE:
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CHECKED BY: JW
DATE: 12.22.21

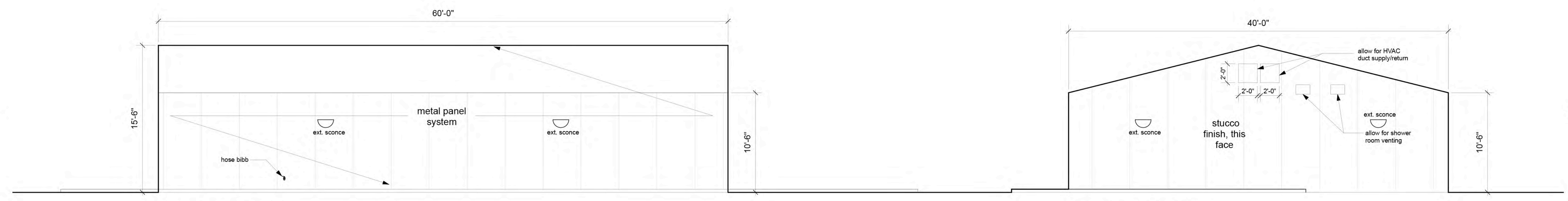
SITE PLAN AND FIELD CONTEXT

AS-100



A. SOUTH ELEVATION - FIELD FACING

B. WEST ELEVATION



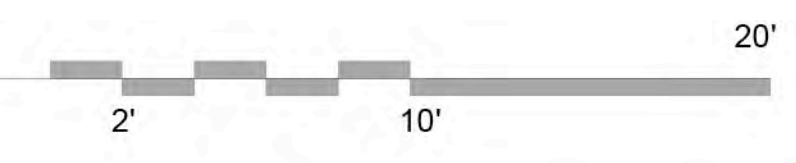
C. NORTH ELEVATION

D. EAST ELEVATION

Metal panel System General Notes:

- Basis of Design: Firestone Uni-Clad UC-3 1.5" Sarp-Lock Seam
- 24 ga. Panels installed vertically up walls and roof pitch.
 - 12" wide panels
 - Colors selected from manufacturer's full line of standard and metallic finishes. 2 finishes to be selected.

1. BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"



A. PERSPECTIVE LOOKING SOUTH



C. PERSPECTIVE LOOKING SOUTHWEST

2. BUILDING RENDERINGS

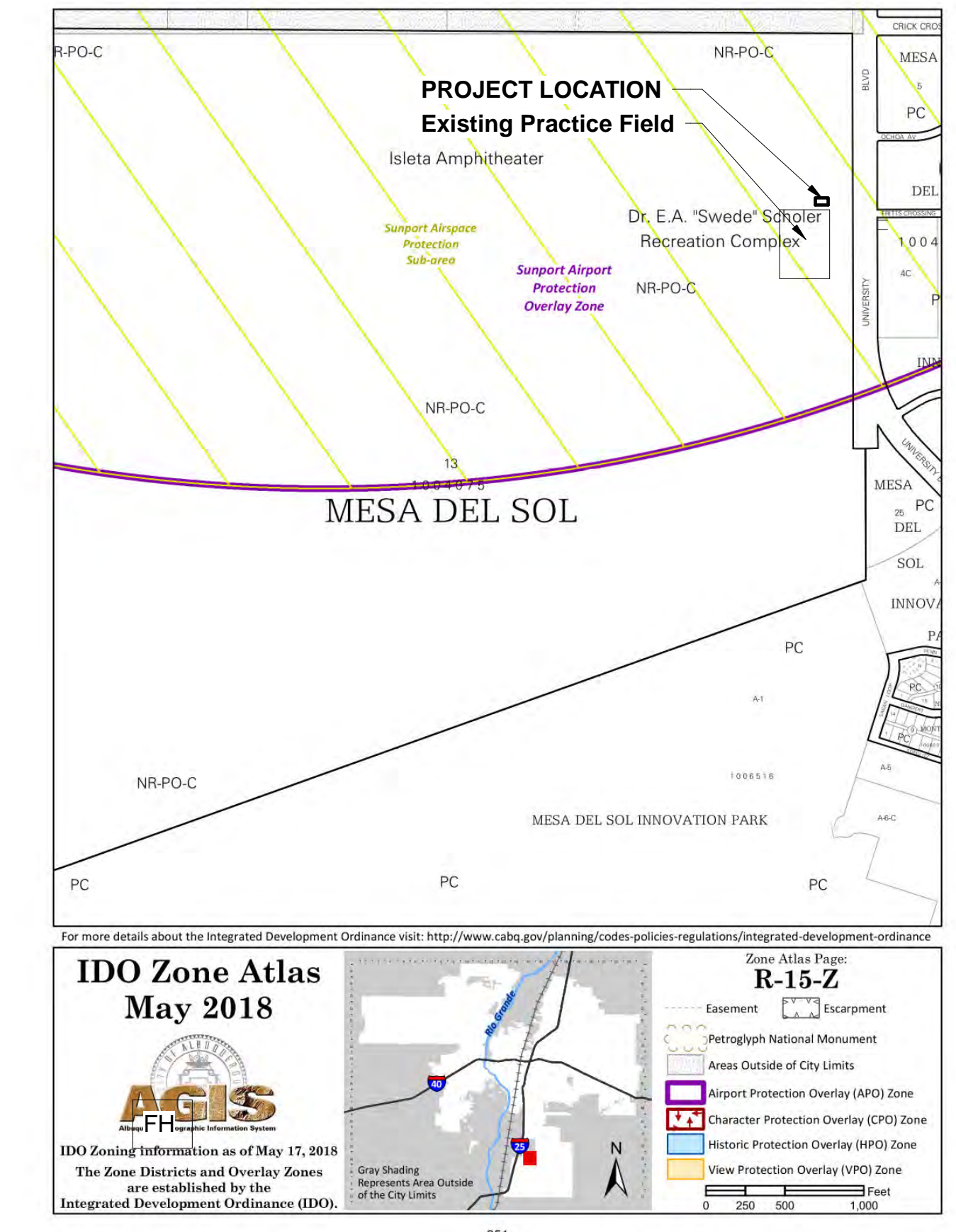
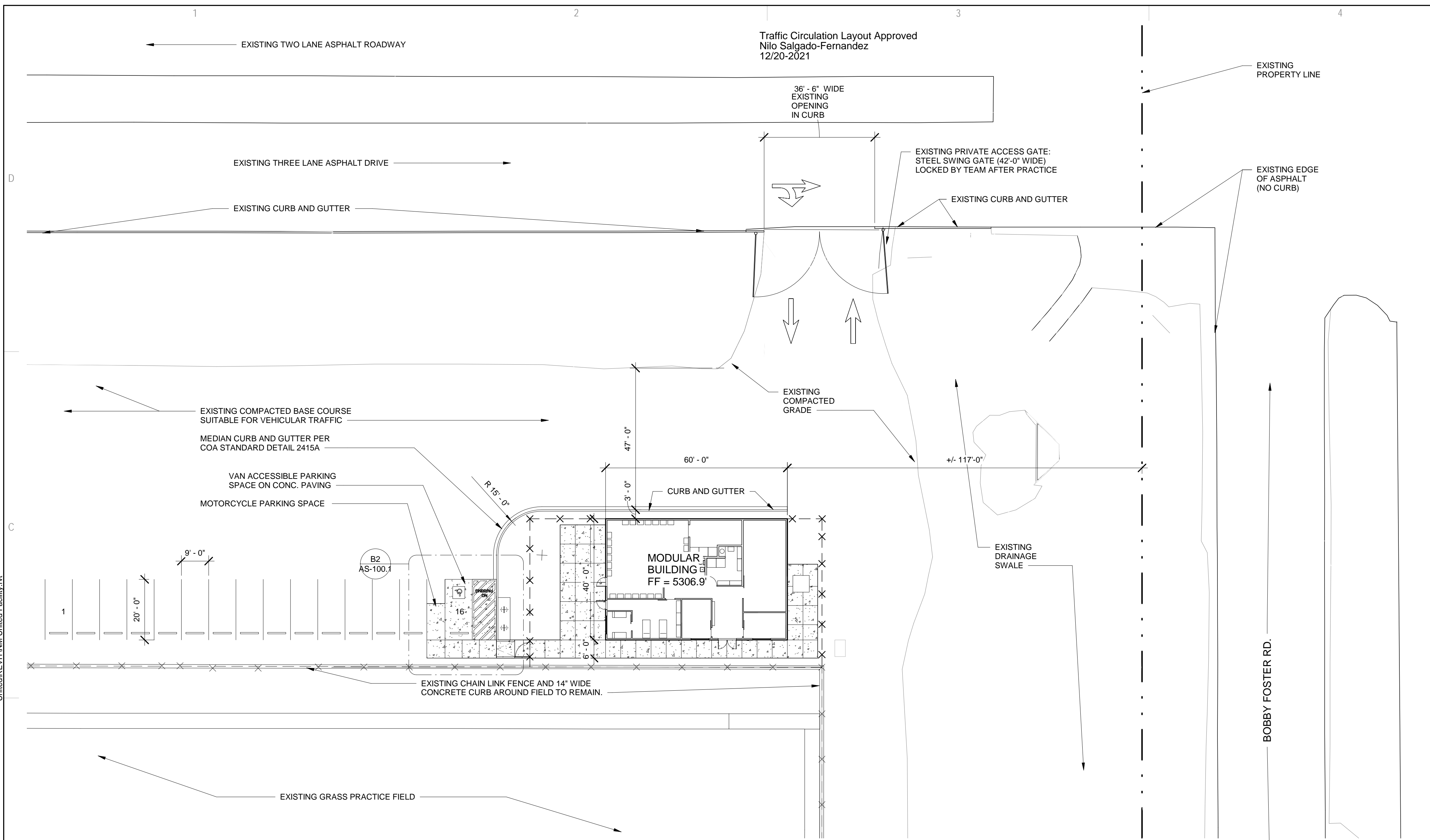
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| | | Revision Schedule |

| | |
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| ISSUE: | PERMIT |
| PROJECT #: | 61257 |
| FILE: | 211203_NMU_Main.cb |
| DRAWN BY: | CEB |
| CHECKED BY: | CEB |
| DATE: | 12 December 2021 |

SHEET TITLE
Exterior Elevations/
3D Views

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COA ZONE MAP
SCALE: N.T.S.

GENERAL INFORMATION

ADDRESS: 5601 UNIVERSITY BLVD SE ALBUQUERQUE NM 87105

LEGAL DESCRIPTION: TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 629.6659 AC

UPC: 101505125328420101

SITE AREA: 629.6659 ACRES

COA ZONING: NR-PO-C

SUPPORT BUILDING FOR EXISTING SPORTS PRACTICE FIELD (PRIVATE TEAM USE ONLY - NO SEATING OR PUBLIC ACCESS)

TOTAL BUILDING AREA (SIZE OF DEVELOPMENT): 2,400 S.F. (GROSS)

OCCUPANCY CLASSIFICATION: GROUP 'U'

CONSTRUCTION TYPE: TYPE V - B NON FIRE SPRINKLERED

OCCUPANT LOAD: 5 OCCUPANTS

PARKING REQUIREMENTS (PER IDO TABLE 5-5-1): SPORTS FIELD: 4 SPACES PER 1,000 SF OF AREA WHERE ATTENDEES CIRCULATE.

USE OF THE SITE IS PRIVATE WITH NO SEATING. CIRCULATION AREA OF PROJECT IS LIMITED TO CIRCULATION AREA AROUND THE BUILDING, WHICH IS 4,000 SF

FIELD BUILDING CIRCULATION AREA = 4,000 SF. 4 SPACES PER 1,000SF = 16 SPACES TOTAL REQUIRED

TOTAL PARKING SPACES PROVIDED: 16 SPACES, THEREFORE OK.

MOTORCYCLE PARKING SPACES REQUIRED BASED ON 31 SPACES (PER IDO TABLE 5-5-4): 1 SPACE REQUIRED

MOTORCYCLE SPACES PROVIDED: 1 SPACE, THEREFORE OK.

ACCESSIBLE PARKING SPACES REQUIRED (PER NM BUILDING CODE TABLE 1106.1): 1 SPACE (1 VAN ACCESSIBLE)

ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE (1 VAN ACCESSIBLE)

BICYCLE PARKING SPACES REQUIRED (PER IDO TABLE 5-5-5): 10% OF REQUIRED OFF-STREET PARKING SPACES.

16 REQUIRED VEHICULAR PARKING SPACES x (.10) = 2 REQUIRED BICYCLE PARKING SPACES

BICYCLE PARKING SPACES PROVIDED: 2 BICYCLE SPACES PROVIDED

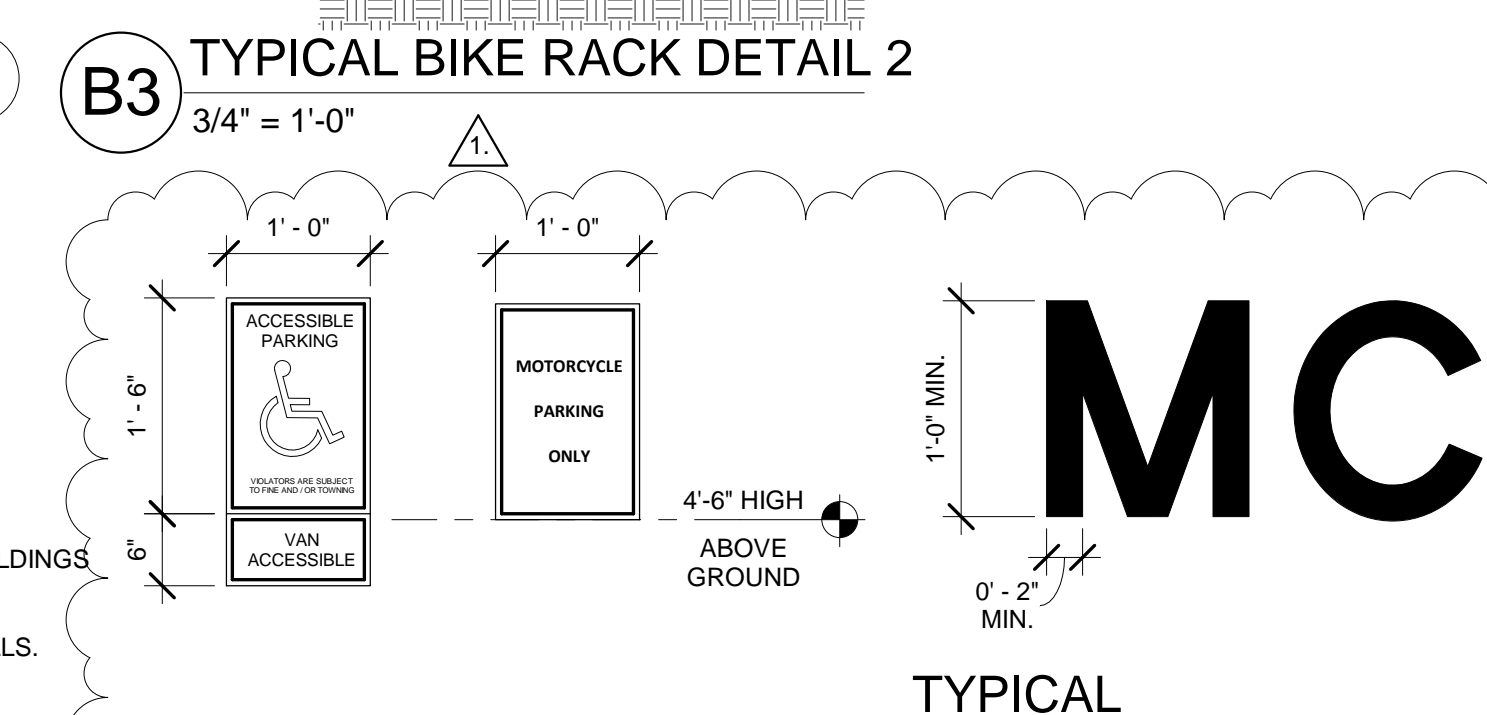
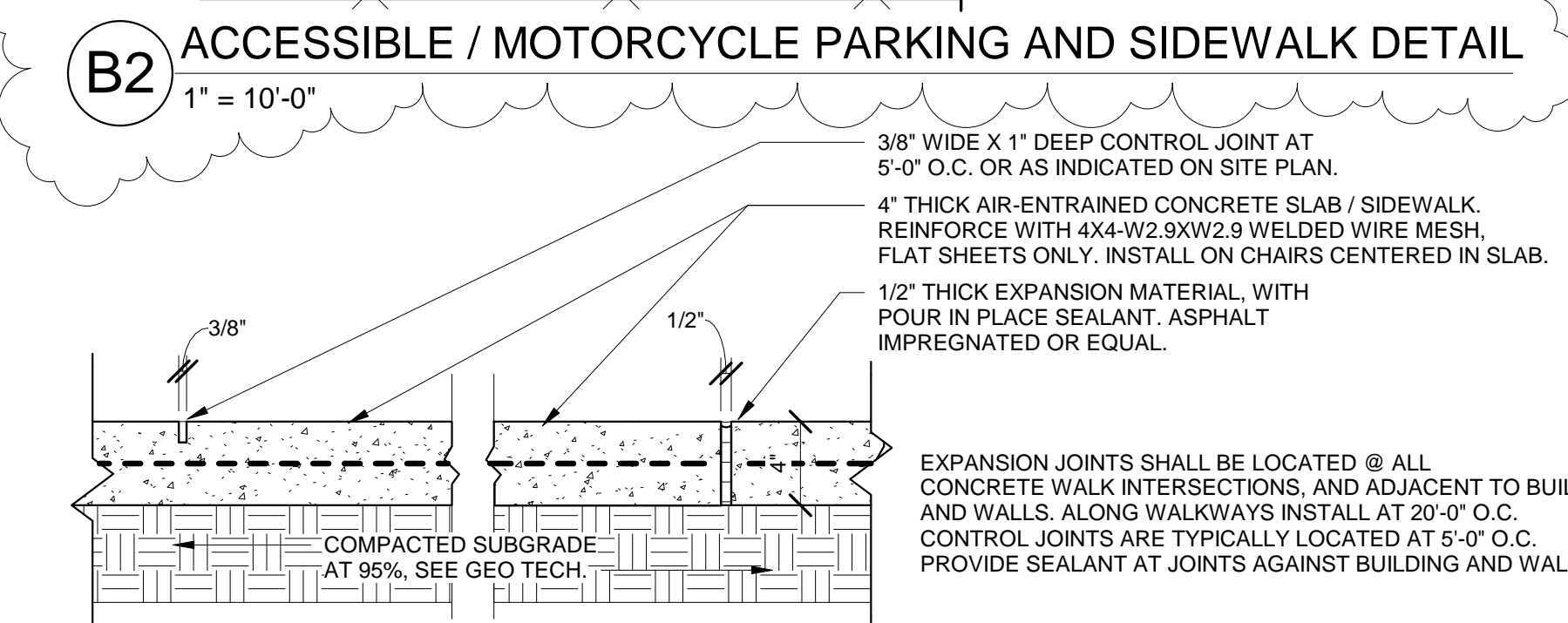
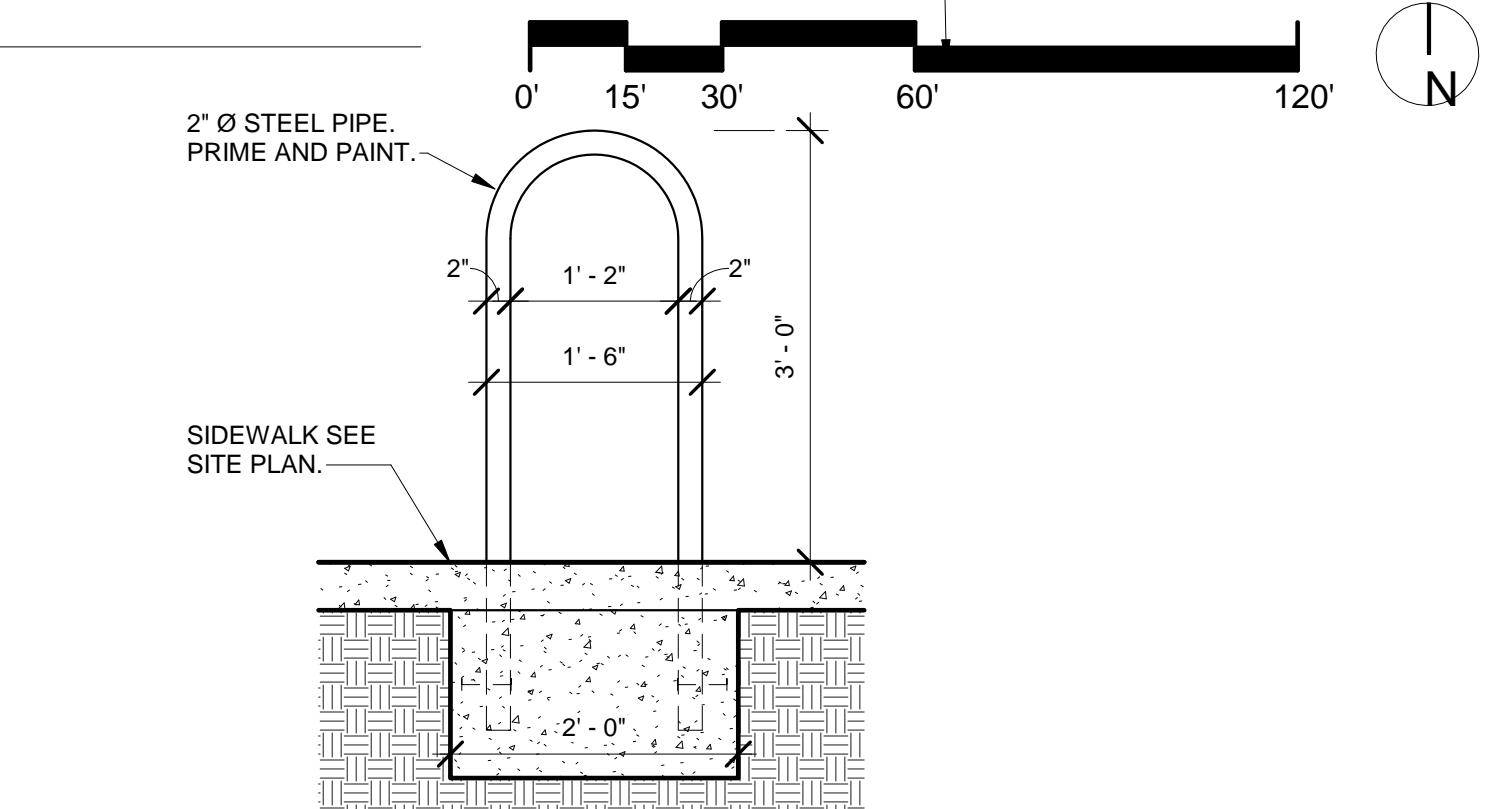
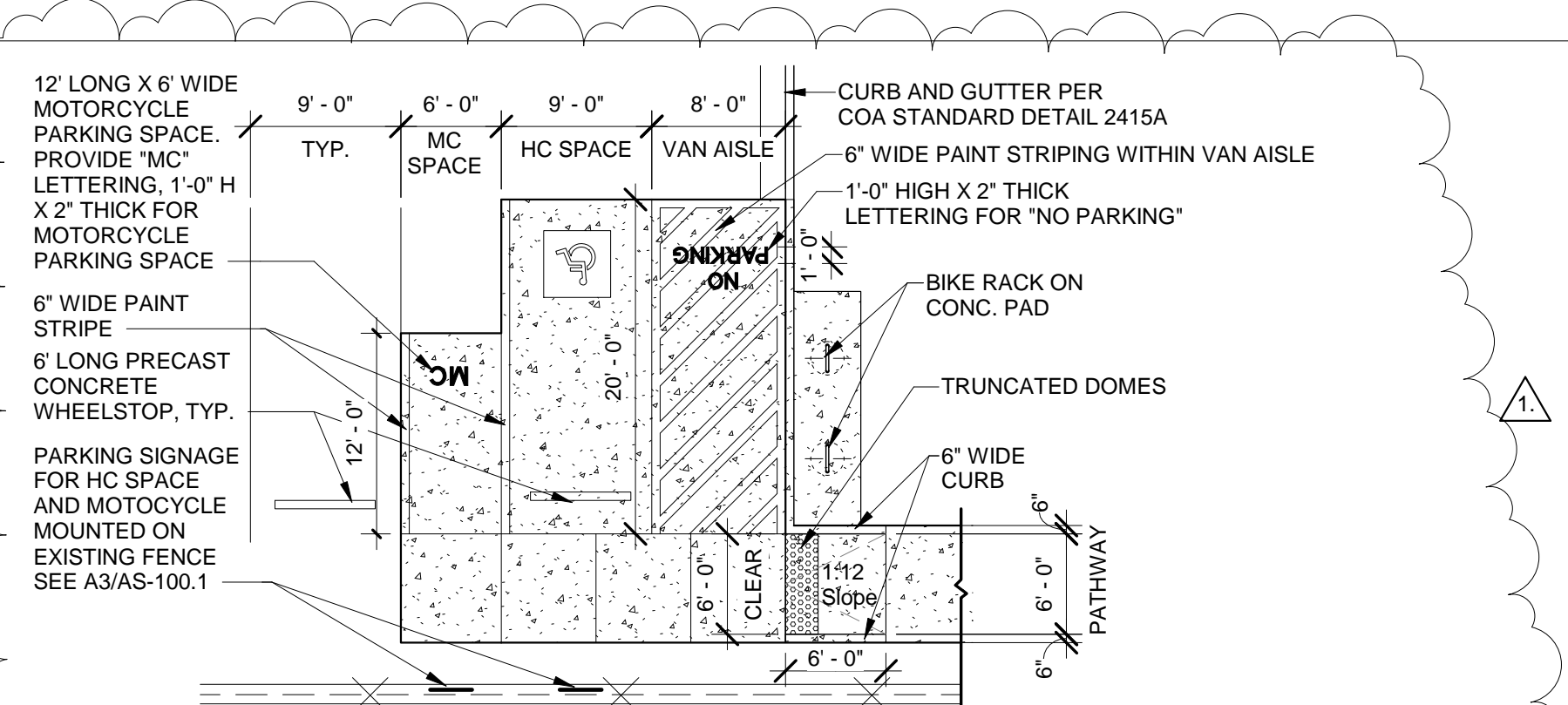
LEGEND

- W — W EXISTING WATER LINE, TO REMAIN.
- - - - - EXISTING CHAIN LINK FENCE, HEIGHT VARIES FROM 6' TO 12' HIGH
- EXISTING TRANSFORMER
- ⊙ EXISTING SITE LIGHT POLES
- ⊕ EXISTING FIRE HYDRANTS
- NEW CONCRETE SIDEWALK/PAVING. SEE SITE DETAILS.
- - - - - FUTURE 6" HIGH CHAIN LINK FENCE AS PART OF A 2ND PHASE

C1 TRAFFIC CIRCULATION LAYOUT SITE PLAN
1" = 20'-0"

EXECUTIVE SUMMARY

- A. GENERAL PROJECT LOCATION: THE PROJECT SITE IS AT THE NE CORNER OF THE EXISTING NEW MEXICO UNITED PRACTICE FIELD AT 5601 UNIVERSITY BLVD. SE AT MESA DEL SOL. THE PROPERTY IS STATE LAND LEASED BY THE COUNTY AND UNDER THE JURISDICTION OF THE CITY OF ALBUQUERQUE. THE PROJECT IS BEING CONSTRUCTED PER A 5,000 SF LEASE AGREEMENT BETWEEN NM UNITED SOCCER TEAM AND THE COUNTY.
- B. DEVELOPMENT CONCEPT: THE PROPOSED SUPPORT FIELD BUILDING PROVIDES A MEANS FOR THE NM UNITED TEAM TO CONDUCT PRIVATE PRACTICE ACTIVITIES AT THE SITE.
- C. A FUTURE PHASE WILL ALLOW FOR PLUMBING FIXTURES TO BE INSTALLED (CHANGE TO B OCCUPANCY) AND TO PROVIDE FENCING AROUND THE IMMEDIATE AREA OF THE BUILDING.
- D. TRAFFIC CONCEPT: THE EXISTING STEEL ACCESS GATE PROVIDES ACCESS INTO THE SITE. IT IS LOCKED AND IS ONLY OPENED DURING PRACTICE, WHICH OCCURS DURING THE SEASON TYPICALLY BETWEEN 8AM AND 2PM.
- E. THERE IS NO IMPACT TO ADJACENT SITES AND THE CONSTRUCTION OF THE SUPPORT BUILDING DOES NOT ALTER THE EXISTING CIRCULATION TO / FROM THE SITE FOR PRACTICE ACTIVITIES.
- F. BY LOCATING BUILDINGS AS INDICATED IN SUCH CLOSE PROXIMITY TO THE EXISTING PRACTICE FIELD THIS PROJECT WILL NOT NEGATIVELY IMPACT ANY PLANNED OR FUTURE EFFORTS BY CITY OR COUNTY TO UPGRADE THE SURROUNDING SITE VICINITY.
- G. THERE ARE NO EXISTING EASEMENTS ON THE SITE.
- H. TRASH COLLECTION WILL NOT BE REQUIRED FOR THE SUPPORT BUILDING FUNCTIONS.
- J. DESIGN STANDARDS:
 - PARKING LOT SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX.
 - HANDICAP PARKING SLOPE SHALL BE BETWEEN 1% MIN. AND 2% MAX.



3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

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NEW MEXICO UNITED FIELD BUILDING

5601 University Blvd. SE
Albuquerque NM 87105



| 1 | Date | Revision |
|----|------|-------------|
| No | Date | Description |

Revision Schedule

12.17.21

ISSUE: CD's

PROJECT #: 61257

FILE:

DRAWN BY: JW

CHECKED BY: JW

DATE: 12.17.21

TRAFFIC CIRCULATION LAYOUT

AS-100.1

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

December 20, 2021

Christopher Eric Beccone, RA
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

**Re: NM United Field Building
5601 University Blvd SE
Traffic Circulation Layout**
Architect's Stamp 12-08-2021 (R15-D002A)

Dear Mr. Beccone,

The TCL submittal received **12-20-2021** is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

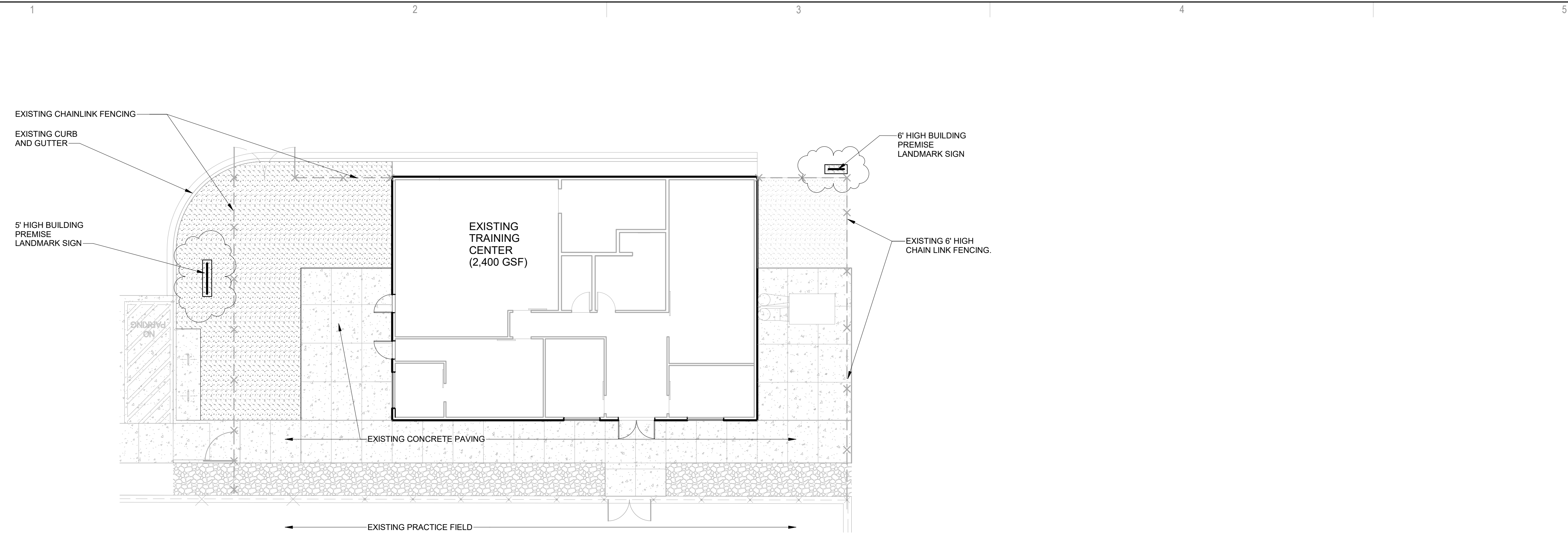
Albuquerque

NM 87103

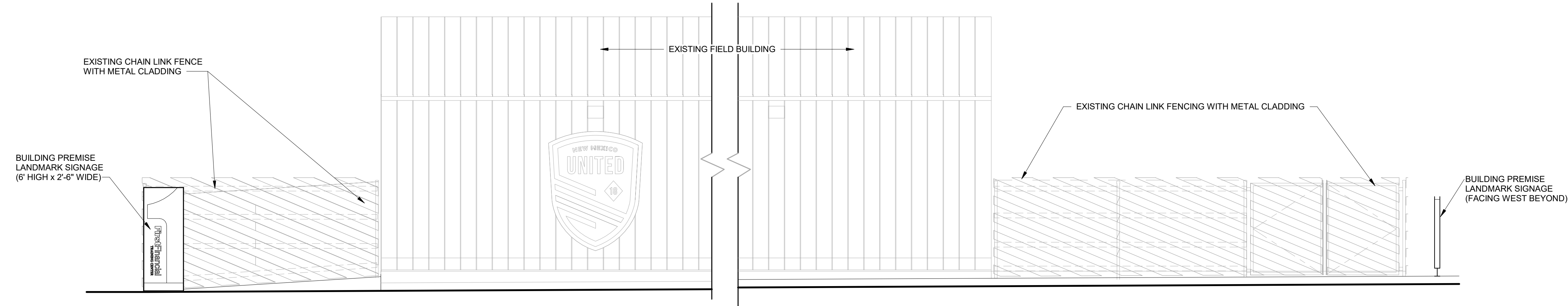
www.cabq.gov

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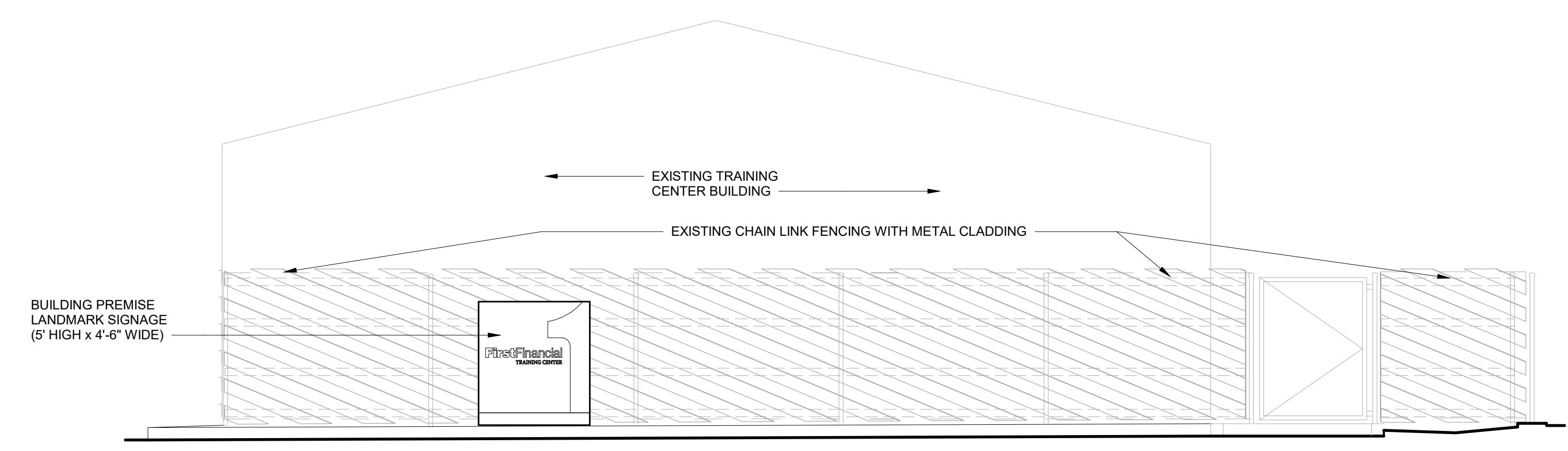
C:\Users\jaredwinchester\OneDrive - Improve Group\Desktop\Project Files\61257_NM\United\REVIT\PHASE 2\REVIT FILE\NM\United_Facility_phase 2.rvt



C1 ENLARGED SITE PLAN • BUILDING PREMISE SIGNAGE
1" = 10'-0"



B1 NORTH SIGNAGE ELEVATION
1/4" = 1'-0"



A1 WEST SIGNAGE ELEVATION
1/4" = 1'-0"



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NEW MEXICO UNITED FIELD BUILDING
5601 University Blvd. SE
Albuquerque NM 87105

| No | Date | Revision 1 | Description |
|----|------|------------|-------------|
|----|------|------------|-------------|

Revision Schedule

ISSUE: CD's
PROJECT #: 61257
FILE:
DRAWN BY: Author
CHECKED BY: Checker
DATE: 04.21.22

BUILDING PREMISE SIGNAGE • SITE PLAN, ELEVATIONS AND DETAILS

AS-103

Jared Winchester

From: Raul A. Munoz <ramunoz@berncogov>
Sent: Friday, May 20, 2022 4:50 PM
To: Jared Winchester
Cc: John C. Barney
Subject: Fwd: NM United Building premise signage

Jared,

Please see the response from my deputy county manager below.

Thanks.

Get [Outlook for iOS](#)

From: Enrico Gradi <egradi@berncogov>
Sent: Friday, May 20, 2022 4:17 PM
To: John C. Barney <jcbarney@berncogov>; Lisa Sedillo-White <lswhite@berncogov>; Debbie Jo Almager <djalmanager@berncogov>
Cc: Raul A. Munoz <ramunoz@berncogov>
Subject: RE: NM United Building premise signage

Thanks for checking in John,

Yes, let them work thru the city process and the design standards committee.



Enrico Gradi

Deputy County Manager
Community Services Division
415 Silver Ave SW Albuquerque, NM 87102
Email: egradi@berncogov
O: (505) 314-0385 C: (505) 280-6735
www.berncogov

Free parking available for BernCo Alvarado Square customers is located at the SW Corner of 5th and Silver, 506 Silver Ave SE, Albuquerque, NM 87102

From: John C. Barney <jcbarney@berncogov>
Sent: Friday, May 20, 2022 11:00 AM
To: Lisa Sedillo-White <lswhite@berncogov>; Enrico Gradi <egradi@berncogov>; Debbie Jo Almager

<djalmager@bernco.gov>

Cc: Raul A. Munoz <ramunoz@bernco.gov>

Subject: Fwd: NM United Building premise signage

Hi all:

We have received a question regarding United putting a sign of a sponsor on the locker room building, and Debbie Jo asked that I reach out to you all for feedback. The sub-lease requires them to comply with city and county ordinances and rules relative to any signage.

Per the below, they are going forward with a request for an AA to the city, and they have been dealing with the city for all entitlement related requests pertaining to the locker room building. So, I am thinking that the City's process is sufficient for complying with the lease language. Thoughts?

If we are good with them going forward with the city's process, Raul will inform them.

Thanks, John

From: Jared Winchester <JaredWinchester@improvementgroup.net>

Sent: Thursday, May 19, 2022 3:56:48 PM

To: Raul A. Munoz <ramunoz@bernco.gov>

Cc: Justin Jennings <JustinJennings@improvementgroup.net>; Chris Beccone <chrisbeccone@improvementgroup.net>

Subject: NM United Building premise signage

CAUTION: This email originated from outside of Bernalillo County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Raul,

Just wanted to check in and see if you've gotten any further clarification on signage.

I have not yet submitted the Administrative Amendment to the City to get approval on their end (which after that I would submit for a sign permit). Per informal conversations with COA Zoning, they would approve the current signage given that it is going to be placed right next to the building within the premise area and the signs are not oriented towards University. The signs only identify the building name, they are landmark signage only.

Please let us know, we appreciate your help on this.

**IMPROVE
GROUP**



Jared Winchester

JaredWinchester@improvementgroup.net

(800) 244-1452





New Mexico United | Relocatable Training Facility

Design, Engineering, Project Management

The New Mexico United has become a cultural icon of New Mexico and an organization that the community has rallied around. This project is designed to begin the process of aligning the team's facilities to the level of professionalism of its operations and trajectory. This training facility will be built at the current practice field at Mesa Del Sol and will take an agile systems approach to future expansion and relocation.

The scope of this engagement includes:

- Conceptual Design of a +/- 2,400 square foot locker room and training facility.
- Development of a permit set of drawings and submission of the project to the County or State permitting authority as well as collaboration with that authority to ensure applicable code compliance.
- Cost estimating efforts to develop contractable budgets for the project and associated coordination with engineers, product vendors, and a general contractor

The goal is to have the project operational as close to February 1st, 2022 as possible. Based on preliminary estimates, we believe the total project budget to be between \$400,000 - \$500,000 and depending on the permitting process, supply chain constraints, and design schedule a move in date in February is feasible. The short window of execution for this project will require deep collaboration between all parties.

Deliverables

Specific deliverables of this engagement include:

1. Conceptual Design of the Training Facility – This will include 3D renderings, flythroughs, and other media that will allow functional design reviews as well as materials for publicizing the facility and product. It is anticipated that this conceptual design may include concepts of future phases of the facility.
2. Permit Set of Architectural and Engineering Designs – Improve Group will engage the appropriate engineering team (civil, structural, M/E/P) to develop construction documents as part of a full permit set.
3. Project Schedule – We will develop a full design and construction schedule to guide the project team.
4. Budgets and Pricing – We will develop cost estimates, as well as contractable proposals for the execution of the work. This will be provided in phases (shell, interiors, and site) for fast execution of the work to allow the project to stay on schedule.



Notes:

1. This engagement provides the design/planning services described in the Deliverables section. The execution of the project (shell, interiors, site) will be priced and contracted separately.
2. It is expected that Improve Group's execution scope (noted in bullet 1) will include the site work required for the building. We will engage with the appropriate General Contractor for planning and construction. The selection of the General Contractor will be collaboratively done with NM United.
3. The budget noted in the intro paragraph above does not include furniture or other non-construction equipment needed in the facility. Additionally, it assumes all utilities will be located within 5 feet of the building envelope.

Fee Schedule

The firm, fixed investment for the scope described above is \$25,275.00 plus applicable NMGR.T.

- Terms:
- Payment 1: 25% at time of contract execution
 - Payment 2: 25% at time of permit application
 - Payment 3: 50% due at groundbreaking of the project

The design review meetings are scheduled with key NM United personnel for November 18th and 19th. To maintain this schedule of progress acceptance of this proposal should be in the afternoon of November 17th.

Acceptance

New Mexico United accepts this project engagement scope outlined in this document and authorizes Improve Group to proceed with the deliverable items listed. We agree to the payment terms as specified in the "Price" section and that this document overrides any and all previous presentations, requirements, specifications, and proposals either written or verbal.

This agreement is governed by the laws of the State of New Mexico:

Authorized Signature:

X

Date: 11-18-21

By:

(Printed Name)