



PLAN SNAPSHOT REPORT DHOWVR-2025-00015
FOR CITY OF ALBUQUERQUE

Plan Type:	DHO Waiver	Project:	PR-2024-010269 (PR-2024-010269)	App Date:	05/12/2025
Work Class:	DHO Waiver	District:	City of Albuquerque	Exp Date:	NOT AVAILABLE
Status:	Fees Due	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:		Approval	
Description:	Sidewalk waiver of 4' for a minor plat.				
Expire Date:					

Parcel:	101805950821440207	Address:	6600 Menaul Blvd Ne Albuquerque, NM 87110	Zone:	
	101805944711840205		6000 Menaul Blvd Ne Albuquerque, NM 87110		
	101805946016840206		6600 Menaul Blvd Ne Albuquerque, NM 87110		
	101805945122540208	Main	6600 Menaul Blvd Ne Albuquerque, NM 87110		

Applicant	Owner
Leroy Duarte	Leroy Duarte
4401 Masthead St. NE Suite	4401 Masthead St. NE Suite
150	150
Albuquerque, NM 87109	Albuquerque, NM 87109
Home: (505) 639-1279	Home: (505) 639-1279
Business: (505) 348-4109	Business: (505) 348-4109
Mobile: (505) 639-1279	Mobile: (505) 639-1279

Plan Custom Fields		IDO/DPM Requirement		Detailed Feature	
Existing Project Number	N/A	Waiver Request	IDO 5-3: Access & Connectivity	Waiver Request	A Sidewalk Waiver request of 4' for a Minor Plat of LOTS 7-A-1A AND 7-A-1B, UNIT 5-A; LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6 DALE J. BELLEMAH'S JEANNEDALE Coronado Center.
Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	3A1/CORONADO CENTER, 2-1/CORONADC CENTER, 7A1/CORONADO CENTER, 1A1/CORONADO CENTEF	Block Number	0000
Subdivision Name and/or Unit Number	JEANNEDALE UNIT 6, JEANNEDALE UNIT 6, JEANNEDALE UNIT 5A, JEANNEDALE UNIT 6	Legal Description	LOT 1-A-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S JEANNEDALE CORONADO CENTER CONT 14.5068 AC M/L, LOT 2-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S HEANNEDALE CORONADO CENTER CONT 3.2651 AC M/L, LOT 3A1 UNIT 6 DALE J BELLAMAH'S		JEANNEDALE CORONADO CENTERCONT 20.2323 A M/L, LOT 7-A-1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UNIT 5A DALE J BELLAMAH'S JEANNEDALE CORONADO CENTER CONT 4.9765 AC M/L

PLAN SNAPSHOT REPORT (DHOWVR-2025-00015)

Existing Zone District	MX-H	Zone Atlas Page(s)	H-18	Acreage	14.5068, 3.265, 20.2323, 4.9765
Calculated Acreage	14.54573163, 3.26224947, 20.19615977, 4.97366612	Council District	7	Community Planning Area(s)	Mid Heights
Corridor Type	Major Transit (MT) Area	Center Type	Urban	Development Area(s)	Change
Current Land Use(s)	10 Transportation, 04 Commercial Services, 03 Commercial Retail, 03 Commercial Retail	IDO Use Specific Standards Name	Uptown Small Area	IDO Use Specific Standards Subsection	WTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Restrictions) (4-3(F))
IDO Use Development Standards Name	Uptown Small Area, Uptown (Urban Center), Uptown Small Area	IDO Use Development Standards Subsection	Signs (Design and Construction) (5-12), Alternative Signage Plan (5-12), Off-premises Signs (Prohibitions) (5-12)	Pre-IDO Zoning District	SU-3
Pre-IDO Zoning Description	MU-UPT	Major Street Functional Classification	2 - urban principal arterial , 2 - urban principal arterial , 2 - urban principal arterial , 4 - urban major collector, 4 - urban major collector, 2 - urban principal arterial , 2 - urban principal arterial , 2 - urban principal arterial , 4 - urban major collector, 2 - urban principal arterial , 2 - urban principal arterial , 2 - urban principal arterial , 2 - urban principal arterial	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Leroy_Duarte_5/12/2025.jpg	05/12/2025 11:13	Duarte, Leroy		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021537	Technology Fee	\$22.75	\$0.00
	Facilitated Meeting Fee for Planning Applications	\$50.00	\$0.00
	DHO Waiver Application Fee	\$275.00	\$0.00
Total for Invoice INV-00021537		\$347.75	\$0.00
Grand Total for Plan		\$347.75	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	05/21/2025	Scheduled	DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/14/2025 9:11	05/14/2025 9:47
Associate Project Number v.1	Generic Action		05/14/2025 9:12
Screen for Completeness v.1	Generic Action		05/14/2025 9:12
Verify Payment v.1	Generic Action		05/14/2025 9:47
Application Review v.1		05/14/2025 9:55	
DHO Hearing v.1	Hold Hearing	05/14/2025 9:55	05/14/2025 9:56
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

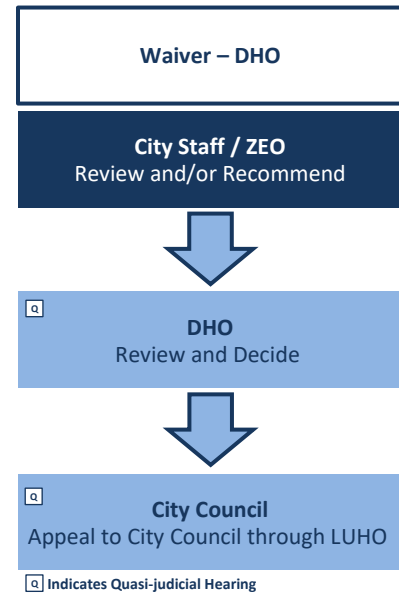
6-6(P) WAIVER – DHO

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6(P).

6-6(P)(1) Applicability

This Subsection 14-16-6(P) applies to any application for a deviation from standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) beyond the thresholds established by Table 6-4-1, except the following:

- 6-6(P)(1)(a) Standards in Subsection 14-16-5-5(F)(2)(a)3, which require a Permit – Carport for carports in any front or side setback pursuant to Subsection 14-16-6-6(G).
- 6-6(P)(1)(b) Standards related to front yard parking in Subsection 14-16-5-5(F)(1)(a)6, Subsection 14-16-5-5(F)(2)(a)2, or Table 5-5-6, which require a Variance – ZHE pursuant to Subsection 14-16-6-6(O).

**6-6(P)(2) Procedure**

- 6-6(P)(2)(a) City staff and commenting agencies pursuant to Subsection 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.
- 6-6(P)(2)(b) The DHO shall conduct a public hearing and make a decision on the application.
- 6-6(P)(2)(c) A Waiver – DHO may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to Subsection 14-16-6-6(A).
- 6-6(P)(2)(d) Any Waivers granted that are associated with a subdivision shall be placed on the final plat and on a separately recorded document.
- 6-6(P)(2)(e) Any Waivers granted that are associated with a Site Plan shall be noted on the approved Site Plan.

6-6(P)(3) Review and Decision Criteria**6-6(P)(3)(a) General**

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

- b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

6-6(P)(3)(b) Underground Installation of Distribution Lines

An application for a Waiver – DHO pursuant to Subsection 14-16-5-4(I) shall be approved if the DHO determines that no significant public purpose would be served by requiring the new construction to be placed underground and that any of the following conditions exists, as relevant.

1. Distribution Lines 12 Kilovolts or Less
 - a. The lot is already served by an overhead distribution line.
 - b. All adjacent areas are already served by overhead distribution facilities.
 - c. Subsurface conditions make underground lines economically unreasonable.
2. Distribution Lines between 12 Kilovolts and 40 Kilovolts
 - a. The immediate or adjacent area is presently served by overhead lines.
 - b. Subsurface conditions make underground lines economically unreasonable.

The proposed sidewalk waiver request pertains to three distinct sections surrounding Coronado Mall and has been evaluated against the criteria outlined in the Integrated Development Ordinance (IDO) and other applicable policies to ensure alignment with city planning.

- Section 1 extends along Georgia Street, adjacent to Coronado Mall, and continues to Indiana Street. This segment includes approximately 150 linear feet of retaining wall.
- Section 2 begins at the southern right-of-way of Menaul Boulevard, from the intersection with Indiana Street to Louisiana Boulevard, then proceeds south along Louisiana Boulevard to the intersection with Prospect Place. This section comprises approximately 440 linear feet of retaining wall along Menaul Boulevard and 390 linear feet along Louisiana Boulevard.
- Section 3 spans from the Coronado Mall intersection to the Americas Parkway intersection, encompassing approximately 500 linear feet of retaining wall.

Wilson & Company staff met with representatives from the City of Albuquerque to review the sidewalk waiver request and evaluate site-specific conditions. Through this collaborative assessment, both parties identified segments along the property frontage where the installation of a 10-foot sidewalk would be infeasible due to existing physical constraints. This coordination ensured that the waiver request remains consistent with the intent of the IDO while preserving safe and functional pedestrian access.

The waiver seeks approval for a reduced sidewalk width of four feet, deviating from the standard 10-foot requirement. This request is intended to provide flexibility in accommodating infill development while addressing pre-existing site limitations in a manner that supports public safety and accessibility. The request is to provide a limited waiver from expanding the sidewalks to 10 feet where it is not practical due to existing conditions such as retaining walls. The Applicant agrees to widen sidewalks in areas where there are no physical retaining walls. It ensures that the waiver will not adversely impact public safety, health, or welfare, nor will it cause significant material adverse impacts on surrounding properties. The waiver would support future planning and infrastructure improvements by allowing a minor subdivision to occur that would utilize existing infrastructure and align with goals- *Centers and Corridors and Efficient Development Patterns* and policies-*Infill Development and Land Use* of the Albuquerque Comprehensive Plan. Additionally, the waiver is consistent with the purpose and intent of the IDO and the applicable zone district (MX-H), providing the minimum necessary requirements without conflicting with established development

standards. It was proposed by city staff to add to the existing sidewalk, however, if this action were to occur that addition would shift over time and create gaps which would cause maintenance issues in the long run. The request is specific to a single site and would not create gaps in the existing sidewalk system ensuring cohesive and well-planned development within the MX-H zone district.

1. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

- **Response:** The sidewalk waiver would deviate from the IDO sidewalk requirements of having a width of ten feet and granting the waiver for a four-foot sidewalk but would encourage flexibility, resulting in the effective use of infill development in an already established area, such as Coronado Mall. Furthermore, there are pre-existing conditions that cannot easily be altered without economic distress. The waiver request is solely to move forward with the minor subdivision.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

- **Response:** The minor subdivision is already within a well-established shopping center and would not extend beyond the existing boundaries currently set in place. Additionally, no development is proposed and therefore improvements don't appear to be justified. Therefore, the requested waiver would not be materially contrary to the public safety, health, or welfare.

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

- **Response:** The requested waiver would not cause significant adverse impacts on the surrounding properties because the minor subdivision would match the surrounding zoning, MX-H, which is defined as Mixed Use-High Intensity. The setbacks for this zoning classification require no setbacks; therefore, the sidewalk waiver would not impact surrounding properties.

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

- **Response:** The sidewalk waiver request would not hinder future planning or right-of-way acquisition because the same property owner will be

subdividing the property. Additionally, granting the waiver would result in a minor subdivision, creating parcels of land for developers interested in developing within the subject site for infill.

5. **The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.**

Response: The waiver does not significantly conflict with the IDO but would deviate from the required sidewalk width minimally. Granting the sidewalk waiver would be consistent with existing infrastructure and align with goals and policies from the Albuquerque Comprehensive Plan, such as Goals 5.1 (Centers and Corridors) and 5.3 (Efficient Development Patterns), and policies 5.3.1 (Infill Development) and 5.2.1 (Land Uses).

6. **The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.**

- **Response:** The requested waiver would not grant undesired development in the 100-year floodplain because the minor subdivision is located in the “X” Floodplain zone, where there is a 0.2% chance of flooding. Floodplain zone “X” has a low to moderate chance of flooding.

7. **The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.**

- **Response:** The requested waiver would facilitate development within the MX-H zone district, classified as Mixed-Use High Intensity. The requested waiver would provide parcels for future development that would align with the MX-H Zone standards.

8. **The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.**

- **Response:** The requested waiver would not meet the development standards of the current IDO. However, if granted, the request would fall within the thresholds defined in Subsection 14-16-6-4(N), primarily Subsection 14-16-6-4(N)(3)(c). The request is for a single site and is not part of a pattern of similar requests for adjacent properties or nearby sites by the

same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

- **Response:** Granting the requested waiver would be the minimum necessary to address the current IDO Development Standards without being inconsistent with the provisions listed in Subsection 14-16-6-6(P) regarding access; sidewalk waiver. Currently, there are no specific developments planned for the site(s), but it would provide parcels for future development that would comply with the current zoning classification, Mixed-Use High Intensity (MX-H).

10. If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to one or more sides of the subject property.

- **Response:** The subject property is located within a high-intensity area as defined by the Integrated Development Ordinance (IDO). While such areas typically warrant the installation of 10' (ten-foot) sidewalks to support pedestrian activity and connectivity, the specific context of this site supports the approval of a waiver. Wilson & Company staff met with City staff to discuss the sidewalk alignment. City staff concurred that, although the original intent has been fulfilled, the continuation of a standard sidewalk would not adversely affect public welfare and would prevent the creation of a gap within the existing sidewalk network.

The existing 6-foot sidewalk along the property frontage has adequately provided pedestrian access and circulation in the area. The sidewalk is consistent with surrounding infrastructure and does not create a gap in the existing sidewalk network. Furthermore, the current pedestrian facilities meet the functional needs of the area and contribute to the overall accessibility of the neighborhood.

Given these conditions, the absence of additional sidewalk installation will not negatively impact public welfare or pedestrian safety. Therefore, although the property is in a high-intensity zone, the requested waiver aligns with the

intent of the IDO by maintaining adequate pedestrian infrastructure without imposing unnecessary development requirements.

Brookfield
Properties

SENT VIA EMAIL

January 30th, 2024

City of Albuquerque Planning Department
Plaza del Sol Building 600 Second NW
Albuquerque, NM 87102

RE: Authorizing, Patrick Jaramillo, Wilson & Company, as an agent of the Property Owner(s)

To Whom It May Concern:

Brookfield Properties Retail authorizes Patrick Jaramillo, Wilson & Company, to act as the authorized agent with respect to the performance of replat design services for parcels of land located at Coronado Center Albuquerque, NM. Wilson & Company shall be authorized to act on all matters pertaining to the plat amendment for this property.

Sincerely,

Brian Whaley

Brian Whaley
Development Manager
312-405-9726
Brian.whaley@bpretail.com

Duarte, Leroy

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, May 8, 2025 8:26 AM
To: Duarte, Leroy
Subject: 6600 MENAUL BLVD NE _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_H-18-Z.pdf

You don't often get email from suzannaflores@cabq.gov. [Learn why this is important](#)

WARNING!: This email originated from outside of the organization. DO NOT click links, open attachments, or respond unless you are absolutely certain the content is safe. Recognition of the sender's name does NOT guarantee safety as account compromise must be considered.

Dear Applicant:

As of May 8, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, May 7, 2025 5:14 PM
To: Office of Neighborhood Coordination <leroy.duarte@wilsonco.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Leroy Duarte

Telephone Number

5056391279

Email Address

leroy.duarte@wilsonco.com

Company Name

Wilson & Company

Company Address

4401 Masthead St. NE, Suite 150

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

3A1/CORONADO CENTER, JEANNEDALE UNIT 6

Physical address of subject site:

6600 MENAUL BLVD NE

Subject site cross streets:

Menaul Blvd. & Louisiana Blvd. NE

Other subject site identifiers:

Coronado Center

This site is located on the following zone atlas page:

H-18

Captcha

x

Memorandum

To: City of Albuquerque Hearing Officer

From: Noah Berke, AICP, CFM (Agent for Brookfield)

CC:

Date: 5/9/2025

Re: Coronado Center Sidewalk Extension Impacts

Coronado Center is located at the southwest intersection of Menaul Boulevard NE and Louisiana Boulevard NE. All property described herein is under the ownership of Coronado Center LLC, with the care of Brookfield Properties Retail “The Applicant”. It is understood the replat application for Coronado Center will trigger a requirement to widen existing sidewalk and landscape area to The City of Albuquerque “The City” standard of 10 feet along said areas adjacent to the right-of-way of Menaul Boulevard NE and Louisiana Boulevard NE. The request is to provide a limited waiver from expanding the sidewalks to 10 feet where it is not practical due to existing conditions such as retaining walls and signalized intersections. The Applicant agrees to widen sidewalks in the areas where there are no physical retaining walls as shown on attached exhibits.

The site plan below shows the areas of the mall that are owned by Coronado Center LLC, in green. Further, identified in red shading are the areas of the property that require a limited waiver due to retaining walls and physical limitations that would make impractical to widen the sidewalks.

The areas highlighted in blue do not have physical restraints to expanding the sidewalk and the applicant agrees to widen from the existing 6 feet to 10 feet.

The following sheets will illustrate sections of the site below and identify all constraints.
See Sheet 2:

SAN PEDRO DRIVE N.E.

Existing area is currently 10' or greater

MENAU BOULEVARD N.E.







LOUISIANA BOULEVARD N.E.

UPTOWN BOULEVARD N.E.

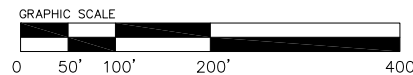
AMERICAS PARKWAY N.E.

PARCEL 1	5.98 AC.
PARCEL 2	3.27 AC.
PARCEL 3	20.32 AC.
PARCEL 4	3.27 AC.
PARCEL 5	2.18 AC.
PARCEL 6	4.99 AC.
PARCEL 10	14.56 AC.
MACY'S PARCEL	7.86 AC.
JCPENNY PARCEL	7.96 AC.
MENTS (PARCEL 11)	11.37 AC.
	81.76 AC.

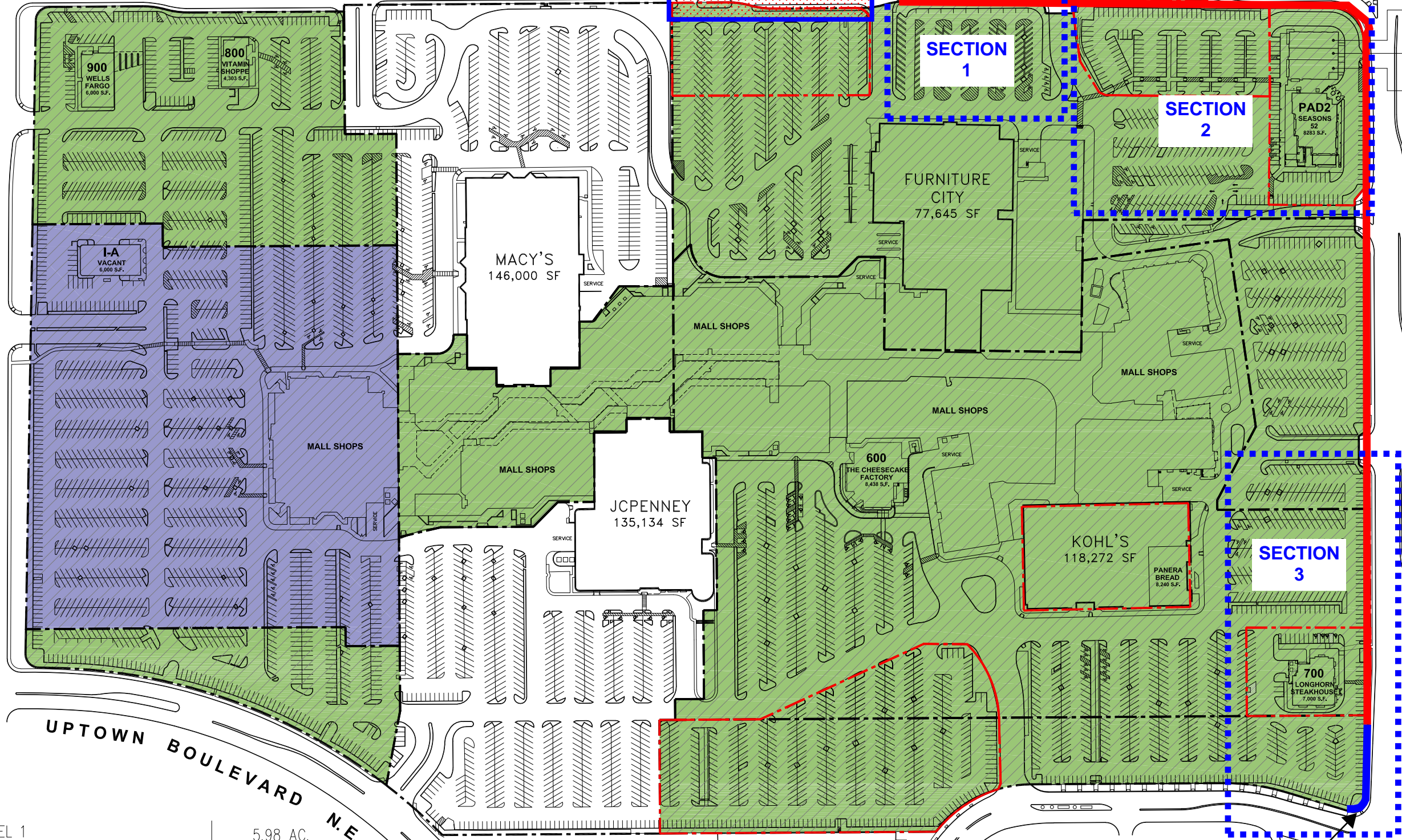
LEGEND:

	OWNED BY BROOKFIELD PROPERTIES		OWNED AS A JOINT VENTURE
	GROUND LEASED BY BROOKFIELD PROPERTIES AS TENANT		OWNED BY THIRD PARTY
	OWNED BY BROOKFIELD PROPERTIES IN A SEPARATE ENTITY FROM THE MAIN MALL		GROUND LEASED BY BROOKFIELD IN A SEPARATE ENTITY FROM THE MAIN MALL

*THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. NO REPRESENTATIONS OF THE ACCURACY OF INFORMATION CONTAINED HEREIN ARE MADE.



PAD1A
FIVE
GUYS
2,660 S.F.
PAD1B
JIMMY
JOHN'S
1,946 S.F.
PAD1C
SLEEP
NUMBER
3,059 S.F.



Brookfield
Properties

CORONADO CENTER
6600 MENAU BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87110

TENANT NAMES SHOWN ON THIS PLAN REPRESENT LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION. SPECIFIC NAMES, LOCATIONS, DIMENSION OF ANY STORE, ENTRANCE, OR IMPROVEMENT ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON THIS PLAN.

NOTWITHSTANDING THAT CERTAIN OF THE ELEMENTS, INCLUDING BUT NOT LIMITED TO THE TENANT NAMES, SHOWN ON THIS PLAN MAY BE INDICATED AS FUTURE OR PROPOSED, LANDLORD MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALLS.

PROJECT NO: 2027
DRAWN BY: JR
© Brookfield Property REIT Inc.

DESCRIPTION

SITE PLAN

SHEET NO.

SP1

DATE: June 2024

No retaining walls,
existing 6' sidewalk
to be widened to 10'

Section 1 of replat extends along the south right of way of Menaul Boulevard from the Florida Street intersection to the Indiana Street/Coronado Mall intersection, with an estimated extent of 680 feet. Street frontage which includes parking and driveways as part of the Coronado Center LLC parcel.

Section 1 extends from Georgia Street/Coronado Mall to Indiana Street Existing Conditions include an existing 6' sidewalk with an average of 14' of existing landscape adjacent to parallel parking of 9 spaces. Sidewalk west of Georgia Street/Coronado Mall has a 10' sidewalk that extends approximately 215' which does not include landscaping.

Part of Section 1 to be altered to extend approximately 275 linear feet. This includes an estimated length of 150' of retaining wall of railroad ties averaging 16" in height, exposed at grade. The current slope from existing sidewalk averages a 6:1 slope to said retaining wall. With the expansion of requested 10' detached sidewalk to incorporate a minimum of 6:1 slope to a 1.75:1 slope, increasing the requirement for a retaining wall in order to preserve parking on site.

City items for consideration Bus stop seating area, signage along road.

IMPROVEMENTS NEEDED FOR EXTENSION OF SIDEWALK

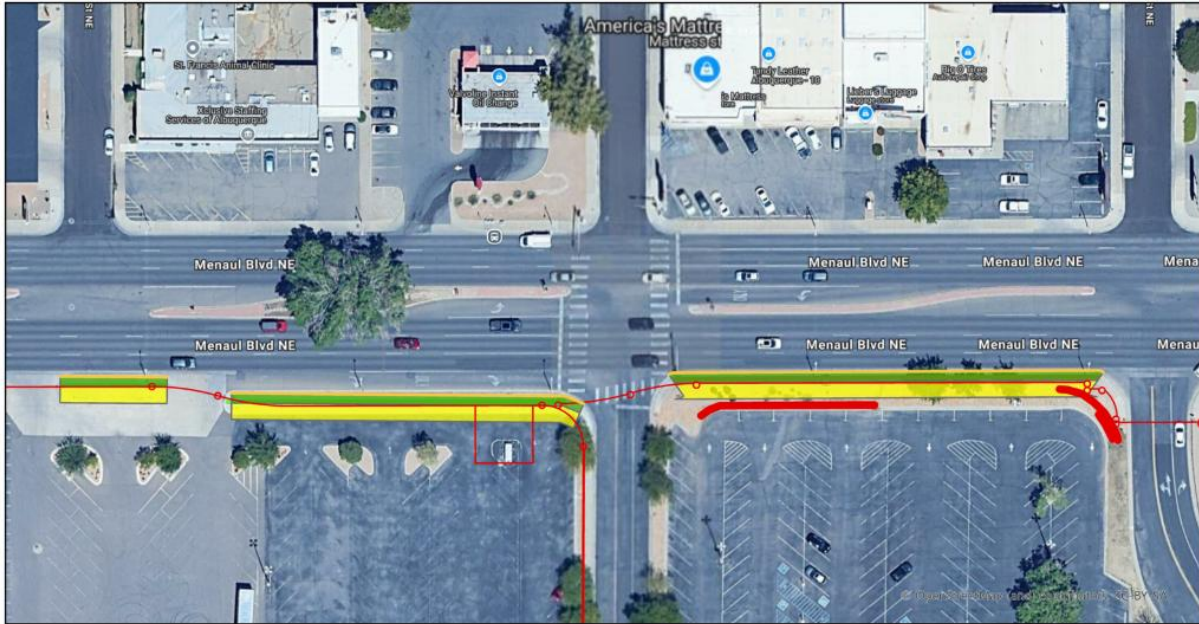
Adjustment of Bus Stop.

Removal and Replacement of approximately 150 total linear feet of retaining wall.

Replacement of 16" retaining wall shall raise to 3' to preserve structural integrity.

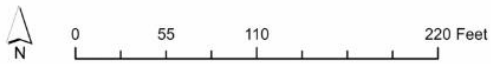
Infill of soil is estimated to be 165 cubic yards, for the sidewalk to meet ADA compliance





Legend

-  Coronado Center Parcel Lines
-  6' Minimum Landscape Buffer
-  10' Sidewalk
-  Retaining Walls



Section 2 of replat extends along the south right of way of Menaul Boulevard from the Indiana Street intersection to the Louisiana Boulevard intersection; then south along Louisiana Boulevard to Prospect Place intersection, with an estimated extent of 920 feet. Street frontage includes parking and is part of the Coronado Center LLC parcel.

Existing Conditions include an existing 6' sidewalk with a range of 2' to 14' of existing landscape, adjacent to parking and drive aisle and existing retaining wall.

IMPROVEMENTS NEEDED FOR EXTENSION OF SIDEWALK

- 1) Replacement of concrete retaining walls 4' average, approximately 550 Linear Feet in total.

Possible adjustment of drive aisle in the parking lot should be implemented to better realign the replacement of concrete retaining walls.







Legend

- Coronado Center Parcel Lines
- 6' Minimum Landscape Buffer
- 10' Sidwalk
- Retaining Walls

Section 3 extends along the south right-of-way of Louisiana Boulevard from the Coronado Mall intersection to the Americas Parkway intersection, with an estimated extent of 660 linear feet; thence along Americas Parkway, with an estimated extent of 630 linear feet. Street frontage includes parking and is part of the Coronado Center LLC parcel.

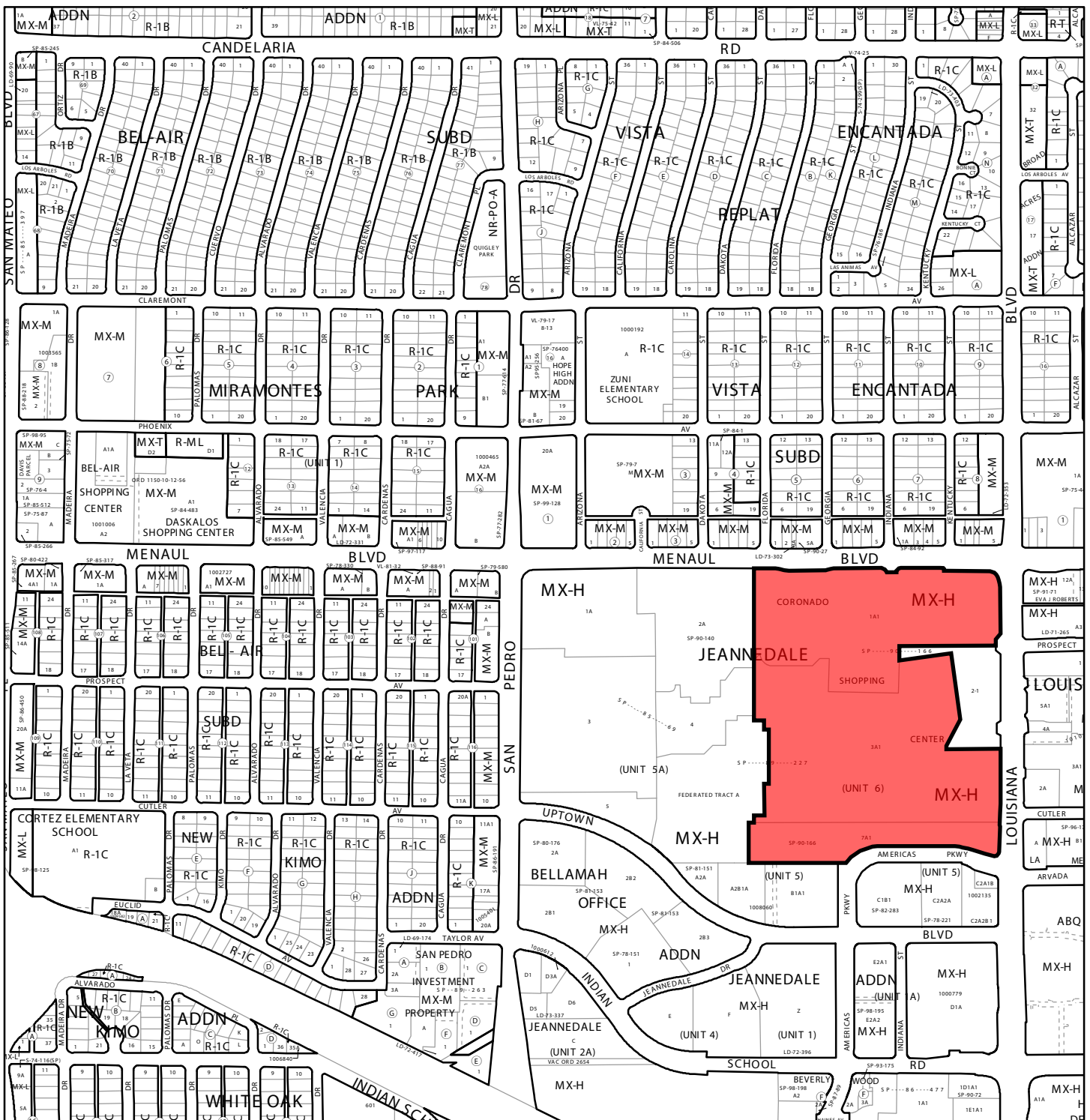
Existing Conditions along Louisiana Boulevard include an existing 6' sidewalk with 2' of existing landscape being held up by a retaining wall from the parking lot. adjacent to parking and drive isle which leads to 6' sidewalk with no landscaping buffer.

IMPROVEMENTS NEEDED FOR EXTENSION OF SIDEWALK

- 1) Reconstruction of concrete retaining walls 4', approximately 385 linear feet in total.

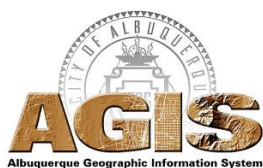




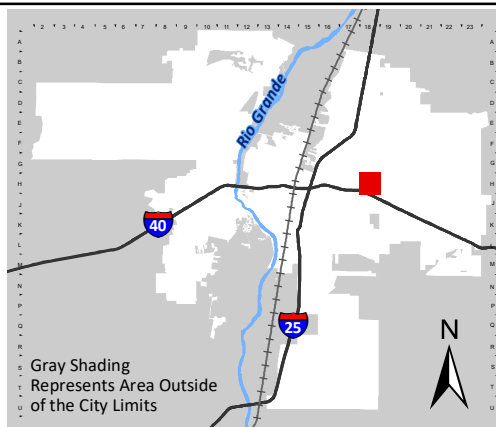


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
H-18-Z

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

0 250 500 1,000 Feet