

# 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

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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.

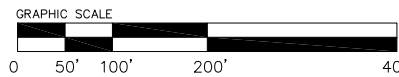
AMERICAS PARKWAY N.E.

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.

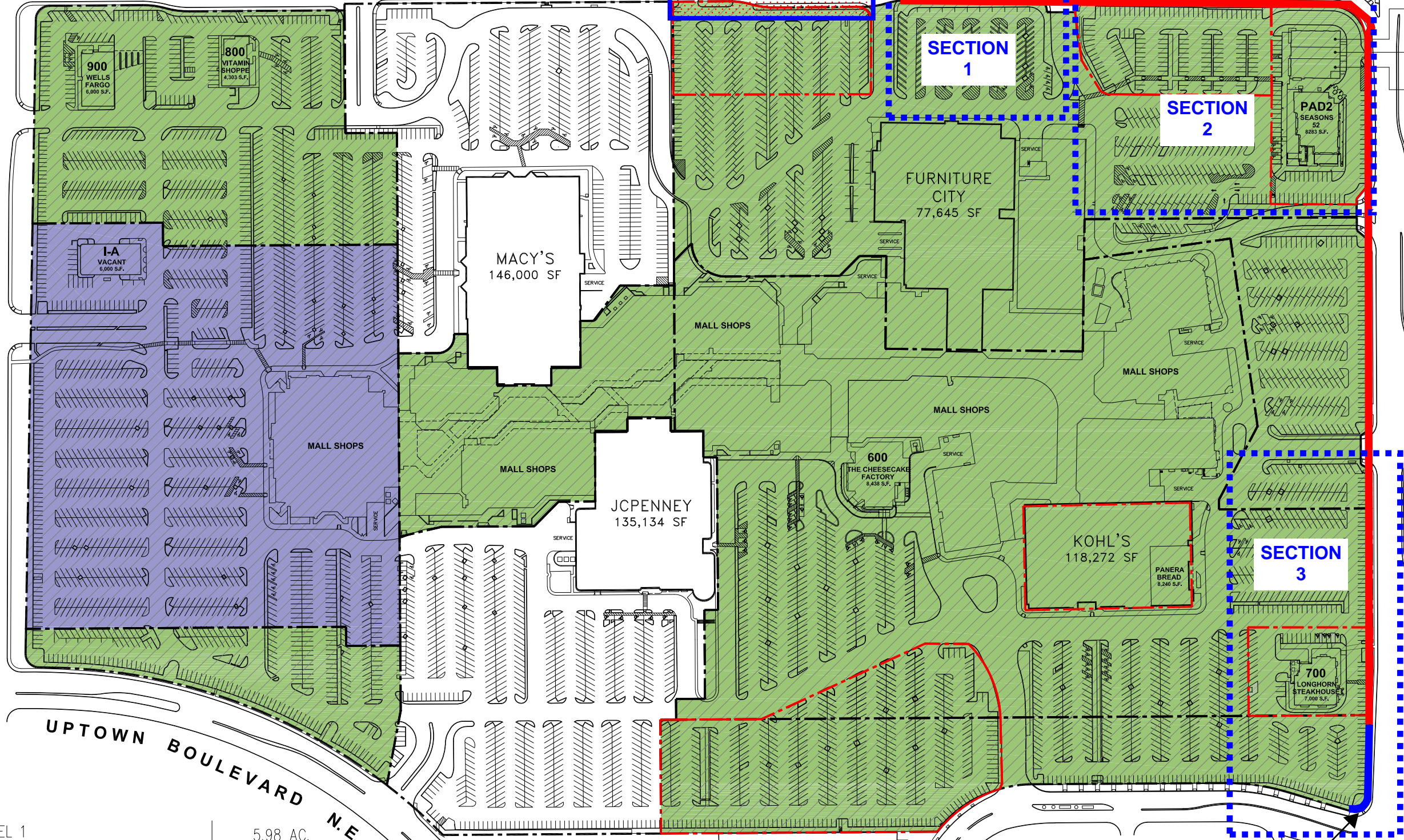
LEGEND:

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

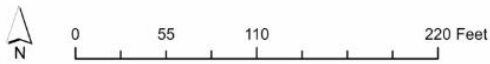
Adjustment of Bus Stop.

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.





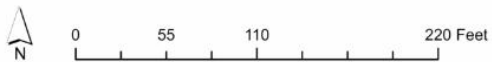






### Legend

- 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.





