

September 9, 2025

Attention: Planning Department

Re: Albuquerque Collegiate Charter School
Request for Review of Sketch Site - DFT

Dear Planning Department:

We are writing on behalf of our client, Albuquerque Collegiate Charter School to request review of a Site Plan Administrative – DFT for a proposed phased Charter School Project on 90th Street SW between Sunset Gardens SW and Bridge Blvd, SW. The current lot is described as *LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC*.

The zoning designation for this property is NR-C (Non-Residential Commercial). Elementary and Middle Schools are permissive uses within the NR-C Zone.

The project was paused just prior to final signatures on the Site Plan – DFT. The reason for the pause was to allow for financial and feasibility reviews to be conducted. Those are now completed, and the project is ready to move forward. As a reminder, plans were reviewed by DFT earlier this year, we have incorporated responses for all review comments, and the plans were ready for final approval signatures.

The site contains 8.19 acres and will contain up to 60,000sf of Educational Buildings, constructed in phases. The initial concept was to break up the construction into three phases. After further evaluation and financial evaluation, it has been determined that the project would benefit from an economy of scale. The project is more financially feasible if the Middle School is added to the initial phase of construction. The first phase will now include the Elementary School, Cafeteria, Administrative Offices, and now the Middle School classrooms (formerly defined as Phase 1 and Phase 2 with 50,538sf). The only portion of the project that is now deferred to a future phase (labeled as Phase 3 on the drawings) will be the Gymnasium and the Pre-K facilities.

The prior application included an Alternative Landscaping Plan requesting a deferred Landscaping design for when those phases were going to be developed. At this time, we are including a revised Landscaping Plan that will show the fully developed Phase 1 and Phase 2 portions of the site. The landscape plan has been designed to comply with the Integrated Development Ordinance (IDO) requirements, ensuring alignment with all relevant standards for street trees, parking lots, required landscape areas, and vegetative coverage.

This project was submitted initially following the requirements of the Fall 2024 version of the IDO. Since that time, the Lighting Plan requirements in section 14-16-6-8(Outdoor and Site Lighting) have been revised. The plans being submitted for this review have been updated to reflect the current requirements for Lighting.

Plans have been approved for Fire 1, Conceptual Grading and Drainage, Conceptual Traffic Circulation Layout, and the ABCWUA Water and Sewer Availability Statement has been received. Copies of the approved plans are included in the package for easy reference.

This application narrative letter is organized to correspond with the Form P2: Site Plan Administrative - DFT checklist.

Included in this application you will find the following:

- DFT-Application,
- Form P2 Site Plan Administrative – DFT,
- Form SP (Prior approval signature sheet),
- Zone Atlas Page,



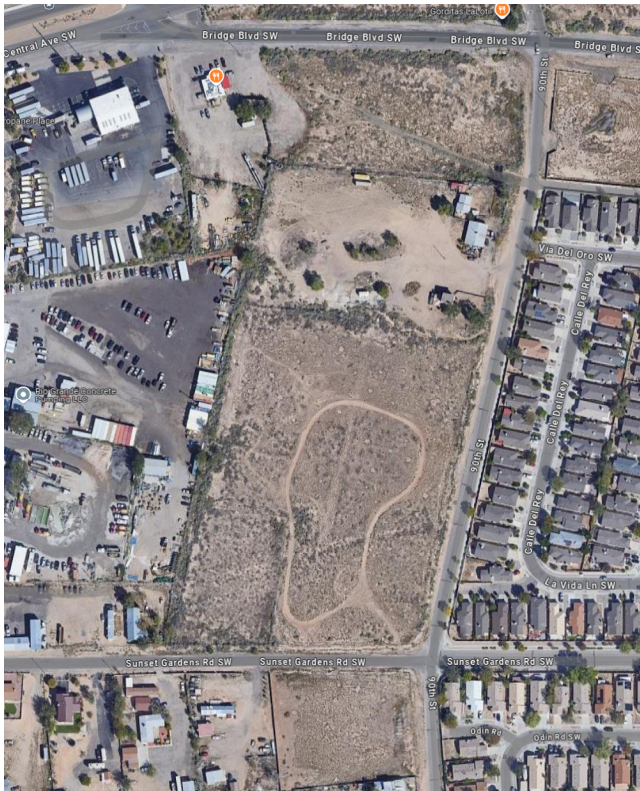
- Site Plans (Site Plan – DFT, TCL, G&D, Fire 1, Building Elevations, Landscaping Plans),
 - Approval Responses from TCL, G&D, and ABCWUA Water and Sewer Availability Statement
- Infrastructure List,
- Sensitive Lands Analysis,
- Site Plan Checklist,
- Letter of Authorization,
- Justification Letter,
- Sign Posting Agreement, and
- ONC Coordination.

A Neighborhood Impact Analysis has been prepared and approved for the project. A southbound deceleration and turn lane will be required along 90th Street for the drop off lane. The turn lane has been incorporated into the design plans.

We are submitting Site Plan Administrative – DFT due to the need for public infrastructure. We are also including an Infrastructure List for Public Roadway and Utility Improvements.

Given that the development was planned to proceed in three phases, the landscape requirements for Phase 1 and Phase 2 have been calculated based on the defined limits of work for this initial development. To maintain environmental stability and regulatory compliance, areas designated for future phases will be stabilized in accordance with the Stormwater Pollution Prevention Plan (SWPPP).

As the subsequent phase is designed and constructed, the landscape treatments will continue to reflect the density, coverage, and plant material specifications established in Phase 1 and Phase 2, ensuring continuity and consistency across the entire site.



Aerial of the Site.



Image of site looking from Sunset Gardens and 90th Street.



Image of site looking north from Sunset Gardens.

Thank you for your consideration. We look forward to hearing from you.
Please do not hesitate to contact me at (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube

Digitally signed by David A Aube
DN: cn=DA, o=Studio Southwest Architects,
ou=Civil Department, cn=David A Aube
Date: 2025.09.05 17:29:44-0600

David Aube

CC: P:\2421.01 ABQ Collegiate Charter MP\20-Admin & Correspondence\Permit Comments\Site Plan - DFT\Site Plan DFT Package\Justificaion Letter ACCS SDP-DFT 9-5-2025.doc