



November 26, 2025

COLLECTIONS WAREHOUSE – PHASE 1

City of Albuquerque Department of Arts and Culture
604 Menaul Blvd NW
Albuquerque NM 87107

PURPOSE AND JUSTIFICATION OF REQUEST FOR SKETCH PLAT

The Department of Arts and Culture has elected to develop an existing site owned by the City along the south side of Menaul Blvd in a Phase development. Phase 1 proposing to construct a new warehouse storage building with associated new parking, service delivery access via a new dock, and necessary drainage improvements. Phase 2 will include demolition of an existing warehouse building to facilitate a new building addition to the Phase 1 warehouse. The proposed development will also require new driveway entrances onto Menaul Blvd to facilitate the improvements.

The existing site consists of two lots identified as Westerly Portion of Tract A of the Menaul Addition No. 1 and Easterly Portion of Tract A of the Menaul Addition No. 1. The City of Albuquerque owns both lots. The proposed new warehouse building in Phase 1 includes some parking and access improvements on both lots, and the proposed Phase 2 development will include a new building addition connected to the Phase 1 warehouse which will fall on the existing lot line. As such, we are proposing to eliminate the proposed lot line between the two portions of Tract A and consolidate them into a single property. Doing so will also facilitate additional development of the site in the future by the City.

Please keep the proposed development improvements in mind in your review of this request for a sketch plat approval.

Thanks for your consideration.

BOWMAN CONSULTING

A handwritten signature in black ink, appearing to read "Justin Schara".
Justin Schara, PE

Chief Engineer

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