HYDROLOGY L14/D3 ONE PLAN

L14/D3

3 PLANS

Drainage Report for

All caps [John Marshall Kitchen Site

Prepared By:
Brian G. Burnett
City of Albuquerque
January 1982
Project No: 414-03

=5 The EPC on January 14, 1984.
~~The kitchen must be granted a special use zoning in a residential area before occupancy is~~
The request is for special use (kitchen facility) in a residential area.

Flood Hazard: Map L-14 of the Master Drainage Study (~~see enclosed copy~~) shows that ~~site~~ the site is not in a flood hazard area.

Leave ~ 5"

Watershed soils - N/A

Soils - No ponding is taking place within 15 ft from the planned or existing structure.

Watershed Area : The Pan American Freeway (I-25) blocks or diverts ~~all~~ ~~into~~ runoff generated to the east.

~~Purpose: The purpose of this report is to present a hydrologic and hydraulic information ~~for~~ dealing with the~~

Purpose: This report presents a drainage analysis of the ~~for~~ ~~site~~ John Marshall Kitchen Site. The report is being written "in-house" to expedite review and as a service to the contractor. ~~[illegible] will be addressed.~~ The report and plan will conform to requirements established by the City's Engineering Division.

~~Site Description~~
~~Planning History~~:

Engineer Certification: Certification that the facility is constructed according to plan will be handled through the City Engineer's Inspection process.

Professional Certification: See Plan

Planning History - ~~This project will~~ A zone change request will be presented

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 1982

Mr. Lloyd Goldrick
Dura-Built Products
4808 Jefferson N.E.
Albuquerque, NM 87109

JOHN MARSHALL MEAL SITE DRAINAGE REPORT

Dear Lloyd:

The referenced drainage report is hereby approved.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

File in DR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 17, 1982

Ms. Anne Kanapilly
Office of Senior Affairs
714 Seventh St. S.W.
Albuquerque, N.M. 87103

L14-D3

RE: JOHN MARSHALL MEALSITE ADDITION DRAINAGE CONCERNS:

Dear Anne:

This letter is a follow-up to our conversations concerning drainage for the referenced site. It appears that the best way to handle the runoff is to extend the gravel area eastward approximately 10 feet from the building. This will help prevent water from standing in front of the entrance for extended periods of time.

In order to prevent the rocks from being used to break windows, we suggest that a pit-run type mixture be used. This material is quite light with a maximum size of 1/2 inch.

Before I proceed with revising the plans, the following questions need to be answered:

a. How much money does your office have to spend on the project?

b. Is there a possibility that the work could be done by City crews?

Please call if you have any questions. We will work with you in attempting to complete the project before the summer rains begin.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Mr. Joe Della Longa, City Architect

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 2, 1982 REF. NO._____

TO: Anne Kanapilly, Nutrition Director

FROM: Brian Burnett, Civil Engineer/Hydrology BGB

SUBJECT: DRAINAGE IMPROVEMENTS FOR JOHN MARSHALL MEALSITE KITCHEN ADDITION

I have enclosed a sketch of the gravel bed which should be constructed on the east side of the building. The material should be a pit-run mixture with a maximum size of 1/2". The existing gravel should be removed or placed under the pit-run material.

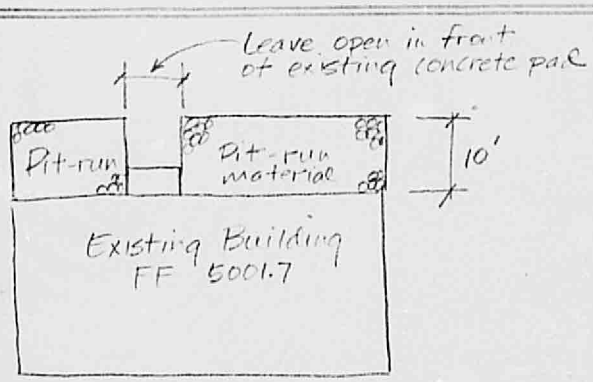
Approximately 16 cubic yards of material will be required for the project. Based on a conservative cost of $20/cu. yd. for the pit-run, the work can be completed for about $400.

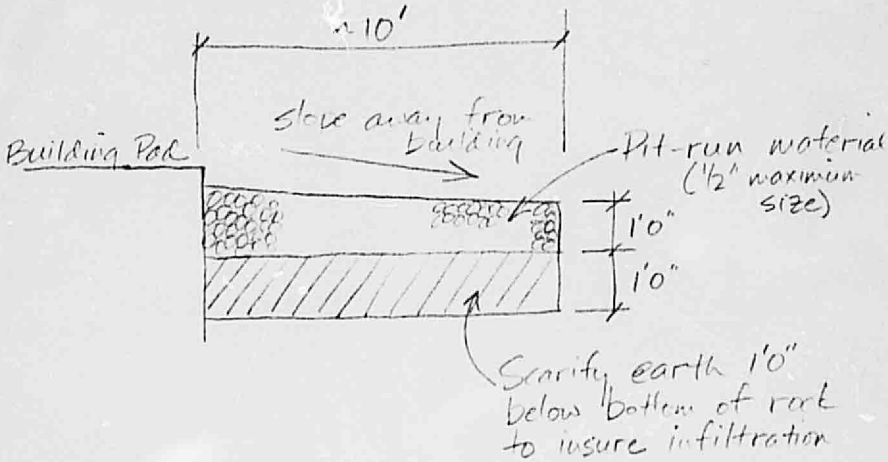
I hope the changes will help alleviate some of the on-going drainage problems in the area. We will continue to work with you until a satisfactory solution is achieved.

BGB/br

Enclosure

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103





Real Estate Developers

BCD Bellamah Community Development

RSH RSH
→ CME CME Return to CME
File

RECEIVED
JUL 01 1982
CITY ENGINEER

May 25, 1982

D20-D3B

CERTIFIED MAIL -
RETURN RECEIPT REQUESTED

Mr. and Mrs. William T. Barnhouse
c/o Gas Co. of New Mexico
723 Silver, S.W.
Albuquerque, New Mexico 87102

RE: HERITAGE EAST UNIT 1, LOT 48, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES

Dear Mr. and Mrs. Barnhouse:

In presenting the Heritage East Subdivision to the City, it was noted that there will be a pocket of surface water drainage which will be retained on your lot. The City Engineer's Office has requested that we make you aware of this condition.

If you wish, Bellamah Community Development ("Bellamah") is willing to enter upon your lot to perform some landfill and grading to alter the topography of your lot so that the surface water drainage will drain onto Onate Court. If you wish Bellamah to perform this work, it will be necessary for you to grant to Bellamah an easement to enter upon your land to perform the landfill and grading work. Further, Bellamah would require that you agree to hold Bellamah free from any liabilities or claims of damage to your property as a result of the entry upon your property.

Please advise us within thirty (30) days of the date of this letter if you desire Bellamah to enter upon your lot to perform this work. If we do not hear from you, we assume that you understand that there will be some ponding on your property and that you do not wish Bellamah to take any steps to alleviate this ponding.

Margaret F. Barnhouse
William T. Barnhouse

6121 Indian School Road, NE • PO Box 3325 • Albuquerque, New Mexico 87190 • (505) 883-3000

New Mexico • Texas • Colorado • Oklahoma • Arizona

Also enclosed with this letter is a copy of the subdivision plat for Heritage East Unit 1. Outlined in light blue for your convenience is Onate Court as it would relate to the tract owned by you, which was not a part of our subdivision design.

If you do wish Bellamah to do the work, please execute the original of this letter and return it to us.

Sincerely,

BELLAMAH COMMUNITY DEVELOPMENT

BELLAMAH CORPORATION, Manager

D. T. Robertson, Senior Vice-President

dtr:jam/ldc

Pursuant to the terms of this letter we, Mr. and Mrs. William T. Barnhouse, owners of Lot 4, Block 48, Tract A, Unit A, North Albuquerque Acres, grant to Bellamah Community Development the right to enter upon that lot for the sole purposes of performing earth fill work and grading work, so that the surface drainage waters drain on to Onate Court. We acknowledge that this grading is being done gratuitously by Bellamah and that Bellamah makes no representation that this work will alleviate all ponding of surface drainage waters on the lot. Further, we agree to hold Bellamah free of any claims or liabilities as a result of the work performed on our lot.

William T. Barnhouse
William T. Barnhouse

Margaret Barnhouse
Margaret Barnhouse

John Marshall Middle Site
DP

APPLICATION FOR ZONE MAP AMENDMENT AND/OR DEVELOPMENT PLAN

L14-D3

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: MARY LOU HAYWOOD, AGENT FOR THE CITY OF ALBUQUERQUE DEPARTMENT OF HUMAN SERVICES requests

[ ] Zone Map Amendment [X] Development Plan Review [ ] Annexation
Site Type of Plan

For Lot(s): ____ Block(s): 35 in Subdivision/Addition EASTERN ADD'N
Presently zoned SU-1 and proposed to be zoned as _____ located at:
Street Address (No. if any): WALTER STREET
Between STADIUM BLVD. Street and DAN AVENUE, S.E. Street

Total Land Area Covered by Application: Acres 0.51 Square Feet _____

Number of DU's Proposed ____ DU's Per Gross Acre ____ DU's Per Net Acre ____

APPLICANT INFORMATION:

Applicant's Mailing Address: HUMAN SERVICES DEPT. 924 PARK AVENUE S. W. ALBUQUERQUE, NEW MEXICO Phone: 505 766-5012 Zip Code: 87102

Applicant's Proprietary Interest in the Property: _____

Agent if any: DYER/McCLERNON ARCHITECTS/PLANNERS, P. A. Phone: 505 242-5219
Mailing Address: 1401 FIFTH STREET N. W. ALB. NM Zip Code: 87102
Signature of Applicant: [signature] Date: MAY 17, 1983

****

FOR PLANNING STAFF USE ONLY

Application Received By: [signature] Date: 5/18/83

Fee: $ _____ Paid: $ _____ Method of Payment: _____

Cross-Ref.: AX- _____ Z- 82-91 S- _____ Other: _____

No. of Signs Issued: _____ ~~ZHE or EPC~~ DRB

1 Copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: _____
Z- DRB-83-295
Case Number

Map Number: L-14

CITY OF ALBUQUERQ
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

Mary Lou Haywood
Human Services Department
924 Park Avenue S.W.

DATE: January 28, 1983

NOTIFICATION OF DECISION

File: Z-82-91
Location: East of Walter Street between Stadium Boulevard and Dan Avenue S.E.

On Thursday, January 20, 1983, the Environmental Planning Commission approved your request for a change of zone from R-1 to SU-1 (Special Use for a Multi-Service Center) subject to the below-listed findings:

1. A revised site development plan, which satisfies the requirements for an SU-1 zone, is required to be approved by the Development Review Board.

If you wish to appeal this decision, you must do so by 2-4-83 in the manner described below. A non-refundable filing fee of $40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE

AGENDA ITEM 6

ENVIRONMENTAL PLANNING COMMISSION
JANUARY 20, 1983
Z-82-91

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Z-82-91 Mary Lou Haywood, agent for the City of Albuquerque Department of Human Services, requests a change of zone from R-3 to SU-1 (Special Use for a Multi-Service Center) for The John Elementary School site, located east of Walter Street between Stadium Boulevard and Dan Avenue, S.E., containing approximately 0.51 acres. (L-14)

COMMENTS FROM OTHER DEPARTMENTS TO THE ZONING HEARING EXAMINER, 12-17-82:

Traffic Engineer	"No adverse comment. Additional details will be required for site plan review."
Transportation	"No adverse comment on zone change. Additional details are need to evaluate parking layout for site plan review."
Transit	No reply received.
COG	"No adverse comment."
City Engineer	Design: "No adverse comment." Hydrology: "No objection. An approved drainage plan required prior to release of building permit."
AMAFCA	Area excluded from AMAFCA Resolutions 1980-15."
Water Resources	"If additional fire flow is required off-site, waterline extension may be required at the developer's expense."
Parks & Recreation	No reply received.
Refuse Removal Division	"No adverse comment."
Police Department	"No adverse comment."
Fire Department	No reply received.
Environmental Health	"No adverse comment."
Human Services	No reply received.
Zoning Enforcement	"No adverse comment."
Neighborhood Coordination	"John Marshall Association has been notified."
APS	"No adverse comment."
Real Estate Officer	"No adverse comment."
Zoning Hearing Examiner	No reply received.

APPLICANT'S REASON FOR REQUEST:

"This zone change is being sought at the suggestion of the City's Enforcement Officer in order to bring the zoning into conformance with the actual use of the land."

PLANNING DIVISION COMMENTS TO THE ZONING HEARING EXAMINER, 12-17-82:

AREA CHARACTERISTICS:

The subject parcel contains the John Marshall Multi-Service Center, the Center's main building was previously John Marshall School. The site contains a few satellite buildings, a playground and a parking area.

The subject parcel is generally surrounded by single family homes to the west and to the north. The property to the west is vacant. To the southeast is Dennis Chavez Park. To the southwest are residential uses.

AREA ZONING:

The area (including the subject parcel) is zoned R-3, except for two vacant parcels of SU-1; one for a church and one for a planned residential development.

APPLICABLE PLANS AND POLICIES:

The zone change request is within the South Broadway Sector Development Plan. The plan calls for the zoning in this area to remain R-3. The multi-service center can remain as non-conforming under this zoning. However, the Human Services Department would like to expand and upgrade some of the facilities at the center. Present zoning will not permit expansion; SU-1 zoning will.

STAFF ANALYSIS:

The John Marshall Multi-Service Center is an asset to the South Broadway area. The center provides many needed community services including headquarters for the Economic Opportunity Board, employment training, a youth counseling and recreation program, and an elderly meal site.

The present zoning is inappropriate for a multi-service center. The structures are not residential and would be difficult to remodel into residential units. The zone change will allow the upgrading of the facility and at the same time require a site plan before any changes can be made. The zone change, therefore, will benefit the neighborhood, rather than harm it.

JANUARY 20, 1983
Z-82-91

FINDINGS:

1. The multi-service center provides needed services to this neighborhood.

2. The existing zoning is inappropriate for the existing structures.

3. The zone change is needed to permit the improvement and expansion of the multi-service center.

4. The zone change will not be harmful to the neighborhood.

5. A site development plan is required, as per the SU-1 zone requirements.

RECOMMENDATION: APPROVAL OF Z-82-91 IS RECOMMENDED, SUBJECT TO FINDING 5.

ZONING HEARING EXAMINER ACTION, 12-16-82:

Mr. Barlow explained this item had been improperly advertised for hearing before the Zoning Hearing Examiner and would, therefore, be referred to the Environmental Planning Commission's January 20, 1983, meeting.

ADDITIONAL PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 1-20-83:

There are no additional comments from the Planning Division at this time.

Margaret Casbourne
Redevelopment Planner

MC:eam:3501B

cc: City of Albuquerque, Department of Human Services, PO Box 1293; 87103
Mary Lou Haywood, Neighborhood Coordination, PO Box 1293; 87103

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE MEETING.

CITY ENGINEERING/AMAFCA DESIGNEE COMMENTS

TO: MARY LOU HAYWOOD/NEIGHBORHOOD COORDINATION, AGENT FOR THE CITY HUMAN SERVICES DEPARTMENT

SUBJECT: DRB-83-295

Approval has been granted by this office based on information contained in the drainage report.

SIGNED Susan Barnett DATE 5-26-83

1979-1984 CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST FORM

Department Human Services

Division Office of Senior Affairs

Project Number

I. PROJECT SUMMARY

Title: John Marshall Meal Site Expansion/Remodeling

Description: The project will expand the John Marshall facility by approximately 1250 sq. ft.

If applicable, title of adopted master plan of which project is a part: South Broadway Neighborhood

Location: 1500 Walter, S.E.

Cost: City Portion $65,000 Total $65,000

Annual Operating Cost: $102,710

Do not write in this space

SIGNATURES:

Department Director:

User Department Project Manager: Anne D. Kenefick

PROJECT CHANGES (X)

FINANCIAL	
SCOPE	
SPECIAL ASSESSMENTS	
ENVIRONMENTAL ASSESSMENTS	
RESOLUTIONS R-	
INTER-PROJECT FUNDING	

CIP-1
Revised p. 1
9/16/80

VI. PROJECT OPERATING COST

Annual Operating Cost of Project:

Salaries	$ 44,000
Equipment	3,000
Supplies & Utilities	55,710
Total	$102,710

(These amounts represent current, on-going operating costs. The project would not require additional operating expenses, with the exception of an annual utilities increase of approximately $1,500.00)

Date on which operating costs will begin: _____ (month) _____ (year)

VII. PROJECT INTERFACES

With what departments will this project interface; for what purpose; and when?

DEPARTMENT	PURPOSE	DATE
Human Services	Plan Review	7/1/82
MDD Engineering	Consultant selection & design review	8/1/82
MDD-CIP	Contract Management	11/1/82
Fire	Plan Review	12/15/82

With what non-City agencies will this project require interface; for what purpose; and when?

AGENCY	PURPOSE	DATE
South Broadway Assoc.	Joint Planning of Facility Use	8/1/82

VIII. PROJECT ALTERNATIVES

If we are unable to fund this project in its entirety, is there an alternate method of funding it?

no

Could the project be developed in phases, and if so, how? no

IX. ENVIRONMENTAL/HISTORICAL/SOCIAL EFFECTS

Quantifiable Effects

Water consumption:	0	gallons/day
Waste water produced:	0	gallons/day
Solid waste/litter produced:	0	cu. yds./day or tons/day
Storm drainage: water volume controlled	0	cu. ft. or cu. ft./sec.
uncontrolled	0	
Energy consumption:	0	kwh/month (electricity)
	0	mcf/month (gas)
Change in ADT: increase	0	automobiles/trucks
decrease	0	automobiles/trucks
Demolition/relocation	0	dwelling units
	0	businesses

Non-quantifiable Effects (long-term only)

	Increase	Decrease	No Change
Dust	X		
Emissions	X		
Noise	X		
Odor			X
Insect/rodent harborage	YES		NO
Use, transport or storage of toxic/flammable materials			X
			X

General Information

Is the project located in a historic zone?	YES	NO
Does it affect historic structures?		X
Will the project be accessible to the handicapped?	X	X

IV. PROJECT BUDGET

Class I Projects		Class II Projects		Class III Projects	
Land or R-O-W		Land or R-O-W		Acquisition Cost	
Professional Design Services		Design		Capital Overhead Charge (.0325)	
Construction Costs	$57,038	Labor Costs		Inflation Contingency	
Capital Overhead Charge (.0325)	2,112	Material Costs		Other	
Inflation Contingency	5,850	Equipment Costs		Total	
Other		Capital Overhead Charge (.0325)			
Total	$65,000	Inflation Contingency			
		Other			
		Total			

What is the inflation rate for this project? 9%

Should this project be included in the 1% for art? _____

V. PROJECT SCHEDULE

Class I Projects		Class II Projects		Class III Projects	
Env. Review(Fed.$)		Env. Review(Fed.$)		Funds Available	
Funds Available		Funds Available		Quotes or Bids Received	
Select Consultant	7/1/82	Design Begin		Properties Rec'd	
Design Begin	8/1/82	Env. Assess.		Env. Assess.	
Env. Assess.		Design Complete		Project Complete	
Design Complete	10/1/82	Construction Begin			
Bid Opening	11/15/82	Construction Comp.			
Construction Begin	12/15/82	Project Complete			
Construction Comp.	2/15/83				
Project Complete	3/15/83				

Does this project require land acquisition or R-O-W? no

If yes, by what date should the City have title? _____

III. DETAILED COST BREAKDOWN

	79 Bond Issue		81 Bond Issue		83 Bond Issue	
	FY-81	FY-82	FY-83	FY-84	FY-85	FY-86
Existing Funds (Total):						
G.O. Bonds						
Other Matching						
Requested G.O. Bond Funds:						
Requested Revenue Bond Funds:						
CDBG (Requested) Federal Aid*		$65,000.00				
State Aid*						
Other						
TOTAL						

*Give name of Federal or State agency from which funds will be obtained and the matching ratio, and type of matching funds.

II. Contents:

A. Structures: _____

B. Land: _____

C. Utilities: _____

D. Special or Mechanical Equipment: _____

E. Other: _____

TO BE FILLED OUT BY DEPARTMENTS AFFECTED BY PROJECT

PRE-DESIGN INPUT FORM

Return to OSA (Department) by July 1, 1982 (Date)

INPUT FROM:

		X	Engineering		Planning
	Aviation	X	Fire		Police
	Cultural Affairs	X	Human Services		Services
	Environmental Health	X	Municipal Development		Transportation
X	Finance & Management		Parks & Recreation		Water Resources

I. Description of Project (as per Legal Ad):

A. Land (location/boundaries/legal description)

B. Structure (type/specifications) Brick-faced cinder block one story structured addition in keeping with design and construction of existing building

C. Renovations (to structures, terrain conditions, etc.)

D. Equipment (special/mechanical, description)

E. Primary Users Senior citizens of South Broadway neighborhood who participate in City's Elders' Meals Program

F. Special Considerations (energy efficiency/maintenance factors/aesthetics/security/vandal resistance, etc.)

G. Estimated Construction Dates: Begin 12/15/82 Complete 2/15/83

CIP-3
2/80

II. DETAILED PROJECT DESCRIPTION

1. Intent to Accomplish:

To provide adequate space for the delivery of meals and support services for low and moderate income elderly residents of the South Broadway area.

(A) Objectives: To expand the existing facility in order to adequately serve those documented as needing the services offered through OSA's Nutrition program.

(B) Benefits: Provision of meals and supporting social services in an environment of safety, comfort and beauty.

2. Description of Improvements:

(A) Land (location/boundaries): On land bounded by Dan S.E. and Walter S.E.

Size (acres or feet): _____ Unit Cost: $_____

Total Cost (Insert in "Land or R-O-W" of Section IV): $_____

(B) Building (description/specifications/plans): Brick faced cinder block construction, approximately 1250 sq. ft.

Building Cost: $ 65,000 Furnishings for Building: _____

Furnishings Cost: $_____

Total Building Cost (Insert in "Construction Cost" of Section IV): $ 65,000

(C) Renovations (to buildings, improvements, etc.): _____

Total Cost (Insert in "Construction Cost" of Section IV): $_____

(D) Equipment (description): _____

Total Cost (Insert in "Construction Cost" of Section IV): $_____

3. Design:

(A) Type of Design: Architectural design

Estimated Cost (Insert in "Design" of Section IV): $_____

(B) Study Prior to Design: _____

Estimated Cost (Insert in "Design" of Section IV): $_____

4. Force Account Labor:

Employee(s) Classification	* # Used	Hrs./Yr.	Hourly Rate + 17%	Total Cost
1.				
2.				
3.				
4.				
5.				

Total Force Account Labor (Insert in "Labor Costs" of Section IV): $_____

* Please asterisk (*) any new positions not budgeted in the current city budget.