



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1000171
Case #: 08EPC 40044
June 19, 2008**

Staff Report

Agent	Garrett Smith Ltd.
Applicant	City of Albuquerque Animal Welfare Department
Request	Site Development Plan for Building Permit
Legal Description	Tract 1-A, Municipal Addition #2
Location	On Lomas Blvd., east of Wyoming Blvd. and south of Interstate 40 (8920 Lomas Blvd. NE)
Size	Approximately 6.1 acres
Existing Zoning	SU-1 for Animal Shelter and Maintenance Yard
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 08EPC 40044, based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 12.

Staff Planner

Catalina Lehner-AICP, Senior Planner

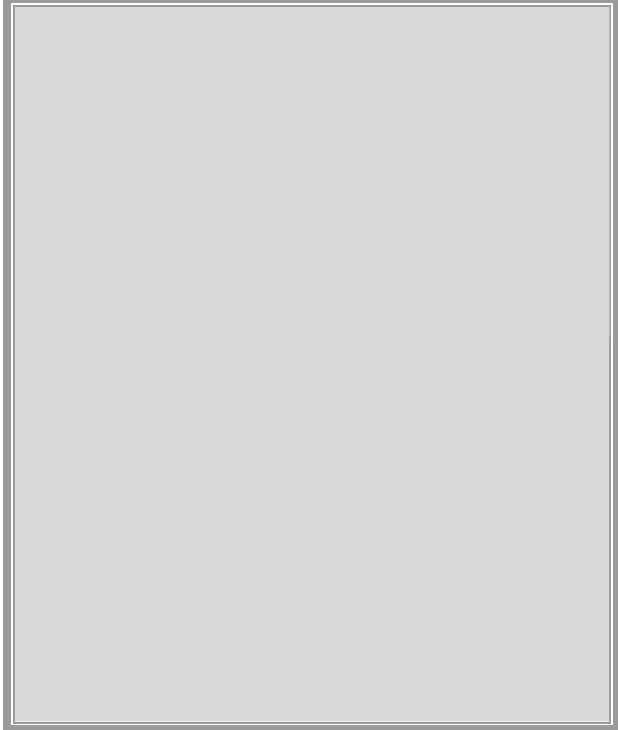
Summary of Analysis

This request is for a site development plan for building permit for a remodel and expansion of the City’s Eastside Animal Services Center, an approximately 6.1 acre site. The other uses on the site, the refueling station and street maintenance facilities, are not included in this request.

The applicant proposes to remodel 11,695 sf of the existing center and add another 9,595 sf. (Phase 1). The overarching intent is to increase the center’s visibility to the public and to benefit the animals. The new 35,959 sf. building will house a clinic, adoption center and office. Parking lot improvements are intended in the future (Phase 2). The building is required to be at least LEED Silver certified to comply with Executive Order No. 20, which adopted the 2030 challenge locally.

The Comprehensive Plan applies. Staff finds that the request furthers applicable Goals and policies.

There is no known neighborhood or other opposition. Staff recommends approval subject to conditions.



City Departments and other interested agencies reviewed this application from 05/05/2008 to 05/16/2008. Agency comments used in the preparation of this report begin on Page 17.

I. AREA CHARACTERISTICS, HISTORY & ZONING

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Animal Shelter and Maintenance Yard	Established Urban	Public/institutional-City facilities for animal care, street maintenance and refueling
North	C-2 (SC)	Established Urban	Commercial- Auto sales
South	SU-1 for Golf Course and Related Facilities	Established Urban	Recreational-Golf Course
East	SU-1 for Golf Course and Related Facilities	Established Urban	Recreational-Golf Course
West	C-2	Established Urban	Commercial- Auto sales
	SU-1 for Golf Course and Related Facilities		Recreational-Golf Course

Request & Context

This request is for a site development plan for building permit for Tract 1-A, Municipal Addition No. 2, approximately 6.1 acres (the “subject site”). Located on the south side of Lomas Blvd., roughly between Wyoming Blvd. and Interstate 40, the subject site is zoned SU-1 for Animal Shelter and Maintenance Yard. Located on the subject site are City of Albuquerque facilities for animal care, street maintenance and refueling.

The applicant proposes to remodel and expand the existing Eastside Animal Services building. Of the currently 26,364 square foot (sf) building, 11,695 sf is proposed for remodeling and 9,595 is proposed for expansion. This would result in a finished building of 35,959 sf. The remodel and expansion, which would also include landscaping, a staff parking lot and improvements to vehicular and pedestrian circulation, is Phase 1. Improvements to the existing parking lot area, planned for the future and contingent upon funding, are Phase 2. Since the proposed building expansion exceeds 10% of the existing building’s square footage, this request could not be approved administratively pursuant to Zoning Code §14-16-2-22, Special Use Zone.

To the north, across Lomas Blvd. is an auto dealership. To the south is the Los Altos Golf Course. To the west there is another auto dealership and the golf course. To the east there is some vacant land and the golf course. The adjacent land is City-owned except for the auto dealership to the west. The area is characterized by a variety of uses including a large recreational use (the golf course), a public/institutional use (the animal services center), various commercial services (mostly auto dealerships), multi-family residential and some single-family residential across the Interstate.

The subject site is not located in a designated activity center. The nearest designated activity center is the Los Altos Market Center, a community center located near Eubank and Lomas Blvds. and Interstate-40. Lomas Blvd. is designated an Enhanced Transit corridor until Wyoming Blvd., which lies west of the subject site.

History & Background

The subject site is part of a larger, approximately 178 acre site containing the Los Altos Golf Course and associated uses. The golf course has operated since 1959, though the land was zoned R-1. In October 1981, a zone change was approved to SU-1 for Golf Course and Related Facilities (Z-81-118) to bring the use into compliance and facilitate future expansions. In October 2001, the EPC approved a site development plan for building permit request for a new clubhouse, pro shop and cart storage facilities for the golf course (Project #1001371).

There is little historical information directly relevant to the approx. 6.1 acre subject site. In October 1990, the EPC approved a zone change for a 0.2 acre northwestern portion of the subject site from SU-1 for Animal Shelter and Maintenance Yard to C-2 (Z-90-92). This small portion of land is now part of the use adjacent to the west. It is evident from this case file that, sometime prior to 1990, the subject site received its current zoning of SU-1 for Animal Shelter and Maintenance Yard. Staff was unable to locate further information regarding the zone change, which likely occurred in the late 1980s and would have been associated with a site development plan since the request was for SU-1 zoning.

Records indicate that there was a vacation action for Herndon St. NE in October 1987 (V-87-61), a condition of which was a replat within one year of the action (see attachment). Apparently, the replat did not occur so the vacation was not finalized. This vacation may have been associated with the abovementioned zone change and site development plan.

The animal shelter use, like the golf course use, pre-dated the subject site's current zoning. A Zone Atlas from 1963 shows "animal shelter" as the use on Tract 1 of the municipal addition, which corresponds to the subject site. A First National Bank map from 1952 shows an "animal shelter" use at the same location; evidently, the animal shelter preceded the golf course. The City street maintenance facilities were added at an unspecified date after the mid 1960s. In 2003, an administrative amendment (AA) was approved for a refueling station on the subject site (Project #1000171), which is the source of the project number for the current request.

Zoning

The subject site is zoned SU-1 for Animal Shelter and Maintenance Yard in order to accommodate the types of municipal uses on the subject site, which are the animal welfare center, the street maintenance facilities and the refueling station. There is no applicable sector plan for the area

The SU-1 (Special Use) zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may "only occur in conformance with an approved site development plan" that is subject to Environmental Planning Commission (EPC) review (see Zoning Code §14-16-2-

22). The SU-1 zone includes all uses in the underlying zone, both permissive and conditional, and gives the EPC discretion regarding certain site plan elements.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Lomas Blvd. is an urban principal arterial, with a 156 foot right-of-way (ROW). Interstate 40 is an urban interstate. Herndon St. NE has not yet been vacated; a vacation action in 1987 was not finalized (see History & Background section of this report).

Public Facilities/Community Services

Transit: One Albuquerque Ride routes serve the subject site. Route #11-Lomas is a local route with all-day service. Route #96-Crosstown Commuter and Route #156 Westside Rapid Ride have peak-hour service. The Comprehensive Plan designates Coors Boulevard as an Enhanced Transit Corridor.

Police: The Phil Chacon Memorial Substation, at 800 Louisiana SE, provides police coverage.

Fire: The closest fire station is located about one mile southwest of the subject site, on Central Ave.

II. ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

Albuquerque/Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Land Use Policies-

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed remodel and addition will not significantly affect the intensity of the use, which is located on a larger site with other City facilities and away from residences. The proposed renovation/addition and improvements to the subject site will upgrade the animal services facility and site as well as increase the visibility of this City service to the public. The request generally furthers Policy II.B.5d-location and intensity/other resources.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The goals of the proposed renovation/addition are to increase the visibility of this City service and to improve the portion of the subject site associated with the animal care facility. The proposed design and improvements will make the site more visually appealing as a whole and will contribute toward bettering the quality of the visual environment. Therefore, the request further Policy II.B.5m-design/quality of the visual environment.

Developed Landscape-

Goal: To maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums and airports) shall be designed to realize opportunities for City/County beautification.

Overall, the proposed renovation/addition and site upgrades will improve quality of this already-developed site. The request generally further the Developed Landscape Goal. When it was first constructed, the existing building may not have been envisioned to include opportunities for future beautification of this municipal facility. However, the proposed designs on the aluminum screen will help beautify the site. The front of the western (main) elevation could provide a location for additional art and beautification, though none is proposed to take advantage of this opportunity. The request partially further Policy II.C.8b-public facilities /beautification.

Transportation and Transit-

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request proposes improvements that would encourage walking and improve pedestrian connectivity on the subject site, which are desirable. There are opportunities for non-vehicular travel in the area, including a bicycle path along Lomas Blvd. and a transit stop (with a bench) within walking distance. In general, the Transportation & Transit Goal is furthered. The request proposes improvements to pedestrian circulation, such as a traffic table, delineated cross-walks and sidewalks between the parking, which will integrate pedestrian opportunities into the site and promote safety. Therefore, Policy II.D.4g is furthered.

III. GREEN BUILDING PRINCIPLES

A) LEED-

LEED, which stands for Leadership through Energy and Environmental Design, is a holistic approach to green building promoted by the U.S. Green Building Council (USGBC). The primary idea is to

encourage the adoption of sustainable (“green”) building and development practices with the overarching goal of lessening the buildings’ impact on the environment and human health by reducing carbon emissions (see <http://www.usgbc.org>). The LEED approach to sustainability recognizes building performance in five key environmental health areas: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

The LEED Green Building Rating System is a nationally accepted benchmark for the design, construction and operation of green buildings used to put the LEED sustainability approach into practice. The various types of LEED rating systems are available for new construction, existing buildings, commercial interiors, core and shell, schools, retail, healthcare, homes and neighborhood development. A developer would choose the applicable (and/or desired) rating system and apply it to a proposed project using an extensive checklist. Based on the number of credits the project obtains using the checklist, certification as LEED Silver, Gold or Platinum becomes possible.

B) City Initiatives-

Note: An overview of the City’s Green Initiatives can be found at <http://www.cabq.gov/sustainability>, the Sustainable Albuquerque website.

Albuquerque Green: Albuquerque Green, a vital initiative that focuses on sustainable culture in the City, is the term used to encompass the City’s overarching sustainability goals to: locally impact global warming, provide leadership, encourage use of alternative energy and transportation, foster green building and carbon neutrality by 2030 and dramatically reduce greenhouse gasses (Source: Albuquerque Green Q brochure).

2030 Challenge: The overarching goal of the 2030 Challenge is to globally reduce greenhouse gas emissions by reducing fossil fuel consumption in order to avoid catastrophic climate change. In 2005, the Mayor set a new standard to require that all City buildings adhere to standards established by the USGBC. In June 2006, the Mayor issued Executive Order No. 20 to locally adopt the “2030 Challenge”, which calls for implementing green building performance targets for new municipal projects (Source: <http://www.cabq.gov/sustainability/sustainability/green-goals/green-building/green-building-page>). Executive Order No. 20 (and R-05-258, see attachments) state that all new City municipal projects, 5,000 sf and above, must attain a minimum of LEED Silver certification.

The Green Path Program: The City’s Green Path Program, administered by the Planning Department, recognizes certain energy efficient buildings as “Green Path” projects. Such projects are eligible for an expedited building permit process and possibly additional incentives in the future.

- ⇒ The applicant has been in contact with the Green Path Program coordinator regarding the proposed renovation/addition, and intends to sign up for the Green Path Program. The applicant’s letter indicates that the proposed project will be at least LEED Silver certified and, therefore, will comply with Executive Order No. 20. Energy modeling will be conducted as part of the LEED certification process.

Energy Conservation Code: In 2007, the City adopted the revised Albuquerque Energy Conservation Code (ECC) (Bill No.O-07-105) which aims to reduce greenhouse gas emissions by requiring that new buildings (and alterations to existing buildings) be more energy efficient. The ECC, which applies to commercial buildings, multi-family residential buildings and single-family dwellings, requires that: 1) commercial and multi-family residential buildings be 30% more energy efficient, 2) single-family dwellings use substantially more insulation and more efficient heating, cooling, and lighting systems, and 3) commercial, multi-family, and single-family buildings must pass inspections to ensure less air leakage (Source: <http://www.cabq.gov/sustainability/green-goals/green-building/green-building-page>). At its June 2, 2008 hearing, the City Council passed a bill (O-08-31) which would amend a portion of the Energy Conservation Code. This Bill has not yet been finalized.

The High Performance Building Ordinance: In 2008, the City adopted the High Performance Building Ordinance (F/S 2 O-07-73) which applies to all new buildings and to repairs of existing buildings that exceed 50% of the building's area. This Ordinance establishes standards to help use energy, water and materials more efficiently and expedites permitting for high-performance buildings. Some standards include verifying the accuracy and size of heating and cooling equipment and inspecting residential buildings for leakage and insulation. At its June 2, 2008 hearing, the City Council passed a bill (O-08-32) which would amend a portion of the High Performance Building Ordinance. This Bill has not yet been finalized.

IV. ANALYSIS--SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

Three buildings comprise the existing Animal Services facility. The 11,695 square foot (sf) main building, which contains the primary (western) façade, is proposed to have 9,595 sf added on to its western and northern façades. The original 11,695 sf will be remodeled, to include new pet bonding areas and renovation of the kennel areas.

Refuse Enclosure: A new dumpster is proposed near the mid-point of the subject site's southern side. The color of the dumpster enclosure needs to be specified, and should be architecturally compatible with the existing building and the proposed addition. The Refuse Division comments that a double-enclosure and a recycling area are needed. The applicant has made this revision.

Walls/Fences

The existing chain link fence topped with barbed wire is intended to remain. The fence's alignment is proposed to be reconfigured along a portion of the subject site's southern border, so the existing parking spaces will be included as part of the subject site. This new parking area will be used for employee parking.

Vehicular Access, Circulation & Parking

Access & Circulation: There are three vehicular access points to the parking lot, at the subject site's western end, which vehicles can enter after they have turned south from Lomas Blvd. The small buildings that currently exist near the northern and southern access points are proposed for demolition.

Parking: Phase 2 of the proposed project, which is contingent upon funding, will include improvements to the existing parking lot. The existing parking lot contains 78 parking spaces, 5 of which are handicap. It is unclear how these figures were calculated. Proposed for the future are 118 spaces, 4 of which are handicap. 4 regular spaces, near the middle entrance, are reserved for hybrid vehicles.

Zoning Code §14-16-3-1, Off-Street Parking Regulations, specifies the number of handicap spaces and motorcycle spaces required according to the number of regular parking spaces provided. For 114 regular spaces, 8 handicap spaces are required [Subsection (F)(9)] and 4 motorcycle spaces are required [Subsection (C)]. 4 handicap spaces and 2 motorcycle spaces are proposed. The motorcycle parking is required to be in an “area that is visible from the entrance of the building.” For bicycle parking, 12 spaces are proposed and 6 are required. The subject site is zoned SU-1, so off-street parking “shall be provided as required by the Planning Commission” pursuant to Zoning Code §14-16-2-22.

TIS: A Traffic Impact Study (TIS) was not required.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian & Bicycle Access & Circulation: As part of Phase 1, a 6 ft. sidewalk along the western façade is proposed to improve pedestrian circulation near the building. Zoning Code §14-16-3-18(C) requires a pedestrian sidewalk, a minimum of 8 ft. wide, along the entire length of major facades containing primary entrances. The proposed pedestrian sidewalk, as part of Phase 2, will be connected to pedestrian paths that extend into the parking lot. Two pedestrian crossings are proposed across the drive aisle.

Transit Access: The closest transit stop is on Lomas Blvd., approximately 400 ft. west of the subject site. One Albuquerque Ride, the #11- Lomas, serves the subject site. The Comprehensive Plan designates Lomas Blvd. as an Enhanced Transit Corridor until it reaches Wyoming Blvd., which lies west of the subject site.

Lighting & Security

The proposed site plan does not distinguish between existing parking lot light poles and proposed parking lot light poles, though it should. The light pole near the building is not depicted. The proposed light poles are located at the end aisles in the parking lot and along the rows of parking. Other light poles are proposed in the new employee parking area and in the back of the building, which will improve safety. The height of the proposed light poles, measured from top to grade, is 15.75 ft.

Bollard lighting, approximately 4 ft. tall, is proposed to separate the landscape area from the parking lot, which will help improve pedestrian safety. No wall-pack lighting is proposed on the building.

Landscaping Plan

There is existing landscape along the subject site’s northern side, near the southern part of the building and along the fence separating the maintenance yard. Some shrubs exist in the parking lot islands. The landscaping plan shows some of these existing trees, which Staff believes are Ash trees, but does not show the other trees and shrubs at the building’s western (main) elevation. The landscaping plan needs

to clearly distinguish between existing and proposed plant material. Staff suggests that the large tree near the building's southern side remain (see photos).

Pursuant to Zoning Code §14-16-3-10(G), "trees are required in and around off-street parking areas." Purple Robe Locust trees are proposed in the parking lot, and will provide shade and enhance the pedestrian friendliness of the site. Staff suggests that at least 4 of the Purple Robe Locust be replaced with another tree to avoid creating a monoculture. Landscaping in the parking lot area will be included in the future Phase 2.

A rainwater cistern is proposed in back of the building's eastern façade, though it is unclear how the harvested water will be used for supplemental irrigation.

Architecture/Design & Sustainability

The proposed 9,595 sf expansion will add area to the northern and western (main) façades of the existing building. The proposed western elevation will have three entrances, for medical care, adoption and reclaim.

The western façade is approximately 205 ft. long, so Zoning Code §14-16-3-18(D)(2) applies. This subsection states that major facades greater than 100 ft. in length shall break up building mass by applying two of the seven design options listed, which include wall plane projections/recesses, vertical change in color, an offset or pilaster, cornice or base treatments, art coordinated through the City's art program, change in parapet height, or any other treatment that meets the intent of this section. A vertical change in color has been applied. Staff suggests that some art be added, preferably in coordination with the City's art program.

The building is proposed to be finished in charcoal grey CMU, with white doors framed in black. Staff is concerned that the dark color framing and CMU will result in higher energy use (and cooling costs) than if the CMU were a lighter color, which would better promote the City's sustainability objectives.

The applicant has indicated that the CMU wall will be separated from the building wall by approximately 2 inches, though this detail is not shown on the site plan. It is also unclear if this would apply to all walls, or just certain walls. The idea is that the outer CMU wall will absorb heat instead of the building, thereby reducing energy use. A lighter colored CMU wall, however, would further contribute to reduced energy expenditures in the interest of sustainability.

Signage

A renovated monument sign is proposed in the same location as the existing monument sign. A detail of the existing monument sign needs to be provided; the existing square footage, materials and colors are not indicated on the site plan.

The proposed monument sign would be 7 ft. tall and 12 ft. wide, with 40 ft. of face area and made of perforated metal. The color of the letters is not indicated. The sign base is proposed to be of charcoal colored CMU. If the building color is changed to lighter color CMU, the sign base should match.

Grading & Drainage Plan

The already developed subject site slopes downward from east to west. The elevation near the subject site's eastern boundary is 5,390.6 ft. and the elevation near the western boundary is 5,383 ft. Water generally flows westward and then north, to reach the drainage inlet on the subject site's northwestern side. Two concrete gutters converge at the drainage inlet.

Utility Plan

The subject site is developed and already served by utilities. The utility plan indicates that a new water line, a new sanitary sewer line and a new fire hydrant are proposed. The new utility lines will connect to the existing lines along the subject site's northern side.

Outdoor Space

The Zoning Code requires public outdoor space for buildings 60,000 sf or greater, which does not apply to the current request. However, buildings with 6 or more water closets are required to provide outdoor gathering space for employees pursuant to Zoning Code §14-16-3-18(D)(3). Such space shall be a minimum of 300 sf and be shaded over at least 25% of the area. An approximately 400 sf employee patio is proposed, which will be shaded by the building in the afternoon. An additional tree is needed to provide the required shade in the morning. A bench is also needed.

Zoning Code §14-16-3-18(C)(3) requires, for major façades greater than 100 ft. in length, that outdoor seating be incorporated adjacent to at least one of the façades. Staff suggests that a bench be added to the main (western) façade.

Concerns of Reviewing Agencies/Pre-Hearing Discussion

City departments and other interested agencies reviewed this application from 5/5/08 to 6/16/08. The pre-hearing discussion meeting was held on May 21, 2008. Few agency comments were received. The Advance Planning Division provided comments regarding the building's proposed finish. The Albuquerque Police Department (APD) provided a copy of a security survey conducted in 2004. The majority of suggestions contained therein have been implemented since then. Agency comments begin on p. 16 of this Staff report.

Neighborhood Concerns

The affected neighborhood organizations are the South Los Altos Neighborhood Association (NA), the Indian Moon NA and the La Mesa Community Improvement Association, which the applicant has notified as required. A facilitated meeting was not requested or held. Staff has not received any comments.

V. CONCLUSION

This request is for a site development plan for building permit for a remodel and expansion of the City's Eastside Animal Services facility, which is located on an approximately 6.1 acre site on Lomas Blvd. Of the currently 26,364 square foot (sf) building, 11,695 sf is proposed for remodeling and 9,595 is proposed for expansion and would result in a finished building of 35,959 sf. Other City facilities occupy the subject site but are not included with this request.

The remodel and expansion, which would also include landscaping, a staff parking lot and improvements to vehicular and pedestrian circulation, is Phase 1. Improvements to the existing parking lot area, planned for the future and contingent upon funding, are Phase 2.

Overall, the request furthers applicable policies in the Comprehensive Plan. No area or sector Plans apply. Sustainability and public art have been incorporated into the proposed project, which will provide the public with a LEED certified municipal building. Staff has developed conditions of approval to ensure that the site development plan is in line with the City's expectations for this project and that Zoning Code requirements are met. There is no known neighborhood or other opposition. Staff recommends approval subject to conditions.

FINDINGS -08EPC 40044, June 19, 2008-Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract 1-A, Municipal Addition No. 2, an approximately 6.1 acre site located on the south side of Lomas Boulevard roughly between Wyoming Boulevard and Interstate 40. Existing City facilities occupy the subject site.

2. The applicant proposes to remodel and expand the Eastside Animal Services building. Of the currently 26,364 square foot (sf) building, 11,695 sf is proposed for remodeling and 9,595 is proposed for expansion, to result in a finished building of 35,959 sf. The remodel and expansion, and associated site improvements, are Phase 1. Parking lot area improvements, planned for the future and contingent upon funding, are Phase 2.

3. The subject site is zoned SU-1 for Animal Shelter and Maintenance Yard. The SU-1 (Special Use) zone provides suitable sites for uses that are special, such as the Animal Services facility, refueling station and street maintenance facilities found on the subject site. These uses are allowed under the current zoning.

4. Records indicate that there was a vacation action for Herndon Street NE in October 1987 (V-87-61), a condition of which was a replat within one year of the action. Apparently, the replat did not occur so the vacation action was not finalized.

5. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan. No area plan or sector development plans apply.

6. The request *further*s applicable Comprehensive Plan policies. The proposed renovation/addition and improvements to the subject site will upgrade the animal services facility and site as well as increase the visibility of this City service to the public(Policy II.B.5d). The proposed design and improvements will make the site more visually appealing as a whole and will contribute toward bettering the quality of the visual environment (Policy II.B.5m).

7. The request *further*s the Developed Landscape Goal. The proposed designs on the aluminum screen will help beautify the site, and the proposed renovation/addition and upgrades will improve its quality. Additional public art could be located on the western (main) façade for additional beautification, though none is proposed. Developed Landscape Policy II.C.8b-public facilities/beautification, is *partially furthered*.

8. In general, the Transportation & Transit Goal is *furthered*. The proposed on-site improvements would encourage walking and improve pedestrian connectivity to the subject site. Opportunities for non-vehicular travel include a nearby bicycle path and transit stop. The proposed traffic table, cross-walks and sidewalks will integrate pedestrian opportunities into the site and promote safety. Transit Policy II.D.4g is *furthered*.

9. The proposed remodel/expansion will provide the public with a LEED certified municipal building. Municipal buildings are required to attain at least LEED Silver certification to comply with Executive Order No. 20. Sustainable elements have been incorporated into the site development plan. Energy modeling will be pursued as part of the LEED certification process.

10. Public art, through the City's Arts program, will be incorporated into the design of the building screen wall and/or main façade.

11. The proposed conditions of approval will ensure that the site development plan is in line with the City's expectations for this project and that Zoning Code requirements are fulfilled.

12. A Traffic Impact Study (TIS) was not required.

13. There is no known neighborhood or other opposition.

RECOMMENDATION - 08EPC 40044, June 19, 2008

APPROVAL of 08EPC 40044,, a Site Development Plan for Building Permit for Tract 1-A, Municipal Addition No. 2, zoned SU-1 for Animal Shelter and Maintenance Yard, based on the preceding Findings and subject to the following Conditions of approval.

CONDITIONS OF APPROVAL - 08EPC 40044, June 19, 2008- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The boundaries of the subject site shall be modified to not include Herndon Road, since vacation of the right-of-way (ROW) has not yet occurred.

4. The project phasing line shall be clearly depicted on all sheets of the site development plan. The phasing line shall not extend into the parking lot area.

5. Parking:
 - A. Handicap spaces- 8 shall be provided as indicated in Zoning Code §14-16-3-1(F)(9).
 - B. Motorcycle spaces- 4 shall be provided as indicated in Zoning Code §14-16-3-1(C).

6. Pedestrian Circulation:
 - A. The sidewalk along the building's primary (western) façade shall be 8 ft. wide pursuant to Zoning Code §14-16-3-18(C)(1).
 - B. The pedestrian crossings, which connect the sidewalks, shall be made of textured concrete, thermoplastic or other comparable surface material.

7. Architecture:
 - A. The window and door framing shall be a light color (not black) and be compatible with the building.
 - B. Additional art shall be installed on the building's primary (western) façade.

8. Sustainability:
 - A. The CMU shall be finished in a light color (not charcoal grey) to promote energy efficiency.
 - B. A detail of the heat absorbing wall shall be provided on the site development plan.
 - C. The site development plan shall indicate the location(s) of the heat absorbing wall.

9. Signage- monument:

- A. The sign base shall be a light color and match the building.
- B. The letter color shall be specified.
- C. A detail of the existing monument sign shall be provided.
- D. Uplighting is prohibited.

10. Signage- building-mounted:

- A. Sign note 2 on Sheet 2 shall be removed.
- B. Signage shall be added to the western façade to indicate the location of the Adoption entrance and the Reclaim entrance.

11. Landscaping:

- A. The existing landscaping shall be depicted on the landscape plan and included in the plant legend.
- B. The landscape plan shall clearly indicate what is proposed for removal and what is proposed to remain.
- C. The existing trees near the building's main entrance areas shall remain.
- D. All trees on the subject site shall be maintained in a healthy, living condition.

12. Lighting:

Existing and proposed light poles shall be distinguished on the site development plan.

13. Outdoor Space:

- A. Two benches shall be added to the area on the building's western side to comply with §14-16-3-18(C)(3).
- B. A bench and one additional tree shall be added to the employee patio area, which is required pursuant to §14-16-3-18(D)(3).

14. Refuse Enclosure:

The color and finish of the refuse enclosure/recycle area shall be specified and compatible with the building.

15. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Vacation of Herndon Road (in its entirety) required to allow re-configuration of the main parking area and access to that parking area (north side), as shown on the site development plan. Re-plat to be a concurrent DRB action. Appropriate cross access agreement required.
 - c. Provide 24' drive aisles throughout site.
 - d. Provide 15' radii for end of parking aisle islands.
 - e. Potential right-of-way dedication may be needed at the southeast corner of Lomas and Herndon Road to accommodate a 30' curb return radii (may be decreased or not required at the discretion of the Traffic Engineer).
 - f. Site plan shall comply and be designed per DPM Standards.
-

***Catalina Lehner, AICP
Senior Planner***

cc: City of Albuquerque/Animal Welfare Department, P.O. Box 1293, Albuquerque, NM 87103
City of Albuquerque/Department of Municipal Development, CIP Program, Attn: Rhonda Methvin,
PE, P.O. Box 1293, Albuquerque, NM 87103
Garrett Smith Ltd., Attn: Colin Morris, 514 Central SW, Albuquerque, NM 87102

Charlie Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, Albuquerque, NM 87108

Tommie Jewell Sr., La Mesa Community Improvement Assoc., 912 Utah NE, Albuquerque, NM 87108

Ana Beall, South Los Altos NA, 424 General Chennault NE, Albuquerque, NM 87123

Allen Osborn, South Los Altos NA, 245 Espejo NE, Albuquerque, NM 87123

Lynne Martin, Indian Moon NA, 1531 Espejo NE, Albuquerque, NM 87112

Mel Bernstein, Indian Moon NA, 1511 Clancy NE, Albuquerque, NM 87112

AGENCY COMMENTS

➤ **The following agencies did not review or comment on Project #1000171:**

City of Albuquerque

City Forrester
Environmental Health, Air Quality Division
Environmental Health, Env. Services Division
Fire Department, Planning
Planning, Zone Code Services
Transit Department

Other

Bernalillo County
Middle Rio Grande Conservancy Dist (MRGCD)
Mid-Region Council of Governments (MRCOG)

➤ **The following City of Albuquerque Departments reviewed and commented on Project #1000171:**

Planning, Office of Neighborhood Coordination

La Mesa Community Improvement Assoc. (R)
South Los Altos NA (R)
Indian Moon NA (R)

Planning, Advance and Urban Design

1. Will the black building facade affect building cooling efficiency in the summer - especially on the western facade?
2. The walkway leading to the building from the public sidewalk appears to end at a planter instead of a building entrance. Can this be corrected for better pedestrian connectivity?

Parks & Recreation, Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Parks & Recreation, Open Space Division

Open Space has no adverse comments.

Police Department/Planning

SE Area Command. See attached.

Solid Waste Management Dept., Refuse Division

Disapproved, requires double enclosure which will be sufficient for required recycle area also, call for details 761-8142.

City of Albuquerque Public Works Department

Transportation Development (City Engineer/Planning Department):

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Provide 24' drive aisles throughout site.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments on the Site Development Plan for Building Permit.

Transportation Planning (Department of Municipal Development):

Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

No comments received.

Street Maintenance (Department of Municipal Development):

No comments received.

New Mexico Department of Transportation (NMDOT):

No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. Provide 24' drive aisles throughout site.
- c. Site plan shall comply and be designed per DPM Standards.

➤ **The following agencies reviewed Project #1000171:**

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)

Reviewed, no comment.

Albuquerque Public Schools (APS)

Municipal Addition, Tract 1-A, is located on Lomas Blvd NE between Wyoming NE and I-40. The owner of the above property requests approval of a Site Development for Building Permit for the remodel and expansion of the existing Eastside Animal Services Center. This will have no adverse impacts to the APS district.

Public Service Company of New Mexico (PNM)

Developer needs to contact PNM for services.