

Additional Square Footage Amendment Request Form

Submit this form and all supporting documents to charter.schools@ped.nm.gov

The Charter Contract was entered into by and between the New Mexico Public Education Commission (PEC) and Albuquerque Sign Language Academy, hereafter "the school," effective on 7/1/2020.

The school requests consideration from the PEC to change the terms of its contract as follows: Add additional square footage by adding the use of North 4th Arts Center for all students, with an emphasis on students with disabilities

Current square footage: Click or tap here to enter text.

Explain the form the additional square footage will take: Click or tap here to enter text.

Certificate of Occupancy: check one

- A Certificate of Occupancy is submitted
- The school representative and governing board chair provide assurances that the school will not occupy any space until the school possesses a Certificate of Occupancy and an assurance that a copy of the Certificate of Occupancy will be provided to the CSD within 30 days of occupancy

New Mexico Conditions Index (NMCI): check one

- A letter from PSFA stating that the facility meets the NMCI is submitted
- The school representative and governing board chair provide assurances that the school will not occupy any space until the school possesses a letter from PSFA stating that the facility meets the New Mexico Conditions Index NMCI and an assurance that a copy of the letter will be provided to the CSD within 30 days of occupancy

The school representative and governing board chair provide assurances that the school will not occupy any space that does not meet the ownership and leasing requirements of Section 22-8B-4.2 NMSA 1978. Yes No

If the school is also submitting a Grade Level Change Amendment Request and/or Enrollment Cap Amendment Request and the information below is provided there, check N/A and do not complete the rationale section below.

- N/A (provided in the accompanying Grade Level Amendment request)
- N/A (provided in the accompanying Enrollment Cap Amendment request)
- Rationale for the change:** Click or tap here to enter text.

Effective date: effective upon PEC approval

The school's contract amendment is hereby submitted by:

Signature of School Representative: _____

Date: _____

Signature of Governing Board Chair: _____

Date: _____

For PEC/CSD use only

PEC Meeting Date:

Agenda: Regular required

The school's contract amendment was: Approved Denied (see transcript)

Electronic signature of PEC Chair: _____ **Date:** _____



The Albuquerque Sign Language Academy

children. family. community. possibility.

Current square footage

- The current square footage of the ASLA's current (leased from APS) facility is approximately 59,000 square feet. This square footage is comprised of classrooms, administrative offices, gym and cafeteria.

Explanation of how the additional square footage will be used

- The addition of square footage of North 4th Arts Center will be used to add and enhance fine arts programming for all students and to serve the ASLA's increasing student population in its transition programming. The new facility will allow the ASLA to house its expanding music program and has a performing arts center that will allow for adaptive performances for students with disabilities and those who are deaf.

Rationale for the change

- This request is to expand access to fine arts facility that is specifically suited to serve students with disabilities. It is important to note two key issues:
 - The N.4th Arts facility touches the fence of the current educational location of the ASLA. It is physically situated to be an extension of the current school plant.
 - The N4th Arts program was initially known as the Very Special Arts (VSA) Program, a program and facility that was specifically built out to provide fine arts programming for the disability community. As such, the building is ADA compliant and disability focused.

Office (505) 247-1701 ~ Video Phone (505) 435-9680 ~ Fax (505) 247-1704

620 Lomas Blvd. NW ~ Albuquerque, New Mexico 87102

www.ASLAcademy.com

May 15, 2024 – Regular Meeting Minutes

ASL Academy Governance Board - Meeting was Held Via Zoom Videoconference

*Indicates action items requiring vote.

1. Call to Order: Chair Kim Moya called the meeting to order at 4:00pm.
2. Roll call: Kim Moya, Dr. Erin Jarry, Jane Cavanaugh, Venesee Taylor, and Dana Grubestic were in attendance. Vonnie Sachse and Nicole Lucero were excused. A quorum was present.
3. Discussion/Possible Action re Meeting Agenda*: Ms. Cavanaugh moved to approve the agenda. Ms. Taylor seconded. Motion passed unanimously.
4. Discussion/Possible Action re April 17, 2024 Meeting Minutes*: Ms. Grubestic moved to approve the agenda. Dr. Jarry seconded. Motion passed unanimously.
5. Public Comments: No public comments.
6. Update from Executive Director: Mr. Raphael Martinez reported on the status of the new building, the middle school trip to DC, and the gold tournament.
7. Update from Kim Moya, Board Chair: Nothing to report.
8. Update re Community Schools Initiative Report: Mr. Webb reported on various pending grants.
9. New Business:
 - a. Discussion/Possible Action re Preliminary Approval of North Fourth Arts Facility Lease with City of Albuquerque *: Ms. Grubestic moved to approve. Ms. Taylor seconded. Motion passed unanimously.
10. Financial Items:
 - a. Discussion/Possible Action re BARS, April 2024 Bank Reconciliation, Payrolls and Accts. Payable Reports*: Ms. Cavanaugh moved to approve the April 2024 Bank Rec, Payroll and A/P Reports, and preliminary approval for BARS related to Puente Grant Award amount and Lease to Purchase Land amount. Ms. Taylor seconded. Motion passed unanimously.
11. Upcoming Special Board Meeting will be held on May 22, 2024 at 4:00pm via Zoom online videoconference: Noted.
12. Adjournment: With no further business, Ms. Grubestic moved to adjourn the meeting. Ms. Lucero seconded. Motion passed unanimously and Chair Moya adjourned the meeting at 4:19pm.

APPROVED BY THE ASLA GOVERNANCE BOARD AT THE JUNE 19, 2024 MEETING:



Kimberly Moya, Chair

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3850 Fax: (505) 924-3847



Date: August 14, 2024

VIA EMAIL: cynthiagarcia@cabq.gov

Cyndy Garcia
400 Marquette NW
Albuquerque NM 87102

RE: 4904 4th St NW Albuquerque, NM 87102
UPC: 101406144702740423 the "property."

To Whom It May Concern:

This letter will certify that according to the map on file in this office on August 14, 2024, the identified portion in the provided Zone Atlas Map of the referenced property, legally described as: **MRGCD MAP 32 TRACT 147A1B & 147A2A** Albuquerque, Bernalillo County, New Mexico, is Zoned: Mixed-Use Moderate Intensity (MX-M).

The current use of the property is vacant structure. The proposed use of a School is a permissive use in the MX-M zone.

This property has been inspected and it was found to be in compliance with the applicable provisions of the Integrated Development Ordinance. The property is within the North 4th Corridor, Railroad and Spur Small Area and Site Design and Sensitive Lands Overlay Zones. There are no special exceptions associated with this property.

PO Box 1293

Albuquerque

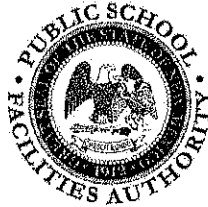
NM 87103

www.cabq.gov

If you have any questions regarding this matter, please contact me at (505) 924-3301 or by email at ametzgar@cabq.gov.

Sincerely:

Angelo Metzgar,
Code Compliance Manager, Code Enforcement, Planning Department



Iris Romero | Executive Director
Ryan Parks | Deputy Director

(505) 843-6272
<https://www.nmpsfa.org/>

August 1, 2024
Raphael Martinez, Executive Director
The Albuquerque Sign Language Academy

RE: wNMCI for potential facility at 4909 4th Street NW

VIA E-MAIL

Mr. Martinez,

Per your request, the Public School Facilities Authority (PSFA) assessed the potential facility located at 4909 4th Street NW on July 23rd, 2024. The PSFA understands that The Albuquerque Sign Language Academy plans to expand into the facility. Following the assessment, the potential facility's weighted New Mexico Condition Index (wNMCI) was calculated, pursuant to 22-8B-4.2 NMSA 1978 and 22-20-1(A) (2) NMSA 1978. The wNMCI represents the facility condition related to systems and adequate space for students.

The potential facility located at 4909 4th Street NW has a current wNMCI score of **23.40%**. This score meets or exceeds the current wNMCI statewide average of 24.54%, as required by statute (lower is better). Therefore, this facility meets the requirements for a charter school to move into.

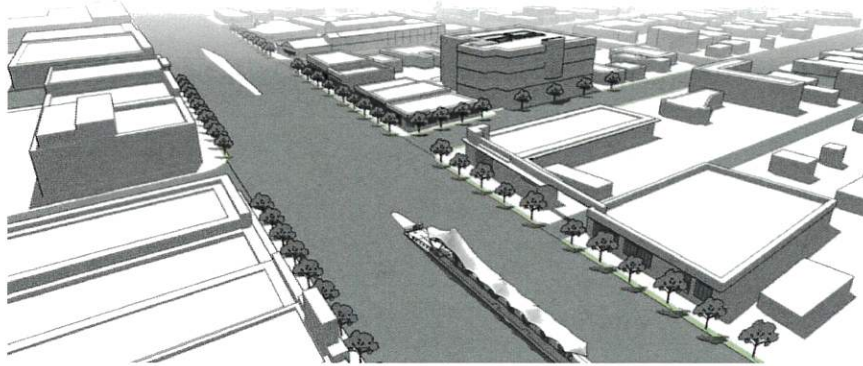
Please update the PSFA as the charter school moves forward with plans to move into this potential facility.

Respectfully,

Alyce Ramos, Programs Manager
Public School Facilities Authority

MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

Purpose: The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-M zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>																A	B	C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(5)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(6)
Dwelling, multi-family					P	P	P	P	P	P									4-3(B)(7)
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(8)
Community residential facility, medium					P	P	P	P	P	P									4-3(B)(8)
Community residential facility, large						P	P	P	P	P									4-3(B)(8)
Group home, small					C	P	P	P	P										4-3(B)(9)
Group home, medium					C	C	C	P	P	P									4-3(B)(9)
Group home, large						C			C	C									4-3(B)(9)
Sorority or fraternity						P	C	P	P	P									
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility				C	C	C	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV		P		C	4-3(C)(3)	
High school	C	C		C	C	P	P	P	P	P	P	P	C		P			4-3(C)(4)	
Hospital									P	P	P	P							4-3(C)(5)
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P	P	A			4-3(C)(6)
Overnight shelter										C	C	C	C	C					4-3(C)(7)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(8)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(9)
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>															A	B	C		
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Kennel	C							C	C		P	P	P	P					4-3(D)(4)
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P								
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity	P	P	P	P	P	P	P	P	P	P							C		4-3(D)(10)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)
Lodging																			
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P					4-3(D)(15)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(17)
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(18)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(19)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)
Commercial services								P	P	P	P	P	P	P					
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Zone District >>															A	B	C		
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)
Personal and business services, large									P	P	P	P	P	P					4-3(D)(26)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(28)
Outdoor Recreation and Entertainment																			
Drive-in theater									C	C	C	C	C						4-3(D)(30)
Residential community amenity	P	P	P	P	P	P	P	P	P	P							A		
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)
Retail Sales																			
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P					
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(32)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)
General retail, medium									P	P	P	C	C						4-3(D)(34)
General retail, large									C	C	P	P							4-3(D)(34)
Grocery store								P	P	P	P		P	P					4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C					4-3(D)(36)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(37)
Transportation																			
Helipad									CA	CA	A	P	P	P	A				4-3(D)(39)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)
Transit facility						C	C	C	P	P	P	P	P	P					
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Telecommunications, Towers, and Utilities																			
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A	4-3(E)(6)
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LIM	NR-GM	NR-SU	NR-PO			
Zone District >>															A	B	C		
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)
Wireless Telecommunications Facility																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(E)(10)
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A				
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(11)
Wholesaling and Storage																			
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(15)
Warehousing									C	C	P	P	P	P					4-3(E)(16)
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(17)
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA		A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			CA	4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility							CA	A	CA	A	A	A	A						4-3(F)(4)
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(9)
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)
Mobile vending cart							A	A	A	A	A	A	A	A			A		4-3(F)(12)
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(13)
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(14)
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A					

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO		
Zone District >>															A	B	C	
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A			A	4-3(F)(18)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A									4-3(F)(19)
TEMPORARY USES																		
Circus								T		T	T	T						4-3(G)(1)
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)
Open air market							T	T	T	T						T		4-3(G)(7)
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T		T		4-3(G)(8)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T		T		4-3(G)(11)