

AA

APPLICATION NO. 03AA-01090	PROJECT NO. 1000937
PROJECT NAME CTY TRANSIT FACILITY	
EPC APPLICATION NO.	
APPLICANT / AGENT CTY TRANSIT DEPT. & DWL ARCH.	PHONE NO. 242-6202
ZONE ATLAS PAGE J-09	
ADMINISTRATIVE AMENDMENT 7.02.03	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE 7-02-03	DATE
PLANS APPROVED	DATE 7-03-03	DATE
COMMENTS:		
1-Verification from zoning dept., if No. of parking spaces do not meet zoning code requirements.		
2-More dimensions are needed for the new parking areas.		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/3/03	DATE
COMMENTS:		
N/A		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/7/03	DATE
COMMENTS:		
revised revised gtd req'd @ Building Permit		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/14/03	DATE
COMMENTS:		
7/14 Site visit - Schedule mtg. w/ Applicant.		

(Return form with plat / site plan)



SUBDIVISION Supplemental form **S**

- Major Subdivision action
- Minor Subdivision action
- Vacation **V**
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **Z**

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... **A**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

AA

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Transit Dept. City of Albuquerque, Bruce Rizzieri PHONE: 724-3111
 ADDRESS: 100 First St. SW FAX: 724-3186
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: rizzieri@cabq.gov
 Proprietary interest in site: A. Director Transit Dept. (OWNER)
 AGENT (if any): DWL Architects & Planners of New Mexico PHONE: 242-6202
 ADDRESS: 202 Central SE, West Courtyard FAX: 242-4159
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: dwlum@zianet.com

DESCRIPTION OF REQUEST: Administrative Amendment to Approved DRB Site Plan FOR Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts B-15, B-16, B-17, B-18 & B-19 Block: _____ Unit: 5
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: SU-1 Transit Facility Proposed zoning: SU-1 Transit Facility
 Zone Atlas page(s): J-9 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 20.5 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8001 Dayton Rd. NW
 Between: South of I-40 and West of Unser Blvd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 00114
01643/00128 01641/00128 01642/00110 01650

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Ron Burton DATE 6-30-03
 (Print) Ron Burton Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DBAA - 010910</u>	<u>AA</u>	<u>Pct</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$ <u>0</u>

Hearing date MA
B. Burton 7/2/03
 Planner signature / date **Project # 1000 937**

FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) *4500 NA*
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Collocation evidence as described in *Zoning Code §14-16-3-17(A)(5)*
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ron Burton
 Applicant name (print)
Ron Burton 7-2-03
 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 03AA - 01090

Ronderbert 7/07/03
 Planner signature / date
Project # 1000937

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

ENVIRONMENTAL PLANNING

**DEVELOPMENT SERVICES DIVISION
2000**

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650
January 18,**

Page 22

FINDINGS - 00128-00000-01641 - March 22, 2001, Site Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. A site plan for subdivision is required for approval of SU-1 zoning.
3. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
4. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.
5. The site development plan for subdivision meets all of the requirements of the Zoning Code.

RECOMMENDATION - 00128-00000-01641 - January 18, 2001, Site Plan for Subdivision

APPROVAL of 00128-00000-01641, a request for site plan for subdivision, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding findings and the following conditions:

CONDITIONS - 00128-00000-01641 - March 22, 2001, Site Plan for Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

ENVIRONMENTAL PLANNING

**DEVELOPMENT SERVICES DIVISION
2000**

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650**

January 18,

Page 23

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. The site shall be replatted to create distinct lots that conform to or create the new zone boundary lines.
3. Public Works Department, Transportation Development Services Conditions:
 - A) Dedication of 60 feet of right-of-way and construction of arterial pavement (30 feet minimum width), curb, gutter and sidewalk on Daytona Road and Oliver Ross Drive.
 - B) Adequate curb returns to accommodate the transit vehicles must be provided at all affected driveways and intersections.
 - C) Modifications to the intersection of Unser Boulevard and Los Volcanes Road to accommodate all transit vehicle-turning movements.

FINDINGS – 00128-00000-01642 – March 22, 2001, Site Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for an approximately 20 acre site located south of Interstate-40 between Unser and 90th Street, more particularly described as Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant.
2. The site development plan for subdivision furthers the applicable goals and policies of the Comprehensive Plan by creating the framework for a quality urban environment and offers a choice in transportation, work areas and life styles.
3. The subject request meets the policies of the West Side Strategic Plan in the Atrisco Park Community which is planned to provide growth with an employment focus. The WSSP encourages new development in this area. Annexation of the subject site would further these goals by providing the potential for further job growth and development of the area.

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

**DEVELOPMENT SERVICES DIVISION
2000**

ENVIRONMENTAL PLANNING

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650**

January 18,

Page 24

-
4. The submittal will be adequate with some minor changes and additions.

RECOMMENDATION - 00128-00000-01642 - March 22, 2001, Site Plan for Building Permit

APPROVAL of 00128-00000-01642, a request for site plan for building permit, Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, based on the preceding Findings and the following Conditions:

CONDITIONS - 00128-00000-01642 - January 18, 2001, Site Plan for Building Permit

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. At least one shaded, outdoor break area, a minimum of 250 square feet in size, shall be provided for employees and trees shall be planted in planters that are a minimum of five-feet by five-feet. This shall be provided at the time of at Phase II construction.
3. Car/vanpool preferred parking that is clearly demarcated for this purpose shall be provided.
4. No chain link, razor wire or plastic/vinyl fencing is permitted.
5. All walls shall conform to the City's Wall Design Standards publication.

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

ENVIRONMENTAL PLANNING

**DEVELOPMENT SERVICES DIVISION
2000**

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650**

January 18,

Page 25

-
6. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or other predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
 7. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
 8. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 9. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 17-feet high. The light fixtures shall be full shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light. No light source shall be visible from the site perimeter.
 - * 10. Prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.
 11. Transportation Development Services Conditions:
 - A) Proposed parallel parking in the employee parking lot should be converted to 90 degree parking or added to the adjacent parking pods.
 - B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
 - D) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

**CITY OF ALBUQUERQUE
COMMISSION
PLANNING DEPARTMENT**

ENVIRONMENTAL PLANNING

**DEVELOPMENT SERVICES DIVISION
2000**

**Number: 00114 00000 01643/00128 00000
01641/00128 00000 01642/00110 00000 01650
January 18,**

Page 26

-
- E) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
 - F) Location and dimension of proposed fire lanes must meet Fire Code requirements, as per the DPM.
 - G) Coordination with the Solid Waste Department with regard to refuse container location and access.
 - H) Street Trees are required along Interstate 40



**Deborah L. Stover
Planner**

cc: COA Transit Department, 601 Yale Blvd. SE, Albuquerque, NM 87106
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuquerque, NM 87120
Rick Sacoman, Laurelwood Neigh. Assoc., 7805 Baybrook Rd. NW, Albuquerque, NM 87120
Kathleen Duran, Parkway Neigh. Assoc., 8127 Glenbrook Pl. NW, Albuquerque, NM 87120
Michelle Boehrens, Parkway Neigh. Assoc., 1405 Somerset Dr. NW, Albuquerque, NM 87120

Attachments

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001: On January 18, 2001, the Environmental Planning Commission voted to recommend *approval* to the City Council of 00114-00000-01643, a request for annexation and 00110-00000-01650, a request for zone map amendment, for Tracts, B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant. Also on January 18, 2001, the Environmental Planning Commission voted to *defer* 00128 00000 01641, a site plan for subdivision and 00128 00000 01642, a site plan for building permit to the Environmental Planning Commission Public Hearing on March 15, 2001.

The following is an analysis of the revised site plans.

ANALYSIS

Site Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

The Comprehensive City Zoning Code defines a site development plan for subdivision as:

“SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.” (§14-16-1-5 DEFINITIONS)

The site plan for subdivision has been revised to show existing lots and the proposed consolidation into one large tract called Tract B. The site is shown on the west side of Unser Boulevard and the east side of future 90th Street. Daytona Road is proposed for construction adjacent to the southern border of the subject site and will curve southward through the property to the east of the site where it is proposed to be called Oliver Ross Drive and connect to Los Volcanes Road. The uses proposed for the site are stated as a transit facility and a day care center. The transit facility includes bus storage, fueling station, vehicle maintenance and washing facilities as well as operations and administrative buildings. The day care center is proposed for a future phase and is planned with a landscaped outdoor play area.

Pedestrian and Vehicular Access and Internal Circulation

Pedestrian connections and circulation are shown on various site plans in the submittal. Vehicular ingress and egress are shown on the plan with a full, signalized intersection shown at the intersection of Los Volcanes Road and the proposed Oliver Ross Drive. Sidewalks are shown within the site and externally along Daytona and the Proposed Oliver Ross Drive. The internal sidewalk widths are shown as 6-feet wide.

Internal pedestrian circulation is adequate for the site.

The maximum floor area ratio is shown as .22. A landscape plan is included in this submittal and will be discussed in the site plan for building permit analysis section.

ANALYSIS

Site Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for an approximately 20-acre site located immediately south of Interstate-40 between Unser Boulevard and 90th Street on Daytona Road. This request is for a West Side Transit Facility and future day care facility.

The site development plan for building permit submitted by the applicant shows the proposed layout of the site. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by maintaining a variety and choice in work areas and life styles. It proposes a commercial development in an already commercially zoned area.

The site plans meet the goals and policies of the West Side Strategic Plan. It is located within the Atrisco Park Community designated by the WSSP. This area is anticipated to become a regional employment center. This community has an employment focus with a relatively small existing or projected population base. Typical land uses called for in the area include large institutional uses.

Site Plan Layout / Configuration

The majority of the approximately 198,110 square foot total of the proposed buildings run north to south with the exception of the operations building and the day care center which both face the front of the site or south toward Daytona Road. The rear of the site runs adjacent to Interstate-40. The development is to be built in several phases, with Phase II having sub-phases A, B and C.

Phase I: All off-site street and utility work and Control booth.

Phase II:

Phase IIA: On site rough grading, underground utilities, retaining wall and perimeter concrete block wall.

-
- Phase IIB: CNG station and Fuel/Fare building.
- Phase IIC: Southern portion of Maintenance building, Wash building, Control Booth, southern portion of Staff parking lot, internal site asphalt paving and landscaping.
- Phase III: Northern portion of Maintenance building, Operations building, northern portion of Staff parking lot and additional landscaping.
- Phase IV: Day care, landscaping and parking.

The two rectangular areas east of the employee parking area formerly labeled "slope down" have been eliminated. Square footages for all these facilities have been provided on both the landscape plan and the site plan.

Vehicular Access, Circulation and Parking

Vehicular access to the site will be from Dayton Road that is proposed to be built adjacent to the site and curve south through property to the east becoming Oliver Ross Drive. An intersection with stop signage is shown at the intersection of Oliver Ross and Los Volcanes Road and a signalized intersection is proposed for Unser Boulevard and Los Volcanes. Five entrances are provided to the site from Daytona Road. Employee parking is shown at the west end of the site, with an access drive directly to the parking area. The next access point to the west dead-ends into a landscaped area that will eventually become the site for of the day care center. The next access point leads into a rectangular parking area that is labeled visitor parking where traffic flows out to the 4th access point. The last (easternmost) access point is for busses to enter and exit the facility and leads to the interior of the site where the storage, fueling and maintenance facilities are contained. Circulation through the site is limited for all areas.

Parking calculations have now been provided for the site. The spaces were calculated at 1 space per employee and based on employee shift numbers. There are a total of 349 parking spaces for staff and 19 spaces for visitors (including 4 ADA accessible spaces) after Phase II completion. The special use nature of the transit facility presents difficulty in employees using alternate transportation since this same workforce will be the providers of a large segment of the available alternate transportation. However, many of the employees will be arriving for their shifts at the same time. This provides an opportunity for reducing the number of cars in use through carpooling. To encourage this activity, preferred parking spaces that are clearly marked for carpooling vehicles should be provided. Additionally, the revised plans show trees at either end of the parking rows and the parking area now has a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and to adjacent streets and sidewalks.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is adequate with 10-foot wide concrete sidewalks proposed to run adjacent to the site along Daytona Road. Once in the site, pedestrian walkways exist and are

called out as 6-feet wide. All sidewalks are to be concrete with a light-brown finish. Walking paths that are located within the internal, asphalt-paved areas around the maintenance and storage facilities will be delineated by painted striping on the asphalt. Walkways have been provided throughout much of the site, but since the phasing of these walkways is unclear, it is difficult to assess the adequacy of pedestrian accessibility at this time.

At the completion of Phase III 20 bicycle spaces will be available. Staff noted two bicycle racks on the site plan. One is located northwest of the operations building and one is located south of the same building, near the front entrance. A detail of the bike rack as well as calculation of required bicycle parking spaces is shown on the color sheet depicting Phases II, III and IV (Sheet is not numbered). The number of bike spaces provided is adequate for this site.

Transit service is not currently provided to the site, as it is currently an undeveloped area. However, the Transit Department states that access will be provided by the time the facility is built.

Lighting and Security

Lighting is shown throughout the site and appears to be adequate. A lighting detail is shown on the Electrical Site Plan (no Sheet number provided) that depicts the lighting as 17-foot tall, including the base. The design detail shows the fixtures as cut-off type, horizontal lamps. The note describing the lighting states "Exterior fixture shall be full cut-off and shielded in such a manner that light rays emitted from the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted to comply with the 'Night Sky Protection Act of New Mexico'". This statement is important but does not fully address the concerns of fugitive light which should be a condition of approval.

Security for the site consists of a six-foot high, concrete block wall surrounding the site as well as an "all-terrain vehicle security path". The agent stated that the perimeter will be patrolled for security reasons. The security path will be covered with crusher fines that will eventually settle to become compacted over time and become a paved path of sorts.

Landscaping

The Landscape Plan shows a mixture of mostly deciduous trees with some conifers and a variety of shrubs and small, native flowers. The landscaping is concentrated at the front or public area of the site and is non-existent in the interior of the site. The landscape plan meets the 15% requirement for the site. The re-vegetated area is not included in the calculations for landscape requirement, so will not reduce the 15% requirement when built.

The site and the employees and the public would be better served if the perimeter of the site were lined with shade trees and if landscaped areas could be found throughout the site instead of just the "public face" of the facility. Transportation Planning makes a condition that street trees must

be planted along Interstate-40. However, the Transit Department does not want landscaping in the interior of the site, views the idea of trees along the perimeter as a safety hazard to buses, and points to the City Zoning Code Landscaping section (page 220, 14-16-3-10, section E. b) which states that the definition of *net lot* does not include "portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from view from any adjacent lot or public right-of-way by an opaque wall or fence at least 6-foot high in which no landscaping will be required except buffer landscaping."

The landscape plan has been revised to include shade trees that are positioned within the parking area as well as along the pedestrian walkway at the east side of the parking area.

The revised plans state that irrigation will be provided for the "non-irrigated native plant meadow" until the vegetation is established. Specifically, Note 11 (on Sheet SIT-L-101) states that "Re-vegetation area to be watered by water truck two times per month during the first three growing seasons." Landscaping regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. The species of native grass that is to be planted in the large areas east and west of the Operations Building is specified as Buffalo grass.

At least one shaded, outdoor break area should be provided for employees and trees should be planted in planters that are a minimum of five-feet by five-feet. The applicant has agreed to find such a space and provide it on the plan.

Grading, Drainage, Utility Plans

A grading and drainage plan has been submitted for review by the Hydrology Division of Public Works.

The Utility Development Division of Public Works states that the utility plan must be modified and that infrastructure is required in accordance with a serviceability letter dated March 1999. Also, prior to approval of the site plan at DRB, an availability statement must be requested and the Utility Plan approved by the Public Works Department.

In addition, the Utility Development Division notes that access and development of this site presupposes dedication of off-site right of way and asks as to whether the land has been acquired, or is under contract, or will condemnation be pursued? The Transit Department has clarified this matter by providing verification that the landowners in question are in agreement with this proposal or that the City has rights to proceed with the submitted request. (Included with packet)

Architecture and Signage

The architecture of the site is an eclectic style of shapes and materials that consists of CMU block, standing seam metal and stucco. Colors and materials have been specified in the revised plans color rendered drawings have been included in the submittal. The Operations Building is

shown as a 13,534 square foot rectangular building standing 20-feet three-inches at its highest point with a curved portal at the entrance. Colors and materials for the building include sage and grey colored split-face block with russet colored stucco and green trim and glazing. The Maintenance Building is shown as a 50,155 square foot building in Phase I and after an addition in Phase II it becomes 21,828 square feet larger. The building is similar in style, color and materials to the Operations Building with featured curves and a covered entrance. Galvanized overhead doors for bus entry are prominent on all four sides of this building. The highest point of this structure is 35'6". The Bus Storage Building is proposed to be 106,782 square feet and is similar in style to the other buildings with brick and stucco construction and overhead doors along the east and west sides. The Service Building, Wash Building and Control Buildings are all similar in style to the other buildings with identical construction materials.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the pre-hearing review meeting.

Transportation Planning notes that there are some deficiencies regarding approval for "site plan for building permit": (a) a right-of-way for the portion of Daytona Road lying between the site and Los Volcanoes Road should be dedicated by appropriate instrument; (b) a typical section(s) for Daytona Road should be shown, and the plan view of the road also needs to be more understandable; (c) street drainage and offsite street intersections and signalization all need coordination with Public Works Department. If not already done, the site plan drawings need DRC review.

Neighborhood Concerns

Staff has received no inquiries from neighbors or others regarding this request.

As stated in the previous staff report, a facilitator's report was received which stated that no facilitated meeting was requested.

Conclusions

The revised site plans have been modified to meet the required standards and address the previous deficiencies in an organized approach. The applicant and agent have met all the requirements for site plan for subdivision and site plan for building permit. The overall plan is important to the City of Albuquerque and the operation of an efficient transit system. Staff recommends approval of the request.



City of Albuquerque

Transit Department

Anne Watkins, Director

601 Yale Blvd SE Albuquerque, NM 87106

505-764-6100

fax 505-764-6146

FACSIMILE TRANSMITTAL SHEET

DATE:

3/15/01

TOTAL NO. OF PAGES:

(including cover sheet)

6

FROM:

Tom Murphy

PHONE NUMBER:

TO:

Ron Berton

COMPANY:

PHONE NUMBER:

FAX NUMBER:

242-4159

NOTES/COMMENTS:

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 7-2-03
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

N/A A. 82" x 11" reduction for each plan sheet.

X B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- X 1. Date of drawing and/or last revision
- X 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- X 3. Bar scale
- X 4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
- X 7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
per original plan
 - 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____
provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.
per original

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan *(scale of site too small)*
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

July 1, 2003



Ron R. Burton, AIA
Willard L. Eastman, AIA

Cynthia Borrego Archuleta
DP Service Planner
Planning Department
Development Services Division
600 2nd St. NW
Albuquerque, NM 87102

Re: West Side Transit Facility

Dear Ms. Borrego Archuleta:

This letter is written to request an Administration Amendment to the DRB Approved Site Plan for the West Side Transit Facility. The changes to the site were initiated when the City determined that articulated buses should be added to the Transit Department's Bus Fleet. These buses will allow the City to provide the new express service along major routes such as Central Avenue.

As originally planned, the West Side Transit Facility did not include provisions for articulated buses. Articulated buses are larger in order to hold more passengers and are hinged (articulated) in the middle to provide easier maneuverability in turning on standard city streets. The articulated buses will be maintained and stored at the West Side Transit Facility. To accommodate the new buses, several minor modifications to the site have been made and increases in some of the Maintenance Bays in the Maintenance Building have been planned per the attached site drawing. A list of the various changes is shown on the new site drawing. The change in the overall building square footage is less than a 10% increase over the original approved site plan. A comparison of the square feet is as follows:

Building	Original Approved S.F.	Proposed Changes to S.F.
Wash Building	4,117 s.f.	4,117 s.f. (plus future wash bay)
Fuel/Fare	1,207	1,207 (plus future service lane)
Maintenance Bldg.	70,104	80,552
Control Bldg.	515	515
Operation Bldg.	13,909	15,238
Bus Storage	<u>109,468</u>	<u>96,152</u>
	199,320	198,141

An allowable 10% increase in the approved site plan building size would be a total of 219,252 square feet. The proposed changes total 198,141 square feet which is less than the original approved amount. In addition, a reduction in the required staff parking has been approved by the Transit Department.

The original parking numbers requirements were based on the projected numbers of employees on site for three individual shifts. The 342 spaces shown on the approved plan are a total of all three shifts. Although there will be an overlap of parking required, the total should have only been an overlap of only two of the most extreme shifts of 86 plus 214 or a total of 300 spaces. The attached drawing shows the new proposed layout of 294 spaces. This number of spaces is acceptable to the Transit Department since approximately 5-10% of the staff will arrive via bus or be driven to the site in private vehicles that will not be parked on site.

Page 2

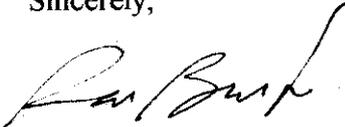
Cynthia Borrego Archuleta

July 1, 2003

We would respectfully request your review for this Administrative Amendment at your earliest convenience. We are attempting to advertise to bid the project in early July and must attach your approved DRB site plan to get the plans approved for Building Permit.

If you have any questions or need additional clarification, do not hesitate to call me.

Sincerely,

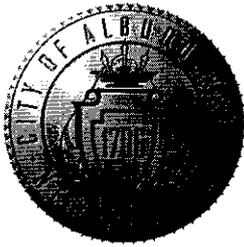


Ron Burton, AIA

cc: File - 39705

Attachments:

1. Development Plan/Plan Review Application
2. Zone Atlas, J-9
3. Copy of Original Approved DRB Site Plan
4. Copy of Staff Findings and Conclusion that Plan is Approved
5. Three (3) Copies of :
 - a. Revised Site Plan with Changes Enumerated
 - b. Revised Maintenance Building Elevation (no change to elevation of Control Bldg., Wash Bldg., or Fuel Bldg.)
 - c. (Any changes to the future Bus Storage Building elevations will be submitted at a later date)
 - d. Landscape Plan



Martin Chávez,
Mayor

City of Albuquerque

Transit Department

Peter Behrman, Director

100 First Street SW, Albuquerque, NM 87102

505-724-3100

505-724-3186 (fax)

Planning Director
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, New Mexico 87103

Re: West Side Transit Facility

To Whom It May Concern:

DWL Architects & Planners, Inc of New Mexico is acting as an authorized agent for the City of Albuquerque Transit Department to make submission, changes, revisions and represent us in the application for Administrative Amendment to Approved DRB Site Plan.

Please Contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Rizzieri".

Bruce Rizzieri
Associate Director, Transit Department