



Environmental Planning Commission

Agenda Number: 05
Project Number: 1009090
Case #: 15EPC-40026
August 13, 2015

Staff Report

Agent	Dekker/Perich/Sabatini
Applicant	Albuquerque Airpark Partners
Requests	Site Development Plan for Building Permit
Legal Description	Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision
Location	On Transport Street east of Interstate 25 and west of Mulberry Street
Size	Approximately 8.36 acres
Existing Zoning	SU-1/IP Permissive Uses and Student Housing
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 15EPC-40026, based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 15.

Staff Planner

Vicente M. Quevedo - Planner

Summary of Analysis

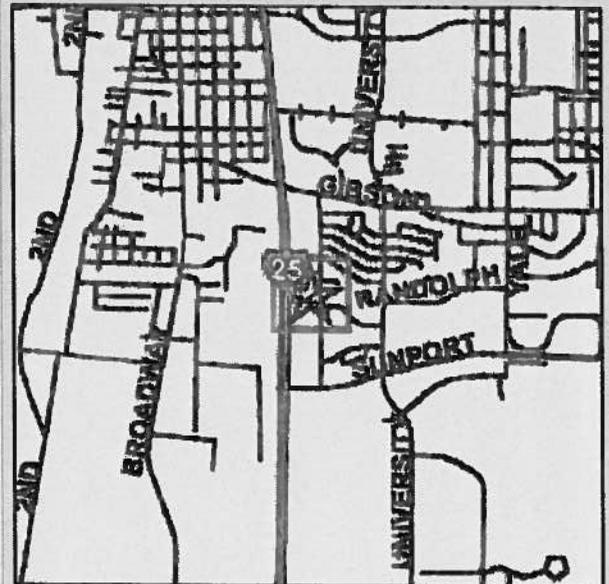
The purpose of this request is to allow a two story 90,000 sf healthcare clinic to be developed on an approximately 8.36 acre site located on Transport St. east of Interstate 25 and west of Mulberry St.

The site is located within the Developing Urban Area of the Comprehensive Plan as well as the Schwartzman Landfill. The Albuquerque Environmental Health Department will require the applicant to develop a Landfill Gas Mitigation Plan prior to DRB review.

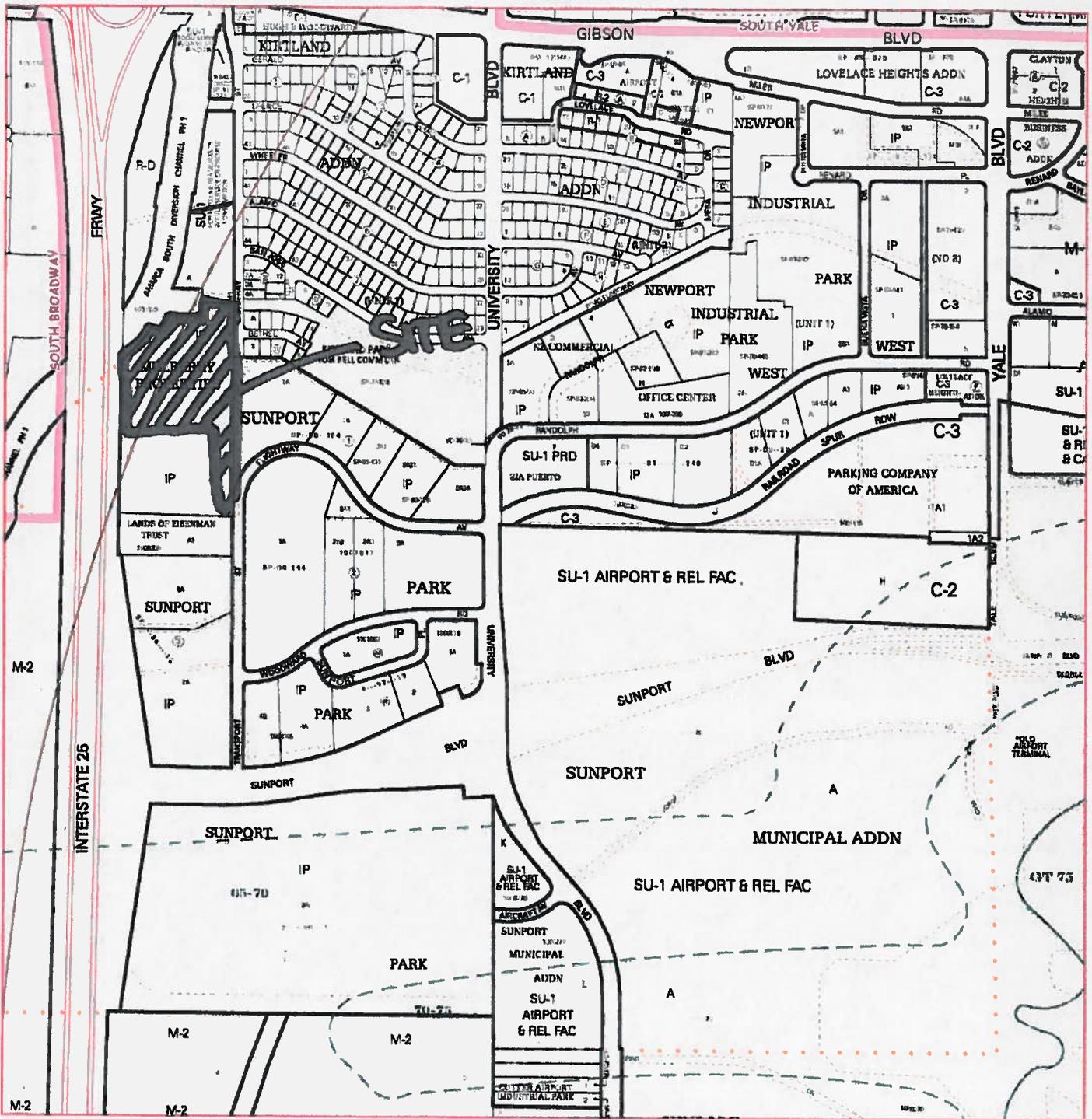
The Kirkland Community Association and San Jose Neighborhood Association as well as property owners within 100 feet of the subject site were all notified of this request.

The applicant is proposing an emergency access drive from the subject site to Mulberry St. per Fire Department comments. The Traffic Engineering Department is also requiring an updated Traffic Impact Analysis.

The Kirkland Community Association opposes any access from the subject site to Mulberry St.



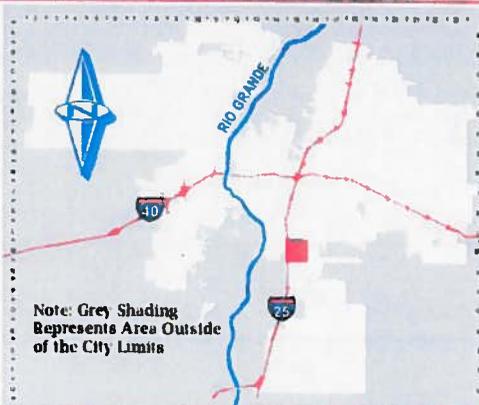
City Departments and other interested agencies reviewed this application from 7/6/2015 to 7/17/2015.
Agency comments used in the preparation of this report begin on Page 18.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



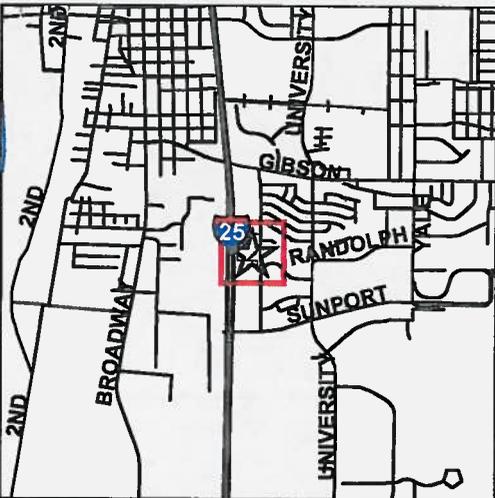
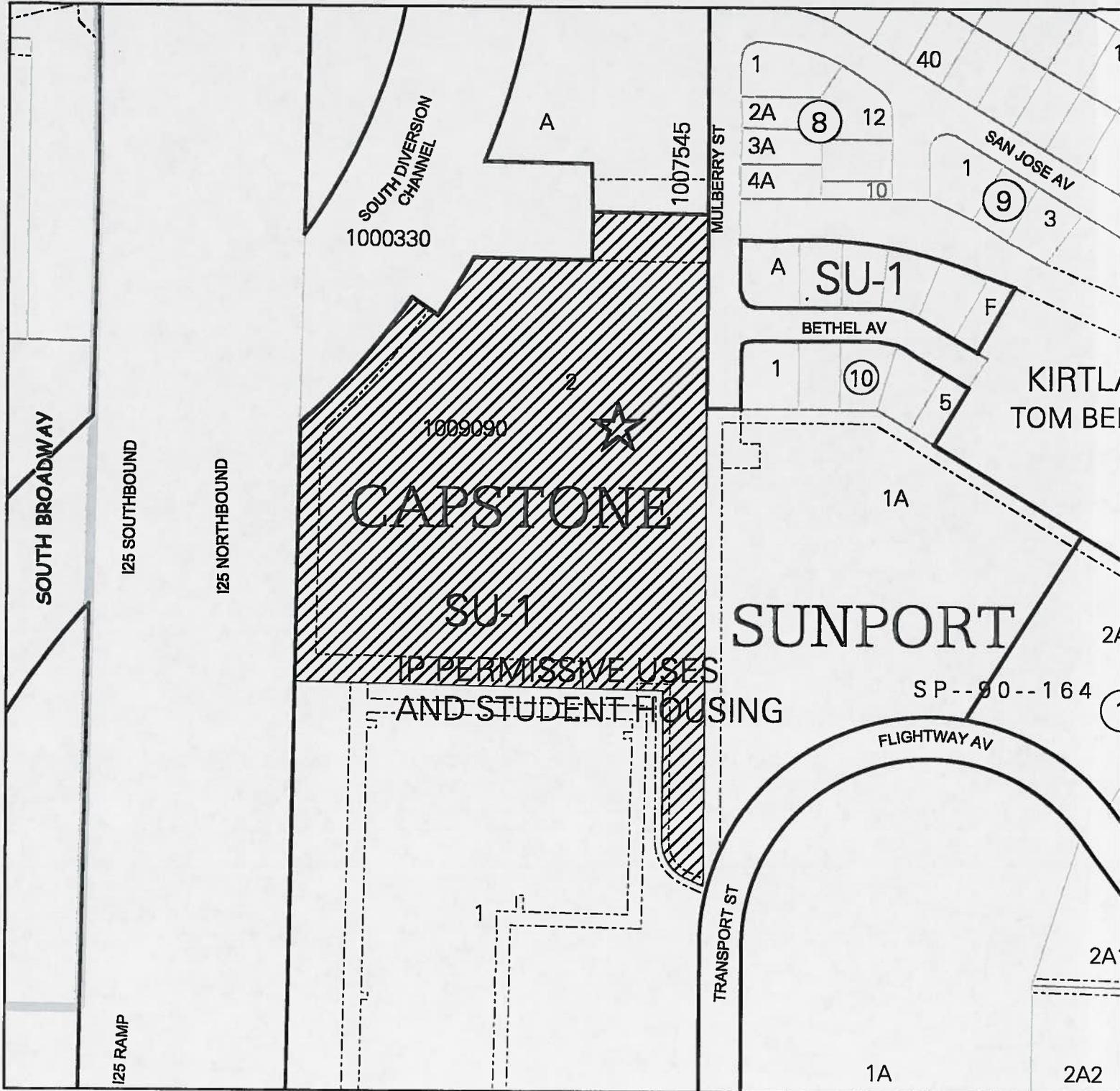
Zone Atlas Page:

M-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





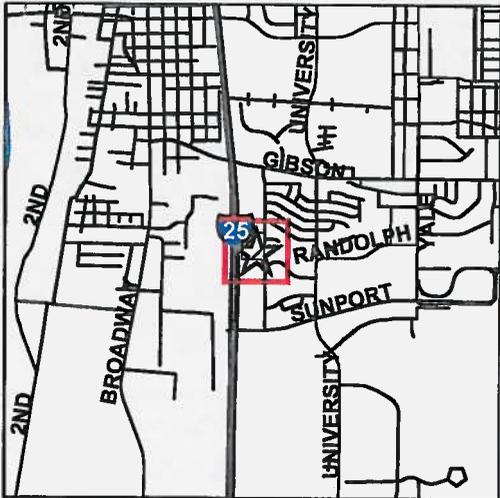
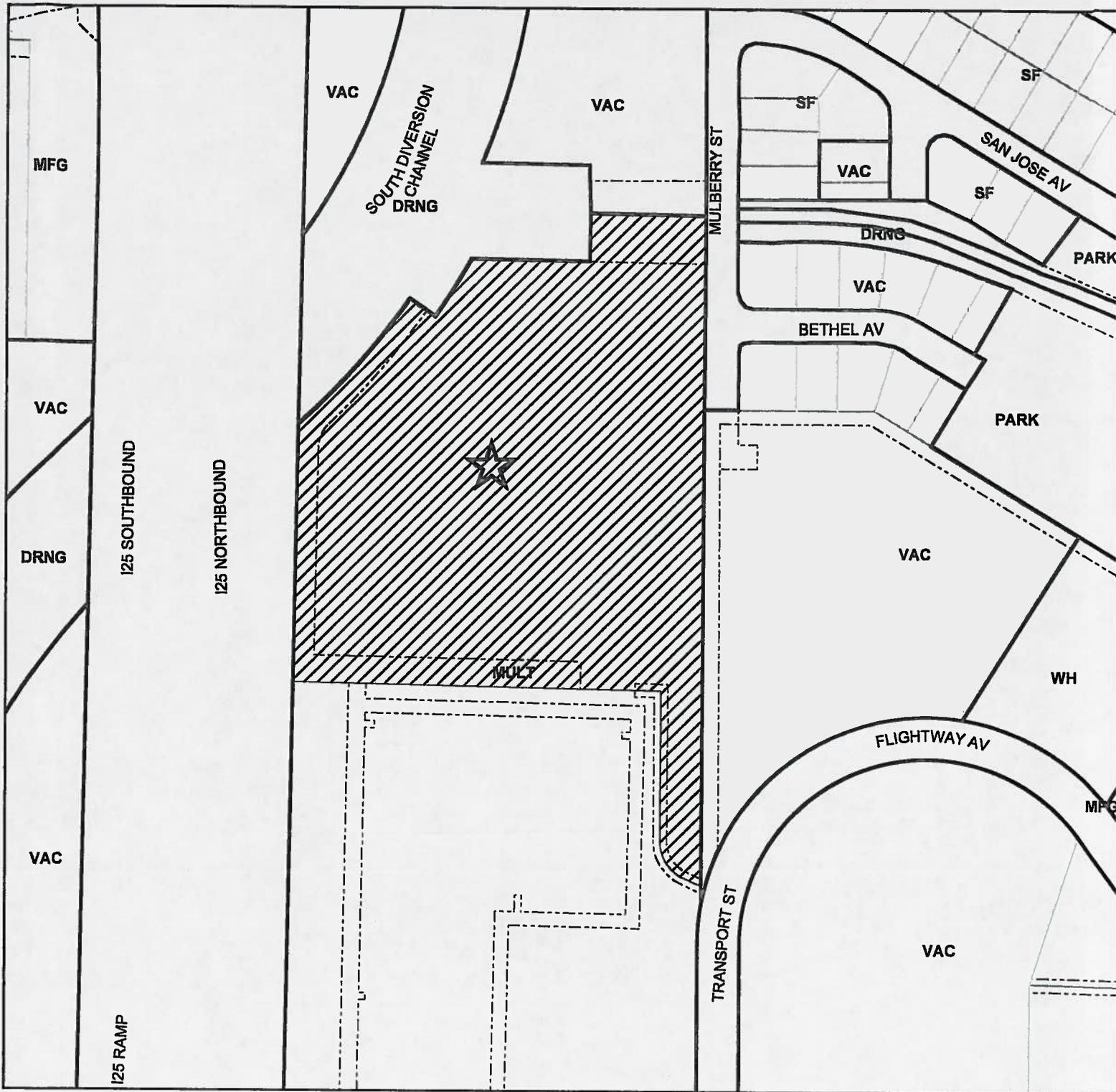
ZONING MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
 1009090
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 8-13-2015
 Zone Map Page: M-15
 Additional Case Numbers:
 14EPC 40026



LAND USE MAP

Note: Grey shading indicates County.

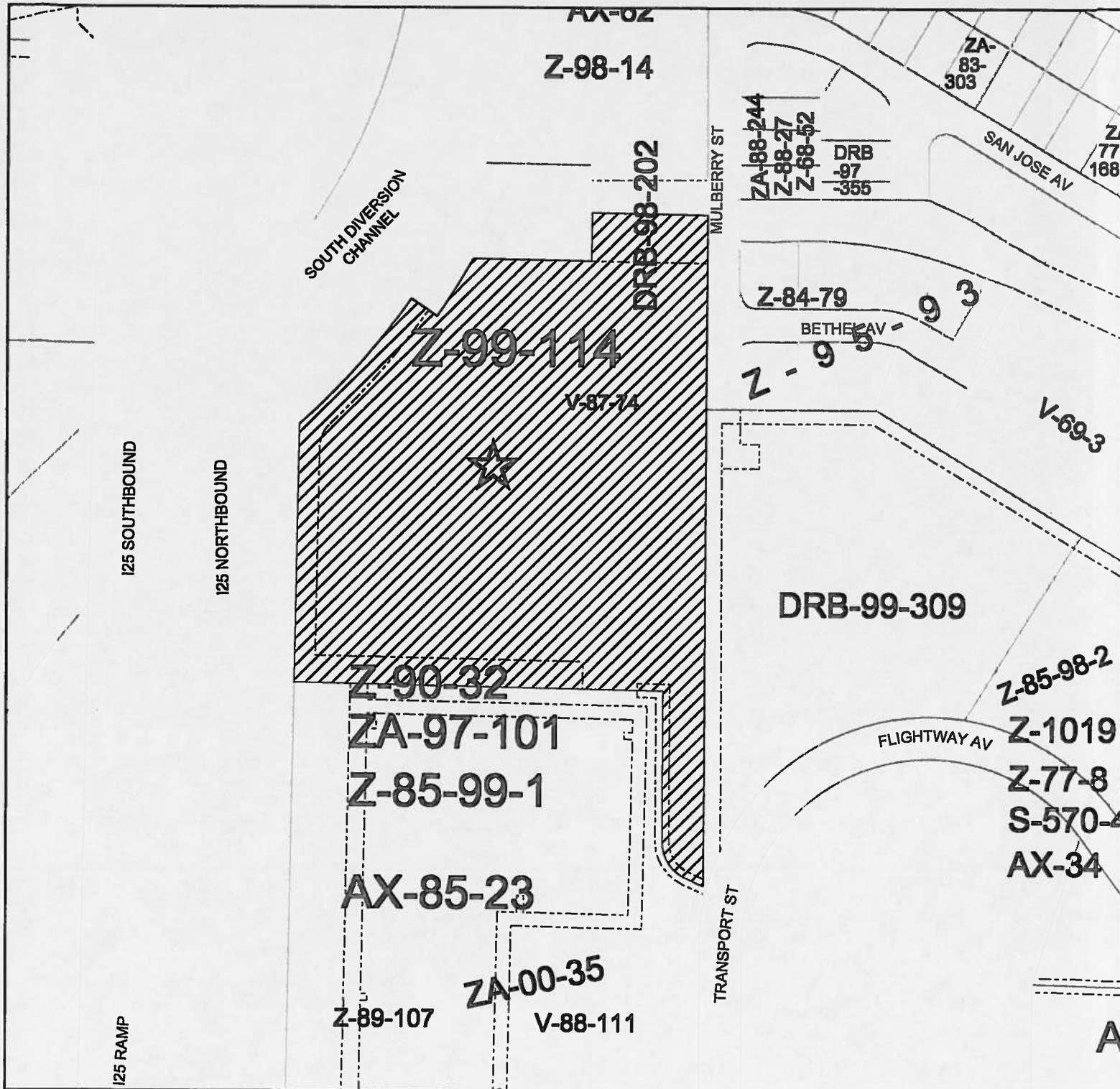
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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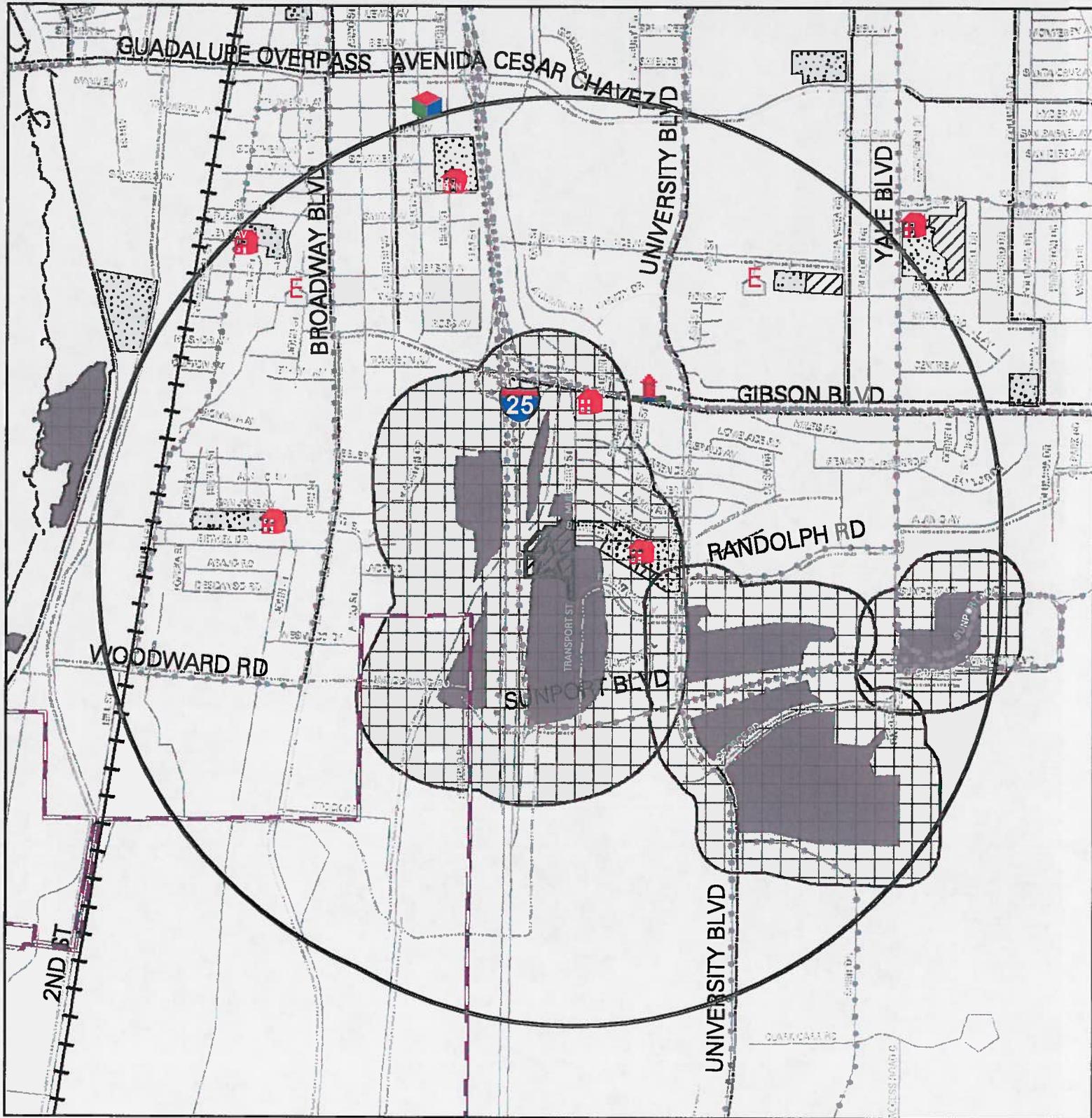
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

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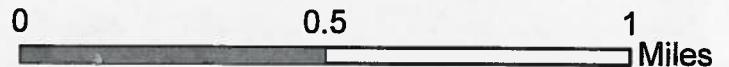


Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | Proposed Bike Facilities | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1009090



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP Permissive Uses and Student Housing	Developing Urban Area; Sunport Boulevard DOZ	Vacant
North	SU-1 for Hotels & Restaurants w/full service on-premise consumption	Developing Urban Area	South Diversion Channel, Vacant
South	SU-1 for IP Permissive Uses and Student Housing	Developing Urban Area; Sunport Boulevard DOZ	Student Housing
East	Industrial Park (IP)	Developing Urban Area; Sunport Boulevard DOZ	Vacant
West	SU-2 / Heavy Manufacturing (HM)	Developing Urban Area Sunport Boulevard DOZ, South Broadway Neighborhood Sector Dev. / MRA Plan	I-25, South Diversion Channel, Vacant

II. INTRODUCTION

Proposal

This is a request for a site development plan for building permit for a 90,000 sf healthcare clinic on an approximately 8.36 acre site located on Transport St. east of Interstate 25 and west of Mulberry Street. The proposed healthcare clinic is allowed per the existing SU-1 for IP Permissive Uses and Student Housing zoning designation, however, the existing site development plan for subdivision (Project 1009090, 11EPC-40093) that includes the subject site will also need to be amended administratively to reflect items such as the proposed IP use, updated parking calculations and new building square footage.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case because the site is zoned SU-1, and there is a proposed change in use from student housing to a health clinic. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: Zoning Code §14-16-2-22(A)(1), the SU-1 zone and §14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council [Ref: Zoning Code §14-16-4-4-(A)(2)]. This is a quasi-judicial matter.

Context

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the Sunport Development Overlay Zone. There are no other City plans controlling the subject site. The subject site is currently vacant and surrounded by vacant land and SU-1

zoning to the north, Student Housing to the south, vacant land and IP zoning to the east and Heavy Manufacturing and M-2 zoning to the west across Interstate 25. Even though major roadways surround the site, the development will not have access to I-25 or direct access to Sunport Boulevard to the south.

The Landfill Issue

The subject site is located on the Schwartzman Landfill. This landfill was created when gravel extraction was needed for nearby roads and then as a borrow pit in the 1960s when the adjacent interstate was being constructed. It was also the location of the Six Points Gun Club that included area near the subject site used for target practice.

As part of Phase I development of the Capstone Student Housing project directly north of the subject site, the applicant provided the Albuquerque Environmental Health Department (AEHD) with a Voluntary Remediation Plan from the State of New Mexico Environment Department as part of the State of New Mexico's Voluntary Remediation Program. The Capstone Student Housing project site was subsequently mitigated and engineered compaction of the ground was also completed prior to any Phase I construction.

The subject site sits outside of the Phase 1 construction area and therefore has not been completely remediated. According to the AEHD, development of the site is subject to the City of Albuquerque Interim Guidelines for Development which requires any applicant that wishes to build on a former landfill site to prepare and receive approval for a Landfill Gas Mitigation Plan (LGMP). The purpose of the plan is to assess whether any toxic gases are or may be present on a development site and to provide detail regarding risk abatement measures if any toxic gases are found. The LGMP is required for any development proposal on a landfill site that proceeds through the Environmental Planning Commission, the Development Review Board, or the building permit process.

Lastly, the LGMP must include a stamped certification from a professional engineer licensed to practice in New Mexico certifying that the construction of the project will be completed in compliance with the LGMP. Following discussions with the AEHD and the applicant, staff has determined that the applicant has contracted a New Mexico licensed engineering firm to complete an LGMP for the subject site. Approval of the LGMP by the AEHD has been included as a condition of approval for the site development plan for building permit.

History

The subject site was part of a larger area that was annexed into the City in 1985 (Z-85-98 / AX-85-22). Prior to 1985 the subject site was used as a landfill (see above) and had not been developed otherwise.

In 2012, the EPC voted to approve a zone change from IP to SU-1/IP Permissive Uses and Student Housing and amend an existing site development plan for subdivision for a 35.9 acre site that included the subject site (Project 1009090, 11EPC-40091, 40093). The site development plan for subdivision includes a set of design guidelines that are further analyzed in the Analysis Section of this staff report.

Transportation System

The Interim Long Range Roadway System (ILRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The ILRRS designates Sunport and Gibson Avenues as a Principal Arterial.

The ILRRS designates Mulberry St., Transport St. and Flightway Ave. as Local Streets.

Comprehensive Plan Corridor Designation

Interstate 25 is identified as an Express Transit Corridor. The intent of this corridor type is to create a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

Trails/Bikeways

There are no designated bicycle facilities shown of the Long Range Bicycle Plan that pass close by to the site. The closest bicycle lane is located along Gibson Ave. approximately half a mile north of the subject site.

Transit

There are no public transit routes near the subject site. The closest bus route (Crosstown Commuter 96) is located along Gibson Ave. approximately half a mile north of the subject site.

Public Facilities/Community Services

Please see the public facilities map at the beginning of this staff report. There are two Community Centers and an elementary school in close proximity to the subject site and east of Interstate 25. There are also several designated landfills on and in close proximity to the site as well (see Public Facilities Map). In fact, the subject site resides within the Schwartzman Landfill. The Albuquerque Sunport is also within a mile of the site, to the east.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is SU-1/IP Permissive Uses and Student Housing. No Zone Map Amendment (Zone Change) is being requested. The proposed healthcare clinic use is allowed under the existing zoning designation. The SU-1 portion of the zoning descriptor states that development within an SU-1 zone may only occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Building Permit to be reviewed and approved by the EPC.

Definitions

§14-16-1-5 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

§14-16-2-22 SU-1 SPECIAL USE ZONE. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

§14-16-2-19 IP INDUSTRIAL PARK ZONE. This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal 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:

Policy II.B.5.d: 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 development is appropriately located on an approximately 8.36 acre site with the intent to provide needed outpatient care services primarily to the student housing population to the south, the Kirkland Community to the east and the general university area. Additionally, the Interstate is a barrier to development to the west and it is appropriate to have a two story healthcare building adjacent to I-25 to act as a buffer to the properties east of the subject site. Therefore, the location and intensity of this new development respects existing neighborhood values. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The proposed location and access to the existing road network (though limited by having one point of ingress and egress off of Flightway Ave.) including its proximity to the University of New Mexico (UNM) and Central New Mexico Community College (CNM), Isotopes Park, The Pit and the UNM Football stadium attempt to address the necessary carrying capacities. Therefore, the request generally furthers Policy II.B.5.d.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The proposed development is located in an area where the vacant subject site is contiguous to existing programmed urban facilities and infrastructure, however the subject site is not close to any transit routes that provide continuous daily service, nor is it close to existing bicycle facilities. However, the integrity of the existing neighborhood to the east will be assured by limiting the amount of local street traffic on adjacent neighborhoods. Therefore, the request partially furthers Policy II.B.5.e.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed outpatient care services clinic will be located to complement residential areas due to the services it will be provide and its close proximity to the student housing population to the south, the Kirkland Community to the east and the general university area. The building's north / south orientation on the subject site demonstrates that it has been sited to minimize the adverse effects of noise, lighting, pollution and traffic on the nearby residential environments. Therefore, the request furthers Policy II.B.5.i.

Policy II.B.5.i: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

When compared to the design of the residential and industrial buildings north, south and east of the subject site, the proposed health clinic exemplifies quality materials such as a composite wall panel system, high performance glazing system, and a 2" exterior insulation and finish system. It is also oriented north / south on the subject site and utilizes a solar access setback to maximize efficiency of heating and cooling within the building. The request furthers Policy II.B.5.l.

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

The new proposed building will complement the existing scale, proportion and architectural character of the surrounding area which consists of a two-story student housing development, hotels/motels and industrial buildings. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The request furthers Policy II.B.5.m.

Sunport Boulevard Design Overlay Zone

This site falls within the boundary of the Sunport Boulevard Design Overlay Zone (SBDOZ) which was adopted in 1992 (see attached resolution) and provides specialized sign controls for the area surrounding Sunport Boulevard between I-25 and Yale Boulevard. The Overlay has specific exceptions from the General Sign Regulations of the Zoning Code. Which include the location of the signs, the number permissive on a premises, size, height and illumination.

The proposed wall mounted sign area and free-standing monument sign shown on the site development plan for building permit currently conforms to the requirements of the SBDOZ. Therefore, the request furthers applicable design guidelins requirements of the SBDOZ.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The existing site development plan for subdivision was originally approved in 1985 and was amended in 2012 to include the subject site and update design guidelines. The existing guidelines were primarily based on the Phase 1 student housing development south of the subject site and included items such as Use, Pedestrian and Vehicular Ingress and Egress, Internal Circulation, Maximum Building Height and Building Setback requirements.

While the proposed site development plan for building permit conforms to all of the requirements of the approved site development plan for subdivision, it will need to be amended administratively to reflect items such as the proposed health clinic use, updated parking calculations and new building square footage. An application for this amendment has been submitted by the applicant and approval of this request has been added to the conditions of approval for this case.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a site development plan for building permit for a 90,000 sf healthcare clinic on an approximately 8.36 acre site located on Transport St. east of Interstate 25 and west of Mulberry Street. The proposed healthcare clinic is allowed per the existing SU-1 for IP Permissive Uses and Student Housing zoning designation.

Section §14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

Site Plan Layout / Configuration

The subject site is approximately 8.36 acres in size and is identified as Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision. The subject site is currently vacant and is located on Transport Street east of Interstate 25 and west of Mulberry Street. The applicant is proposing a healthcare clinic building that is setback approximately 100' from both the eastern and western property line, approximately 250' from the northern property line and approximately 150' from the southern property line. The building is oriented along an east / west axis for optimal solar orientation and includes two main entrances along the north and south building facades. A single vehicular access is proposed at Flightway Ave. at the southern property line and an emergency only access with a locking gate is proposed at the northeastern corner of the site. Adequate parking spaces and landscaping will be located throughout the site and around the proposed building. A trash compactor is located on the southwestern corner of the property.

Public Outdoor Space

A pedestrian patio area that includes decorative concrete paving, tables, chairs, seat-walls, and benches is proposed on the eastern side of the building.

Vehicular Access, Circulation and Parking

The site development plan for building permit shows one access point at the southern property line at Flightway Ave. Flightway Ave. is only accessible via the intersection of Randolph Rd. and University Blvd. on the east side of the subject site. The main entrance at Flightway Ave. includes an 82' wide curb cut which narrows to 30' at the property line and includes a 4' wide landscaped island lane divider. The main access drive then narrows to a 28' two lane road leading north to the healthcare clinic building. There is an internal 28' road that circles around the building and leads back to the initial two lane road toward Flightway Ave. from which vehicles can exit the site.

A second 20' emergency only access drive, which includes a Knox Box lock, is proposed at the northeastern corner of the subject site. The proposed emergency access drive will connect to Mulberry St. directly north of the subject site and includes a truck turnaround in the center of the access drive. Guard Rails and/or Jersey Barriers are proposed around the emergency access drive in order to prevent vehicular traffic from accessing the emergency access drive from the east. The Fire Department submitted agency comments requiring the emergency access drive (see Agency Comments section of this staff report). The applicant has included a keyed note

(see Sheet Keyed Note 40) indicating that details of the emergency access drive will be coordinated with the Fire Department. Fire Department approval of the emergency access drive has been added as a condition of approval.

The Off-Street Parking Regulations of the Zoning Code require 5 parking spaces for each doctor that works at the medical building. The applicant states that there will be a total of 80 doctors working on-site which equates to a minimum requirement of 400 parking spaces. The applicant is proposing 440 which exceed the minimum required. The Zoning Code also requires a minimum of 12 accessible spaces, 6 motorcycle spaces and 24 bicycle spaces. The applicant is proposing to provide 14 accessible spaces (8 at the north entrance, 6 at the southern entrance as well as van accessible spaces) 6 motorcycle spaces and 32 bicycle spaces which meets or exceeds the minimum.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians can access the subject site via a concrete sidewalk which extends from the main access drive at Flightway Ave. then narrows to a 28' two lane road leading north to the healthcare clinic building. Once on the site, additional concrete walkways are located around the building leading to the patio area as well as the building entrances on the south, east and west sides of the building. Bicyclists can access the site via Flightway Ave. There are a total of 5 bicycle racks that can accommodate up to 32 bicycles located near the main entrances of the building. As noted earlier in this staff report, there are no public transit routes near the subject site. The closest bus route (Crosstown Commuter 96) is located along Gibson Ave. approximately half a mile north of the subject site.

Walls/Fences

5' and 6' high CMU screen walls with stucco are proposed along a portion of the western side of the southern access point at Flightway Avenue. The proposed walls conform to the requirements of the General Height and Design Regulations of the Zoning Code. No fencing is proposed on the subject site.

Lighting and Security

A series of 24' high single and double full cut off light pole mounted fixtures are proposed around throughout the site. However, Section §14-16-3-9 (Area Lighting Regulations) of the Zoning Code state that the maximum height of a light pole within 100' of a residential zone cannot exceed 16'. The site development plan will need to be amended to reflect the 16' light pole height restriction. All other elements of the lighting plan conform to the Area Lighting Regulations.

Landscaping

The landscaping plan contains a list of tree and plant species to be installed on the subject site including the common and botanical name of each species and a plant schedule is provided. However, while the applicant has indicated that the site development plan will conform to the Water Conservation Ordinance, the plans do not indicate whether the proposed plants and species will be low, medium, or high water plants. The site development plan will need to be

amended to include this information. All required notations regarding maintenance responsibilities, water conservation and tree planting detail are included on the landscape plan.

The total required minimum 15% of net lot area coverage requirement for the site is 47,921 sf and the applicant is proposing 111,503 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 35,941 sf, however the applicant does not delineate the total amount of live vegetative coverage in order to justify the statement that the landscaping plan meets the 75% live ground coverage requirements. The site development plan will need to be amended to include this information.

Grading, Drainage, Utility Plans

The site topography slopes from east to west. The proposed grading and drainage plan will be configured to accept flows from the Phase 1 development south of the subject site via an existing 36" storm drain pipe. The subject site consists of two distinct basins in order to attenuate flows. The South Diversion Channel located along the northern property line of the subject site has adequate capacity for free discharge. The flows from the subject site will drain directly into the South Diversion Channel via the proposed upgraded 36" storm drain pipe on the northwestern edge of the site.

Architecture

The building will be two stories and will be oriented along an east / west axis to maximize solar orientation. The northern exposure is designed as a concourse for patient circulation. The proposed building design is primarily made up of aluminum framed glass windows with a glazing system to reduce glare from the building. Additionally, light tan stucco finished facades sit above the framed glass window finish and serve as screening for the rooftop mechanical equipment. A decorative shade structure is also proposed over the front and rear entrances.

The site development plan for building permit shows a building height dimension of 46'. The maximum height allowed within the IP zone is 120'. Additionally, the structure must fall within 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises. Sheet SDP 1.2 provides the necessary 45 degree angle plane detail to demonstrate that the proposed building height meets the necessary height requirements of the Zoning code.

Signage

There is an existing billboard sign at the far west edge of the subject site that is proposed to remain. A free-standing monument sign is proposed at the main access drive at Flightway Ave. There is additional building mounted signage proposed on the northern and southern building facades. The free-standing and wall mounted signage proposed on the site development plan for building permit conform to the requirements of the Sunport Boulevard Design Overlay Zone (SBDOZ). A note has been added to the elevation sheets indicating that the signage area will conform to the requirements of the SBDOZ and shall not exceed 450 sf.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Agencies reviewed this request from June 6, 2015 to June 17, 2015. The original site development plan for building permit plan set included a second access drive that would connect to Mulberry St. According to the applicant, meetings took place with the Kirkland Community Association on July 21st and July 28th at which time they noticed concern about the proposed thru traffic onto Mulberry St. Subsequently, the applicant modified the site development plan for building permit and removed the Mulberry St. connection.

Based on that revised site development plan for building permit, the Fire Department subsequently submitted additional comments dated Friday July 31, 2015 stating that they would require a secondary access onto Mulberry St. per the International Fire Code for emergency access. The Traffic Engineering Department also submitted additional comments dated Friday July 31, 2015 stating that if the applicant was going to remove the Mulberry St. connection, that a new Traffic Impact Study (TIS) that evaluates level of service requirements based on one access point versus two would need to be completed and submitted for review and approval prior to being heard by the EPC (see attached agency comments for details).

Following receipt of these comments, the applicant revised the site development plan for building permit set to modify the Mulberry St. connection to emergency access only. As of the writing of this report, an updated TIS report has not yet been submitted. However, the applicant has coordinated with the Traffic Engineering Department to submit an updated summary TIS report for review by Monday August 10, 2015 regarding the revision to include only a single vehicular access drive at Flightway Ave. In order to comply with the condition of approval from the Traffic Engineering Department, the summary TIS will need to be approved prior to the public hearing in order for the request to be heard by the EPC on August 13, 2015.

Neighborhood/Public

The Kirtland Community Association and San Jose Neighborhood Association were notified of this request as well as property owners within 100 feet of the subject site. No facilitated meeting was recommended by the Office of Neighborhood Coordination. According to a Conference Report (drafted and submitted by the applicant) attached to the project narrative for this request, the project team held two meetings with neighborhood association representatives on July 21st and July 28th to solicit feedback regarding the proposed health clinic. The report states that neighborhood association representatives expressed concern regarding any proposed vehicular access from the existing Mulberry right-of-way. The report also references follow up discussions with neighborhood association representatives and commenting agencies regarding the requirement for an emergency access only drive to Mulberry St.

VI. CONCLUSION

This is a request for approval of a site development plan for building permit for an 8.36 acre tract of land located on Transport St. east of Interstate 25 and west of Mulberry Street. The subject site is zoned SU-1 for IP Permissive Uses and Student Housing. The applicant is proposing a 90,000 sf healthcare clinic building with 454 parking spaces on the subject site.

There is an existing site development plan for subdivision (Project 1009090, 11EPC-40093) that includes the subject site. The site development plan for subdivision includes general design guidelines such as Pedestrian and Vehicular Ingress and Egress, Internal Circulation, Maximum Building Height and Building Setback requirements. The requested site development plan for building permit conforms to the general design guidelines of the site development plan for subdivision. However, the signature block located at the top right hand corner of sheet SDP 1.1 currently lists the project number as "1000318" and lists the application number as "DRB Site Development Plan-Building Permit". These items will need to be amended to reflect the correct project number of 1009090 and DRB will need to be changed to EPC. Additionally, an application has been submitted to amend the existing site development plan for subdivision administratively to reflect items contained within the site development plan for building permit such as the proposed healthcare clinic use, updated parking calculations and new building square footage.

The most significant item of note with regard to the analysis of the proposed site development plan for building permit is the proposed connection to Mulberry St. Neighborhood Association representatives have stated that they are not in favor of the connection and the applicant has made an effort to hold meetings to review and discuss the proposed site development plan and even going so far as to propose removal of the connection all together.

However, the Fire Department is requiring that the applicant include an emergency access only drive to Mulberry St. This access is shown on the most current site development plan although Staff has not received comments from the Fire Department concerning the actual design. Another significant item of note is that the Traffic Engineering Department is also requiring that an updated TIS report be approved prior to the case being heard by the EPC, following the modification of the Mulberry St. connection to an emergency access only drive to ensure that level of service requirements can still be met with only one access point. Approval of the site development plan for building permit would further several applicable Rank I plan goals and policies, as well as Sunport Boulevard Design Overlay Zone regulations. If the applicant is able to secure approval of the revised TIS report from the Traffic Engineering Department prior to the hearing on August 13, 2015 then staff would be able to recommend approval with conditions of the site development plan for building permit. The applicant is scheduled to submit the revised TIS report to the Traffic Engineering Department on Monday August 10, 2015.

FINDINGS – 15EPC 40026, August 13, 2015 - Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision located on Transport St. east of Interstate 25 and west of Mulberry Street and containing approximately 8.36 acres. The subject site is zoned SU-1 for IP Permissive Uses and Student Housing.
2. This request will result in construction of a two-story 90,000 square foot healthcare clinic. The proposed clinic use is allowed per the existing SU-1 for IP Permissive Uses and Student Housing zoning designation.
3. The subject site was part of a larger area that was annexed into the City in 1985 (Z-85-98 / AX-85-22). Prior to 1985 the subject site was used as a landfill (The Schwartzman Landfill) and had not been developed otherwise. In 2012, the EPC voted to approve a zone change from IP to SU-1 for IP Permissive Uses and Student Housing and amend an existing site development plan for subdivision for a 35.9 acre site that included the subject site (Project 1009090, 11EPC-40091, 40093).
4. The subject site is located within the boundaries of the Capstone Site Development Plan for Subdivision (CSDPS) which contains general design guidelines such as Pedestrian and Vehicular Ingress and Egress, Internal Circulation, Maximum Building Height and Building Setback requirements. The proposed site development plan for building permit is not in significant conflict with the general design guidelines contained within the CSDPS.
5. An application has been submitted for an Administrative Amendment to the Capstone Site Development Plan for Subdivision, to amended items such as the proposed health clinic use, updated parking calculations and new building square footage.
6. The subject site is also located within the Sunport Boulevard Design Overlay Zone which regulates signage within the Sunport Boulevard Corridor.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed outpatient care services clinic will be located to complement residential areas due to the services it will be provide and its close proximity to the student housing population to the south, the Kirkland Community to the east and the general university area. The building's north / south orientation on the subject site demonstrates that it has been sited to minimize the adverse effects of noise, lighting, pollution and traffic on the nearby residential environments. Therefore, the request furthers Policy II.B.5.i.

- B. **Policy II.B.5.l:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

When compared to the design of the residential and industrial buildings north, south and east of the subject site, the proposed health clinic exemplifies quality materials such as a composite wall panel system, high performance glazing system, and a 2" exterior insulation and finish system. It is also oriented north / south on the subject site and utilizes a solar access setback to maximize efficiency of heating and cooling within the building. The request furthers Policy II.B.5.l.

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

The new proposed building will complement the existing scale, proportion and architectural character of the surrounding area which consists of a two-story student housing development, hotels/motels and industrial buildings. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The request furthers Policy II.B.5.m.

9. The request generally furthers the following applicable goals and policies of the Comprehensive Plan:

- A. **Policy II.B.5.d:** 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 development is appropriately located on an approximately 8.36 acre site with the intent to provide needed outpatient care services primarily to the student housing population to the south, the Kirkland Community to the east and the general university area. Additionally, the Interstate is a barrier to development to the west and it is appropriate to have a two story healthcare building adjacent to I-25 to act as a buffer to the properties east of the subject site. Therefore, the location and intensity of this new development respects existing neighborhood values. The proposed layout and design will not impact the scenic resources of the Sandia Mountains. The proposed location and access to the existing road network (though limited by having one point of ingress and egress off of Flightway Ave.) including its proximity to the University of New Mexico (UNM) and Central New

Mexico Community College (CNM), Isotopes Park, The Pit and the UNM Football stadium attempt to address the necessary carrying capacities. Therefore, the request generally furthers Policy II.B.5.d.

10. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The proposed development is located in an area where the vacant subject site is contiguous to existing programmed urban facilities and infrastructure, however the subject site is not close to any transit routes that provide continuous daily service, nor is it close to existing bicycle facilities. However, the integrity of the existing neighborhood to the east will be assured by limiting the amount of local street traffic on adjacent neighborhoods. Therefore, the request partially furthers Policy II.B.5.e.

11. The request furthers the following applicable goals, policies and regulations of the Sunport Boulevard Design Overlay Zone:

- A. ***The proposed wall mounted sign area and free-standing monument sign shown on the site development plan for building permit currently conforms to the requirements of the SBDOZ. Therefore, the request furthers applicable design guideline requirements of the SBDOZ.***

12. The Kirtland Community Association and San Jose Neighborhood Association were notified of this request as well as property owners within 100 feet of the subject site. No facilitated meeting was recommended by the Office of Neighborhood Coordination or requested by neighborhood association representatives.

13. A document entitled "Conference Report" was drafted and submitted to the Staff Planner by the applicant. According to the applicant, the report documents two meetings with neighborhood association representatives held on July 21st and July 28th to solicit feedback regarding the proposed development.

14. Representatives from the Kirkland Community Association expressed concern regarding any proposed vehicular access from the existing Mulberry right-of-way at the July 21st and July 28th meetings, as well as to the Staff Planner via emails.

15. Based on neighborhood concerns, the applicant removed the Mulberry access and submitted a new site development plan for building permit (dated July 24, 2015).

16. Based on revised drawings submitted by the applicant, the Fire Department submitted additional comments dated Friday July 31, 2015 stating that they would require a secondary access onto Mulberry St. per the International Fire Code for emergency access only.

17. Based on revised drawings submitted by the applicant, the Traffic Engineering Department submitted additional comments dated Friday July 31, 2015 stating that they would require a revised Traffic Impact Study demonstrating that level of service requirements will be met based on one access point versus two.

18. Based on agency comments, the applicant included a secondary access onto Mulberry St. per the International Fire Code for emergency access only and submitted a new site development plan for building permit (dated August 3, 2015).

RECOMMENDATION - 15EPC 40026, August 13, 2015 - Site Development Plan for Building Permit

APPROVAL of 15EPC 40026, a Site Development Plan for Building Permit, for Tract 2, Plat of Tracts 1 & 2, Capstone Subdivision, based on the preceding Findings and subject to the Following Conditions.

**CONDITIONS OF APPROVAL - 15EPC 40026, August 13, 2015 - 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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Administrative Amendment request to the Capstone Site Development Plan for Subdivision shall be approved prior to DRB review of the site development plan for building permit for the proposed healthcare clinic.
4. The signature block located at the top right hand corner of sheet SDP 1.1 shall be amended to reflect the correct project number of "1009090" and "DRB" will need to be changed to "EPC".
5. The site development plan for building permit shall be amended to reflect the 16' light pole height restriction per Section §14-16-3-9 (Area Lighting Regulations) of the Zoning Code.
6. The Landscaping Plan shall be amended to indicate whether the proposed plants and species listed on the Plant Legend on sheet SDP 2.1 will be low, medium, or high water plants.
7. The Landscape Calculations section of the Landscaping Plan on sheet SDP 2.1 shall be amended to quantify the total amount of live vegetative coverage to demonstrate that the landscaping plan meets the 75% live ground coverage requirements of the Zoning Code.
8. The final design of the proposed emergency access drive from the subject site to Mulberry St. (included as Keyed Note 40 on sheet SDP 1.1) shall be reviewed and approved by the Fire Department / Fire Marshall prior to DRB review of the site development plan for building permit for the proposed healthcare clinic.
9. Conditions of approval from the Albuquerque Environmental Health Department:

The applicant shall will have to submit site specific plans for the following prior to DRB review of the site development plan for building permit for the proposed healthcare clinic.:

- A landfill gas mitigation plan that should include at a minimum removal of landfill material (which would require an approved excavation plan from the State's Solid Waste Bureau);
- A landfill gas engineer certification determining of the landfill gases exists on the property and whether there is a potential for migration of such gases to impact the property in the future; and
- If landfill gases are present or there's a potential for the property to be impacted in the future, plans must be submitted for approval that include risk abatement measures.
- Certification of landfill material having been removed from this site is also required.

10. Conditions of approval from Traffic Engineering & Transportation Development:

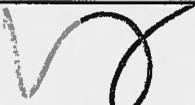
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances.
- The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978)
- Infrastructure improvements from the approved traffic impact study will be required.
- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

11. Conditions for Approval for Project #1009090 Site Development Plan for Building Permit (medical office building south of Gibson & east of I-25) 15EPC-40026:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425

- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-


Vicente M. Quevedo
Planner

Notice of Decision cc list:

Chris Gunning/Max Parrill (DPS), 7601 Jefferson Street NE, Suite 100, Albuquerque, NM 87109
ABQ Airpark Partners, 2909 Yale Blvd. SE, Albuquerque, NM 87106
Kimberly Brown, P.O. Box 9731, Albuquerque, NM 87119
Elizabeth Aikin, 1524 Alamo SE, Albuquerque, NM 87106
Deanna Baca, 408 Bethel Dr. SE, Albuquerque, NM 87102
Annette Colbert, 479 Alamo Ave. SE, Albuquerque, NM 87102

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, no adverse comments.

Office of Neighborhood Coordination

No comments received.

Long Range Planning

No comments received.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Project # 1009090 Plat of Capstone Subdivision
15EPC-40026 Site Development for Building Permit

City Engineer/Transportation Development:

- Identify the right of way width, medians, curb cuts, and street widths on Flightway Ave. and the proposed access from Mulberry St.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. A pathway will be required from the proposed access from Mulberry St.
 - The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Conditions of Approval from Transportation:

- Infrastructure requirements from the approved traffic impact study will be required.
- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

NMDOT:

- NMDOT has no comments.

Updated Traffic Engineering Comments received Friday July 31, 2015:

Project # 1009090 Capstone Subdivision
15EPC-40026 Approval of Site Development Plan for Building Permit
City Engineer/Transportation Development:

- Transportation does not support the removal of the second access point and new TIS would need to be submitted and approved prior to EPC.

Hydrology Development

Project number 1009090, will require a Grading and Drainage Plan per the COA DPM. The Grading plan submitted with this package is not sufficient to be approved for Building Permit. Also; new requirements have been added to the DPM concerning the "First Flush". Staff Planner: Vicente Quevedo.

GENERAL HYDROLOGY CRITERIA:

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.
- State how the first flush will be managed and supporting calculations
- State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (in large bold letters at the top) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.
- The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
- Final Drainage Reports should have an appendix with all supporting documentation

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, no adverse comments.

Traffic Engineering Operations

Reviewed. No adverse comments.

WATER UTILITY AUTHORITY

Utility Services

Request an availability statement at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Request shall include fire flow. If fire flow cannot be met with the existing system, a looped public waterline may be required.

ENVIRONMENTAL HEALTH DEPARTMENT

Please include in the any project requirements that development of the site must follow a landfill gas mitigation plan. I will also require certification of landfill material having been removed from this site.

Any development of this site will require a landfill gas engineer to certify that the development is consistent with mitigation requirements for the location. I am happy to meet with the applicants to discuss any questions they may have and work with them or their representatives as a plan is developed.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

Reviewed, no adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1009090 – This project is in the Southeast Area Command.

- It appears that the proposed parking lot pole lights and area landscaping are in conflict with each other. Recommend removing from the plans tree-variety plantings in the parking lot islands occupied by pole lights. Once the trees become mature, they will reduce the effectiveness of available illumination.
- Eliminate landscaping from building approaches to increase natural surveillance.
- Suggest incorporating into the plan an exterior video surveillance system. Cameras should be positioned to view all vehicle access points, parking stalls, walkways, building approaches, common and maintenance areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments received.

FIRE DEPARTMENT/Planning

Project # 1009090

Reviewed with an Unofficial Approval. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

Updated Fire Department Comments received Friday July 31, 2015:

Looking further into this EPC case our findings are a second access road will be required by the International Fire Code. Please see the reference below. If there are any questions or concerns please feel free to contact our office.

Respectfully,
Lieutenant Antonio Chinchilla
Albuquerque Fire Marshal's Office
Plans Check Division

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

TRANSIT DEPARTMENT

Reviewed, no adverse comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to the request. AMAFCA approved the Drainage Management Plan for the Capstone development in 2013. The approval noted that the new pipe outfall to the South Diversion Channel will have to be submitted to the U.S. Army Corps of Engineers for a permit for channel modification. This permit may take a few months to obtain.

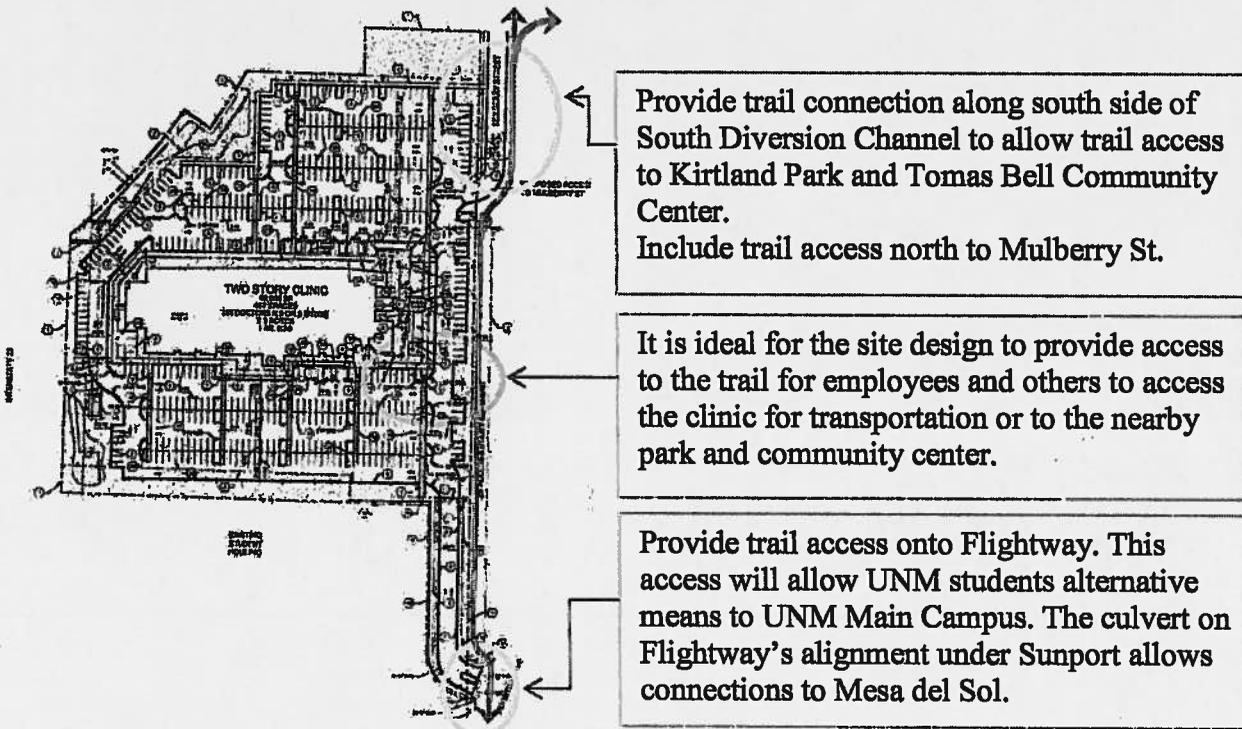
ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

Project #1009090

MRCOG recommends developing a trail segment to connect Mulberry St and Flightway Ave. This connection is part of the City of Albuquerque University Blvd bikeway corridor study to connect Mesa del Sol to UNM. It is also part of the Bernalillo County South Diversion Trail alignment. The 2040 Metropolitan Transportation Plan identifies UNM, Sunport and Mesa del Sol as activity centers. The Flightway Ave to Mulberry connection provides a non-motorized connection between and beyond these important areas.



MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1009090 Site Development Plan for Building Permit (medical office building south of Gibson & east of I-25) 15EPC-40026

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Figure 1: Looking north from proposed southern access drive on subject site at Flightway Avenue.

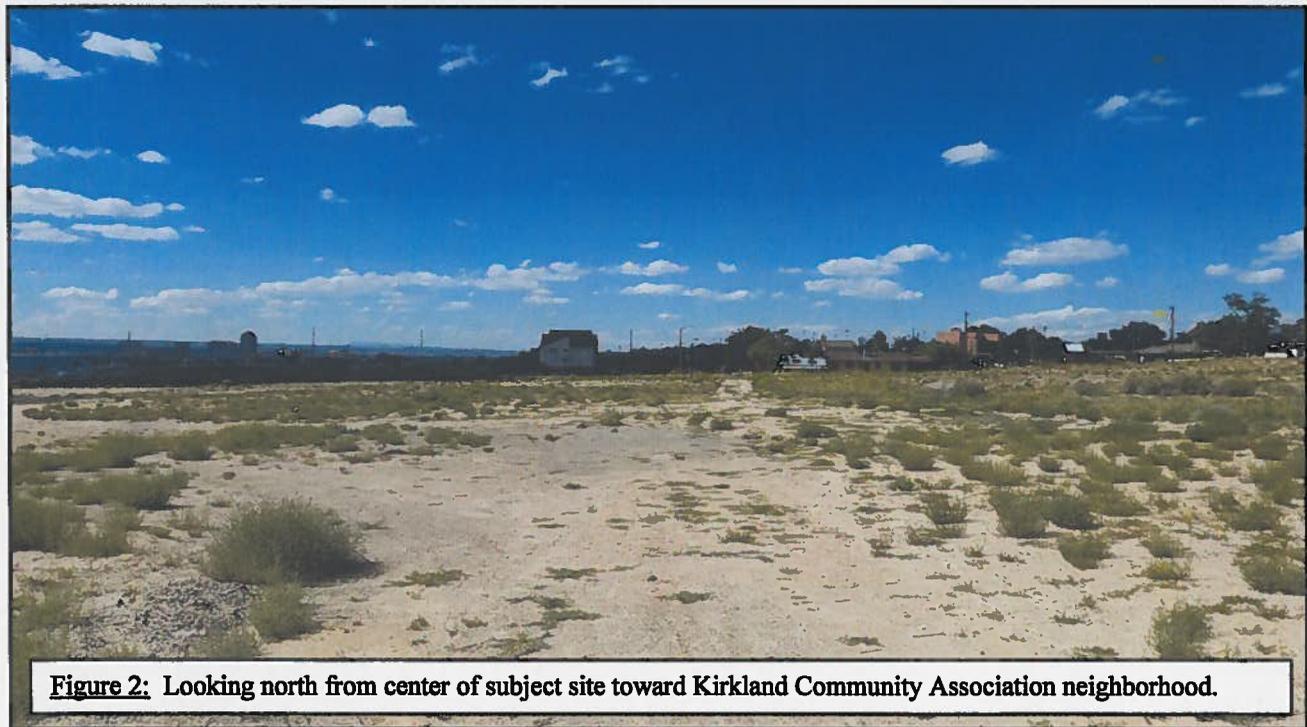
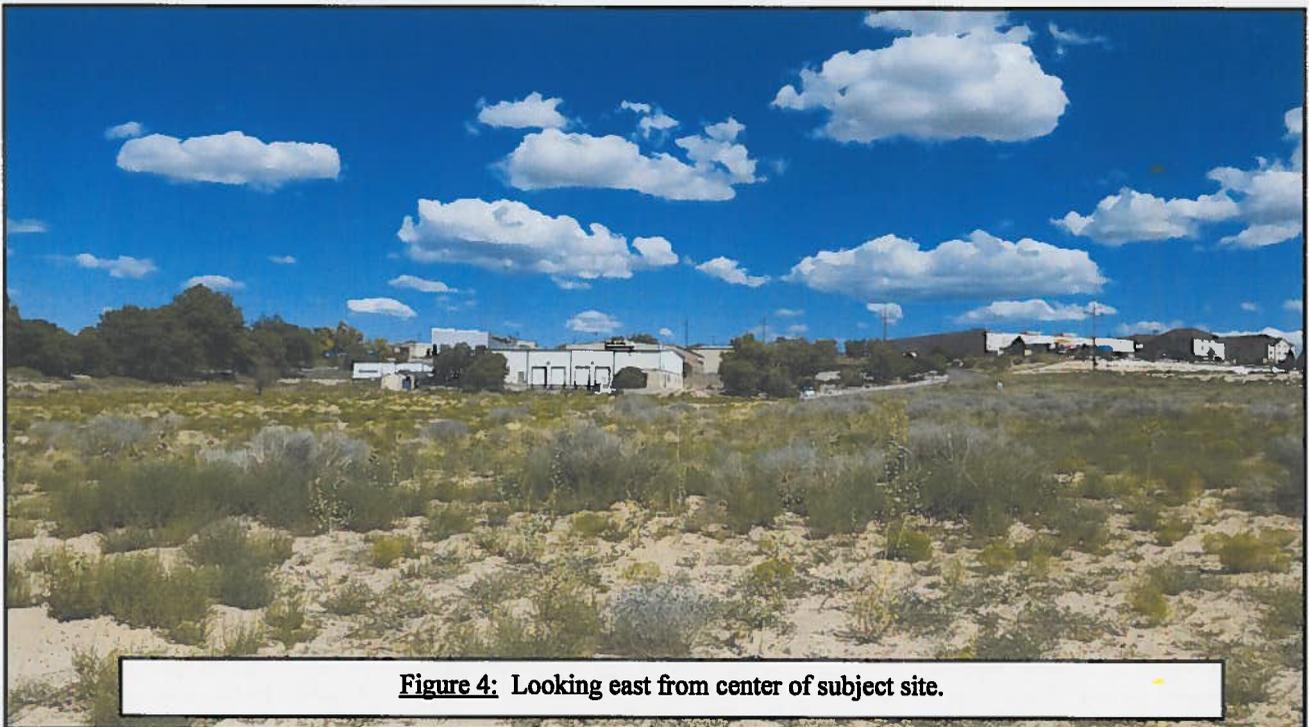
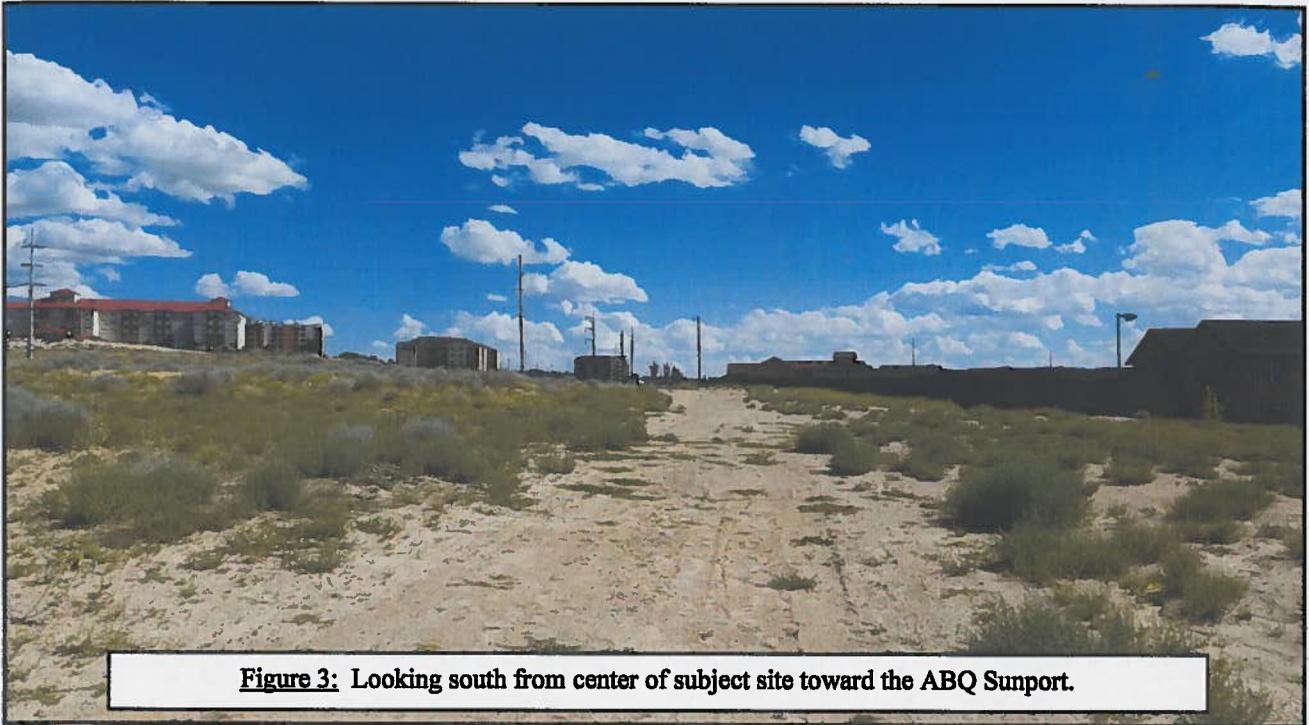


Figure 2: Looking north from center of subject site toward Kirkland Community Association neighborhood.



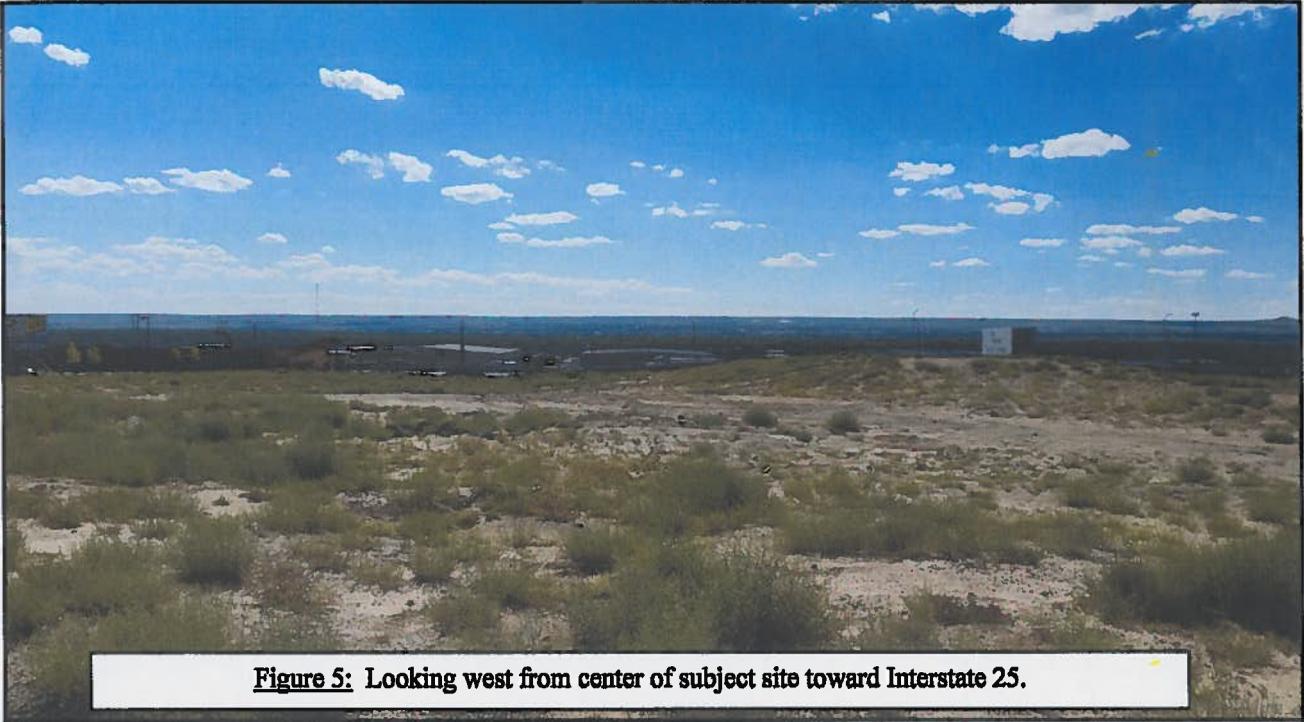


Figure 5: Looking west from center of subject site toward Interstate 25.

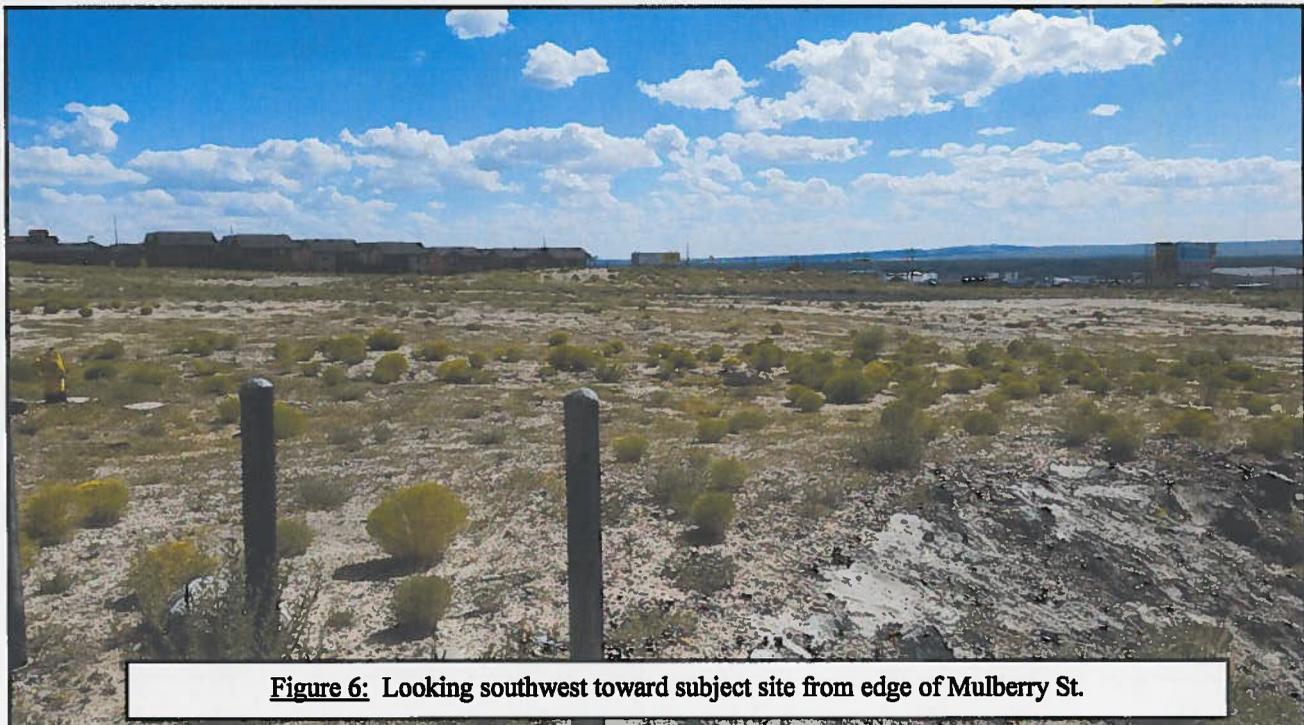


Figure 6: Looking southwest toward subject site from edge of Mulberry St.

SUNPORT BOULEVARD DESIGN OVERLAY ZONE

The Sunport Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Sunport Boulevard between Interstate 25 and Yale Boulevard. Except where different provisions are specified below, signs within this area shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code.

1. No off-premise signs are allowed. An existing off-premise sign may remain at any location for so long as the sign continues to be maintained at that location. A sign being replaced shall be considered an existing and maintained sign as long as the sign or its replacement is down for 60 days or less, and the new sign is of the same size, height, location and orientation of sign face.
2. On-premise signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 - b. Number:
 1. One wall sign shall be permitted per facade per business.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
 - c. Size:
 1. Except as noted below, the size of wall signs shall not exceed the following:

<u>For facade area of:</u>	<u>Allowable sign size:</u>
under 2,500 sq. ft.	12% of the facade area to which they are applied
2,500-5,000 sq. ft.	300 sq. ft.
5,001-7,500 sq. ft.	350 sq. ft.
7,501-10,000 sq. ft.	400 sq. ft.
10,001 sq. ft. and up	450 sq. ft.
 2. The size of wall signs can be increased by 30% over that allowed in 2.c.1., provided that they may not exceed 15% of the area of the facade to which they are applied, if there are no free-standing signs on the premises.
 3. The size of a free-standing sign shall not exceed 75 square feet.
 - d. Height:
 1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
 2. Except as noted below, the height of a free-standing sign shall not exceed 12 feet.
 3. Within 200 feet of a moving through lane of Sunport Boulevard, one of the allowed free-standing signs may have a height not exceeding 26 feet or the height of the adjoining portion of Sunport Boulevard, whichever is greater, on premises over five acres in size.
 - e. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
 - f. Signs located on rocks, trees or other natural features are not permitted.
 - g. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
 - h. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness except for time and temperature displays. No sign or any part of a sign may move or rotate.
 - i. The base of a free-standing sign shall be surrounded by a landscaped area of at least 36 square feet containing a minimum of 75% live plant material.

CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. C/S R-453 ENACTMENT NO. 110-1992

SPONSORED BY: Alan B. Armijo

RESOLUTION

ADOPTING AND MAPPING THE SUNPORT BOULEVARD DESIGN OVERLAY
ZONE.

WHEREAS, the Council, the governing body of the City, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City, as authorized by New Mexico statutes and by the City Charter as allowed under home rule provisions of the New Mexico Constitution; and

WHEREAS, Sunport Boulevard, the planned arterial street running directly between I-25 and the Albuquerque International Airport, will be one of the most important street segments in Albuquerque, equally important to Coors Boulevard where the City does not allow off-premise signs and has special limitations as to on-premise signs; and

WHEREAS, this short arterial street will become a major entrance to Albuquerque, and its appearance as well as the appearance of the City from it will be of the greatest importance to Albuquerque; and

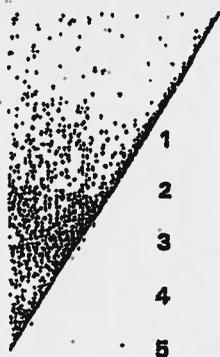
WHEREAS, the present sign regulations are so permissive as to potentially cause major damage to views along this road; and

WHEREAS, although land along this route is largely vacant to date, development in the near future can be anticipated; and

WHEREAS, the alignment for the new section of Sunport Boulevard, established by Enactment 167-1991, should be protected by sign controls to disallow off-premise signs and to limit on-premise signs within the Sunport corridor; and

WHEREAS, the Environmental Planning Commission has recommended a Design Overlay Zone regulation...

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WHEREAS, the Environmental Planning Commission recommendation included revised sign regulations for the Sunport Corridor and extension of the boundary to include property west of I-25; and

WHEREAS, the impending construction of Sunport Boulevard is a changed condition which justifies this overlay zoning.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

That the area shown on the attached Exhibit 1, "Sunport Design Overlay Zone Boundary," is zoned with the Design Overlay Zone in addition to the previously mapped zones, and the regulations which apply as a result of this overlay zone are those specified on the attached Exhibit 2, "Sunport Design Overlay Zone," both of which exhibits are made a part hereof.

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[Bracketed Material] - Deletion

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PASSED AND ADOPTED THIS 3th DAY OF August, 1992.
BY A VOTE OF 8 FOR AND 0 AGAINST.

Yes: 8
Excused: Armijo

Pauline K. Gubbels
Pauline K. Gubbels, President
City Council

APPROVED THIS 12th DAY OF August, 1992.

Maaved
Louis E. Saavedra, Mayor
City of Albuquerque

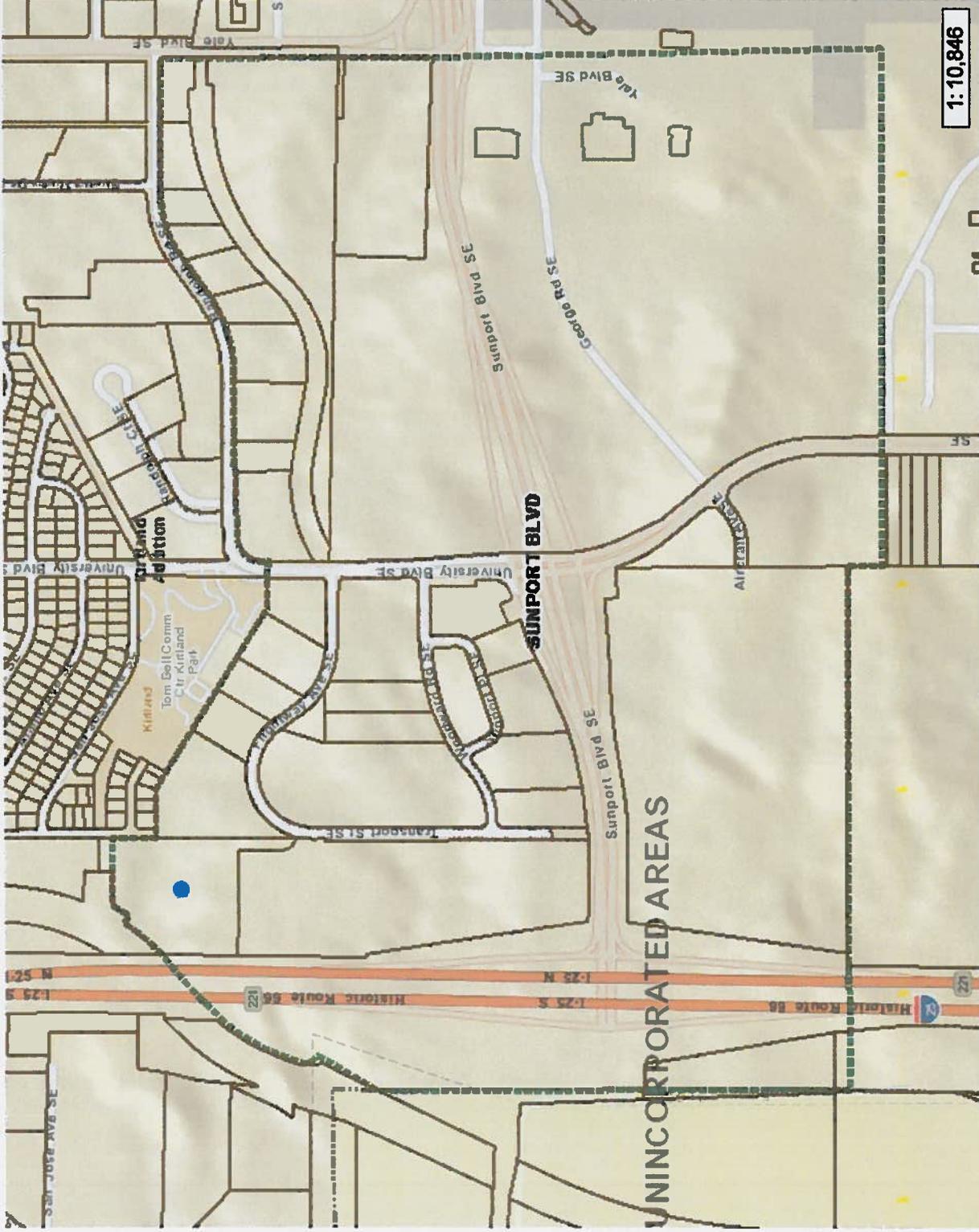
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ATTEST:
Karen Alvarez
City Clerk



Legend

- Bernalillo County Parcels
- Design Overlay Zones
- Municipal Limits
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map



1:10,846

0.2 0 0.12 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

Notes

ZONING

Refer to Section 14-16-2-22 for specifics regarding the SU-1 Special Use Zone and Section 14-16-2-19 for specifics regarding the IP Industrial Park Zone.

APPLICATION INFORMATION



Supplemental Form (SF)

<p>SUBDIVISION</p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ Administrative Approval (DRT, URT, etc.)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>___ Adoption of Rank 2 or 3 Plan or similar</p> <p>___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>___ Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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, 800 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Dekker/Perich/Sabatini, Chris Gunning or Max Parrill PHONE: 761-9700

ADDRESS: 7601 Jefferson Street NE Suite 100 FAX: 761-4222

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrishg@dpsdesign.org

APPLICANT: Albuquerque Airpark Partners, John Lorentzen or Mark Edwards 842-7633 or 998-7298

ADDRESS: 2909 Yale Blvd SE FAX: _____

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: mark.edwards@edwardscommercialrealty.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approval of a Site Development Plan for Building Permit.

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

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

Lot or Tract No. Tract 2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Plat of Capstone Subdivision

Existing Zoning: SU-1, IP Uses + Student Housing no change _____

Zone Atlas page(s): M-15-Z UPC Code: 101505510333120215

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

1000538, 1000359, 1009090, 11EPC-40093 (SPS)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.355 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Transport SE

Between: Flightway and Sunport

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 6/9/2015

SIGNATURE [Signature] DATE 7/2/2015

(Print Name) Max Parrill Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>EPC-40026</u>	<u>SBP</u>	___	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	___	<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>APV</u>	___	<u>\$ 75.00</u>
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	_____
	Hearing date			Total
	<u>7-2-15</u>	<u>August 13, 2015</u>		<u>\$ 510.00</u>

Staff signature & Date [Signature] Project # 1009090

402.19

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"

- IP MASTER DEVELOPMENT PLAN (EPC11)**
- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)

- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - ___ Registered engineer or architect's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ Traffic Impact Study (TIS) form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

MAX PARRILL
 Applicant name (print)
7/2/2015
 Applicant signature / date



Form revised November 2010

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15-EPC-40024

[Signature] 7-2-15
 Planner signature / date
 Project #: 1009090

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness 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. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (Including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. 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

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- 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

1. Date of drawing and/or last revision
2. Scale:
1.0 acre or less 1" = 10' → Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: Indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (Indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.

- 1. Location and typical dimensions, including handicapped spaces
- 2. Calculations: spaces required: 425 provided: 467

Handicapped spaces (included in required total) required: 12 provided: 14
Motorcycle spaces (in addition to required total) required: 6 provided: 6

- B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: 24 provided: 32
- 2. Bikeways and other bicycle facilities, if applicable

- C. Public Transit

- 1. Bus facilities, including routes, bays and shelters existing or required

- 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 of proposed and existing public sidewalk; define distance from back of curb to sidewalk

- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 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
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 8. Location of traffic signs and signals related to the functioning of the proposal
- 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
12. Verification of adequate sight distance
13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or 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.

A. General Information

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

B. Grading Information

1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
3. Identify whether ponding is required
4. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. 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.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 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)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC).
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. 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
- 7. Verification of adequate sight distance

ALBUQUERQUE AIRPARK PARTNERS
C/O Mr. John Lorentzen
Southwest Realty & Investments
2909 Yale Boulevard SE
Albuquerque, NM 87106

FAX 6-25-15
MARK 998-7299
RONALD 858-1118
APRIL 877-1646

June 23, 2015

Mr. Christopher R. Gunning
Dekker/Perich/Sabatini
7601 Jefferson Street NE
Albuquerque, NM 87109

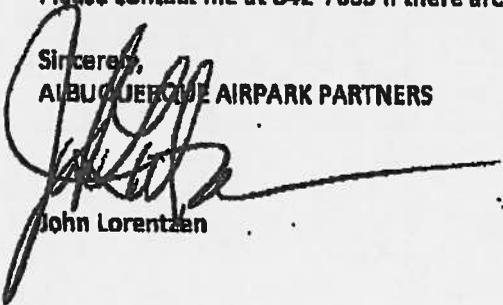
Re: Owner's Authorization
Application for Site Development Plan for Building
2901 Transport St SE, Albuquerque, NM 87108
TR 2 PLAT OF TRS 1 & 2 CAPSTONE SUBD CONT 8.355 AC

Dear Chris:

Albuquerque Airpark Partners, owners of the subject property, authorizes Dekker/Perich/Sabatini to act as agent with regard to the above referenced entitlements process through the Environmental Planning Commission and Development Review Board.

Please contact me at 842-7633 if there are any questions.

Sincerely,
ALBUQUERQUE AIRPARK PARTNERS



John Lorentzen

CC: Max Parrill, DPS
Ron Bohannon, Tierra West

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: ALBUQUERQUE AIRPARK PARTNERS DATE OF REQUEST: 6 / 24 / 15 ZONE ATLAS PAGE(S): M-15

CURRENT:

ZONING SU-1 IP Permissive plus Student Housing
PARCEL SIZE (AC/SQ. FT.) 8.36 ac

LEGAL DESCRIPTION:

LOT OR TRACT # TR 2 BLOCK # PLAT OF TRS 1 & 2
SUBDIVISION NAME CAPSTONE SUBD

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: 90,000 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE _____

DATE June 24, 2015

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

THRESHOLDS MET? YES [X] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

90,000 SF Medical

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER

DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED 06/30/15
-FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

July 2, 2015

DEKKER
PERICH
SABATINI

Mr. Peter D. Nicholls
Chair, Environmental Planning Commission
Plaza Del Sol Building
600 2nd St. NW
Albuquerque, NM 87102

RE: Proposed Multi-Specialty Clinic – Project #1009090
2901 Transport St SE, Albuquerque NM, 87106
Acreage: 8.36 acres
Legal Description: TR 2 PLAT OF TRS 1 & 2 CAPSTONE SUBD CONT 8.355 AC

Dear Mr. Nicholls:

Dekker/Perich/Sabatini is acting on behalf of Albuquerque Airport Partners as their agent during the entitlement and permitting process of this project. We are submitting the attached application for a Site Development Plan for Building Permit, dated July 2, 2015, to the Environmental Planning Commission (EPC) for review and consideration. The project is zoned under the current "SU-1- IP Permissive Uses and Student Housing" designation and shall not seek a zoning change.

The main specifics of the project are as follows:

- Construct a new 2-story, 90,000 s.f. healthcare clinic in two phases.
- Required parking will be constructed to meet the requirements for parking provision.

Additional project specifics include the following:

- A freestanding monument sign at each of the site entries, one on Transport Street and the other on Mulberry Street.
- Landscaping coverage as required for the newly developed parking and building areas.

The purchasers of the property plan to construct a new multi-specialty healthcare clinic at the aforementioned site to provide convenient services to the growing population in this area. The site has always been vacant and having a new clinic at this location will help to continue with infill development and generate economic development in this area of the City. The new construction shall adhere to current City zone code, and complements the existing scale, proportion, and architectural character of the area.

The facility will not provide drug treatment services, but will focus entirely on outpatient care. The services that are currently under consideration for this project include imaging (Xray), ophthalmology (including an optical shop), pediatrics, adult medicine, dermatology, diabetes clinic and education, neurology, podiatry, and rheumatology. The overall goal is a one-stop shop for the most common health care needs of the community in this area of the city.

Thank you for your consideration of this application. If you have questions about this submittal, please feel free to call Max Parrill or me at 761-9700.



Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA, LEED AP
Principal

Conference Report

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

Project No.: 15-0067
Project: **Multi-Specialty Clinic**
Date: July 21 and 28, 2015
Place: Community Center

Attending: 7/21/2015 meeting:
Bobby George, Max Parrill, & Tyler Yamamoto, Chris Gunning, DPS
Ron Bohannan, Joel Hernandez, Tierra West
Members of the Kirtland Neighborhood Association
Two UNM Medical students and their advisor
7/28/2015 Meeting:
Chris Gunning, DPS
Ron Bohannan, Joel Hernandez, Tierra West
Members of the Kirtland Neighborhood Association
State Representative from the district, G. Andres Romero
Councilor Benton's administrative assistant

By: Chris Gunning

Copies To: Owner, team, file, Vicente Quevedo CoA Planning
Issue Date: August 3, 2015

Two Meetings were held to present and discuss the EPC submittal for the referenced project. Each meeting is summarized below.

July 21, 2015 Meeting summary:

The design team attended the neighborhood association's (NA's) monthly meeting to present the project and get feedback from them prior to the schedule EPC hearing. The design was presented, including an overview of the program of uses, spaces, building elevations, and site plan amenities including access from both Flightway/Transport Street SE and Mulberry Street SE. The response to the project was positive with the exception of the proposed vehicular access from the existing Mulberry right-of-way. The NA believes access from Mulberry will introduce unwanted traffic into their neighborhood and will exacerbate the existing traffic issues at Mulberry and Gibson. Their concerns centered mainly on cut-thru traffic coming from the south (student apartments). They were also concerned that opening up the south end of Mulberry (currently barricaded with bollards and a Jersey barrier) will allow more crime to occur because of the concealed location and the added escape route. When asked if they supported the project other than the proposed access from Mulberry, the consensus was that they did. The design team pointed out that multiple points of vehicular access were needed for projects of this size and use. A single point of access can be inadvertently blocked during an emergency (car accident, fire, etc), slowing response times. Multiple points of access alleviate this problem. In spite of this explanation for the proposed two points of access, the neighbors adamantly opposed the Mulberry connection. The team agreed to approach the developer about eliminating the Mulberry access, but pointed out that there is a strong possibility that the City's traffic or fire departments may require the second access for public safety reasons, and the developer may also object to the single point of access. The NA members opposed any access from Mulberry, but said they may be willing to work toward a secure gate or barricade solution. It was agreed that the design team would return the following Tuesday, July 28, to report back on the discussions with the developer.

July 28, 2015 Meeting summary:

The design team returned and reported that the developer was willing to change the full access from Mulberry to an emergency access only. They believe the project needs two access points for the reasons stated in the first meeting, and that the City would likely require two points of access for life safety reasons. The site plan presented showed the extension of Mulberry south, within the existing ROW, to an access gate at the east property line. Members of the NA strongly opposed any form of access from Mulberry, emergency or otherwise,

due to their perception that any form of secure access would not be secure long term. They expressed concern about locks being cut off, vehicles crashing gates, and also subsequent owners of the property opening up the emergency access. They were concerned more with the barricade at the end of Mulberry than the gate at this project's property line due to the fear of crime discussed at the first meeting. It was noted by the design team that the existing platted subdivision of vacant lots to the east of the project site will eventually require extension of and access to Mulberry since that is their only connection to public ROW. The design team again offered to work with the NA to develop appropriate and secure types of emergency openings. The NA remained adamantly opposed to any access from Mulberry. It was agreed that the design team would meet with the fire department to determine if they required a second point of access, secure or otherwise, and report back to the NA via email.



Follow up to NA meetings:

Subsequent to the NA meetings, the design team met with the fire department's plan review section, and followed up with the staff planner regarding the Mulberry extension and the emergency access point from Mulberry. The following are the results of these discussions:

- The fire department is requiring a secondary vehicular access from Mulberry.
- The Department of Municipal Development is requiring construction of ½ of the roadway in the Mulberry ROW, however the minimum pavement width required by the fire department is 20' so that will be the minimum width of the roadway to be constructed.
- Extension of Mulberry will require the removal of the existing bollards and Jersey barrier at the existing south end of the street, just south of the diversion channel.
- In order to address the NA concerns regarding cut through traffic from the south onto Mulberry, the developer is proposing an emergency only access gate between the site and Mulberry, and Jersey barriers or guard rails along the east side and new south end of Mulberry. The barriers will likely be removed or modified when the adjacent vacant land is developed.

End of Report

ADDITIONAL STAFF INFORMATION

Quevedo, Vicente M.

From: Joel Hernandez <JDHernandez@tierrawestllc.com>
Sent: Wednesday, August 05, 2015 2:00 PM
To: Quevedo, Vicente M.
Subject: RE: NA Email & TIS

Good Afternoon Vicente,

I understand our consultant (Terry Brown) preparing the TIS has been in contact with Jeanne and has made arrangements to get an updated analysis and summary report by Monday. His email to us follows:

Ron,

I spoke with Jeanne this morning. She said that if I could get her a summary report (i.e., LOS tables and recommended improvements, if any) by Monday, she would be willing to accept the full report at a later date, but well before the DRB hearing. I am counting the intersection of Randolph / Yale tomorrow and I think I can have the analysis done over the weekend to get to her on Monday.

Please call me if you have questions.

Best Regards,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 – Office
(505) 270-6981 – Cell
e-mail: tobe@swcp.com

Thank you,

Joel Hernandez, PE
Tierra West, LLC
(505) 858-3100 ext 216

From: Quevedo, Vicente M. [mailto:vquevedo@cabq.gov]
Sent: Wednesday, August 05, 2015 1:07 PM
To: Joel Hernandez
Subject: NA Email & TIS

Joel,

Good afternoon. Thank you for sending out this follow up email to the Kirkland Community Association, I will include these correspondence in the EPC packet to demonstrate that the project team is being as transparent as possible with regard to the proposed site development plan. I was also wondering if you would be able to provide me with an ETA for the new TIS? I want to make sure this gets over to Traffic Engineering as soon as possible as they are requiring that the new TIS be reviewed and approved by them before they will allow the project to be heard by EPC. I want to make sure we can avoid a recommendation for deferral on the project. Get back to me when you can. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Urban Design and Development Planner
City of Albuquerque, Planning Department
t (505) 924-3357
f (505) 924-3339
vquevedo@cabq.gov

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From: Joel Hernandez [<mailto:JDHernandez@tierrawestllc.com>]
Sent: Tuesday, August 04, 2015 3:45 PM
To: bakieaikin@comcast.net; kande0@yahoo.com
Cc: Christopher R. Gunning (chrisg@dpsdesign.org); Quevedo, Vicente M.; Ron Bohannon
Subject: Follow up to Meeting to discuss Office complex next to Capstone Student Housing

Dear Kirtland Community Association Members,

As we had discussed at the conclusion of the July 28, 2015 meeting, the design team has met with the City of Albuquerque Fire Department's plan review section and we have received additional comments from the Department of Municipal Development regarding emergency access from Mulberry. The requirements from these two departments are as follows:

- The Fire Department is requiring a secondary "Emergency Vehicular Access" from Mulberry in addition to the primary access from Flightway.
- The Department of Municipal Development is requiring the construction of "half-width" improvements of Mulberry Street within and along the west side of the public right-of-way adjacent to project property.

In light of the requirements listed above, and to effectively address the security and traffic concerns of the Community, we have modified our plans to provide for this required infrastructure while incorporating the following design features:

- Roadway extension is proposed at the minimum width possible (20-feet) to satisfy Fire Department requirements.
- Access to the site from Mulberry will be limited to emergency personnel only. A permanently locked gate with an integrated Knox Box will preclude the general public from entering or exiting onto Mulberry.
- A guard rail or concrete "jersey barrier" is proposed along the easterly edge and southerly roadway extension to prevent cut-through traffic. The existing concrete jersey barrier will be relocated to the southerly end of the roadway extension.

We believe incorporating the design features described above, and as depicted on the attached aerial exhibit, will minimize or eliminate any potential impacts and enhance the safety and security of both the proposed facility and the existing Community by providing for emergency-only access. Please let us know if you have any questions or if you would like any additional information.

Thank you,

Joel Hernandez, PE
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109
(505) 858-3100 ext 216
(800) 245-3102
www.tierrawestllc.com

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NOTIFICATION &
NEIGHBORHOOD INFORMATION

Quevedo, Vicente M.

From: Elizabeth Aikin <bakieaikin@comcast.net>
Sent: Tuesday, August 04, 2015 4:44 PM
To: Joel Hernandez
Cc: BROWN, KIMBERLY; Christopher R. Gunning (chrisg@dpsdesign.org); Quevedo, Vicente M.; Ron Bohannan
Subject: Re: Follow up to Meeting to discuss Office complex next to Capstone Student Housing

Thank you for responding.

From: "Joel Hernandez" <JDHernandez@tierrawestllc.com>
To: "Elizabeth Aikin" <bakieaikin@comcast.net>
Cc: "KIMBERLY BROWN" <kande0@yahoo.com>, "Christopher R. Gunning (chrisg@dpsdesign.org)" <chrisg@dpsdesign.org>, "Vicente M. Quevedo" <vquevedo@cabq.gov>, "Ron Bohannan" <rrb@tierrawestllc.com>
Sent: Tuesday, August 4, 2015 4:42:50 PM
Subject: RE: Follow up to Meeting to discuss Office complex next to Capstone Student Housing

Elizabeth,

The Fire Department required the secondary access based on life and safety criteria- we did not request it. As a matter of clarification, the Cottages have dual gated access points onto Transport Street/Flightway Avenue and Woodward Rd.

We are committed to working with the Community to address any concerns, and if you'd find it helpful, can meet with you early next week to discuss the plan in greater detail.

Respectfully,

Joel Hernandez, PE
Tierra West, LLC
(505) 858-3100 ext 216

From: Elizabeth Aikin [mailto:bakieaikin@comcast.net]
Sent: Tuesday, August 04, 2015 4:31 PM
To: Joel Hernandez
Cc: BROWN, KIMBERLY; Christopher R. Gunning (chrisg@dpsdesign.org); Vicente M. Quevedo; Ron Bohannan
Subject: Re: Follow up to Meeting to discuss Office complex next to Capstone Student Housing

Did the fire department require a secondary emergency access, or they agreed to the emergency access because you did not have a second access to the complex? It is strange the fire department is OK with the cottages not having an emergency vehicle access through Mulberry, but they are insisting you must have one.

Elizabeth

From: "Joel Hernandez" <JDHernandez@tierrawestllc.com>
To: bakieaikin@comcast.net, kande0@yahoo.com
Cc: "Christopher R. Gunning (chrisg@dpsdesign.org)" <chrisg@dpsdesign.org>, "Vicente M. Quevedo"

<vquevedo@cabq.gov>, "Ron Bohannon" <rrb@tierrawestllc.com>

Sent: Tuesday, August 4, 2015 3:44:42 PM

Subject: Follow up to Meeting to discuss Office complex next to Capstone Student Housing

Dear Kirtland Community Association Members,

As we had discussed at the conclusion of the July 28, 2015 meeting, the design team has met with the City of Albuquerque Fire Department's plan review section and we have received additional comments from the Department of Municipal Development regarding emergency access from Mulberry. The requirements from these two departments are as follows:

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Thank you,

Joel Hernandez, PE
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109
(505) 858-3100 ext 216
(800) 245-3102
www.tierrawestllc.com

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Quevedo, Vicente M.

From: Kay Schumacher <perkayos@gmail.com>
Sent: Wednesday, August 05, 2015 10:58 AM
To: Quevedo, Vicente M.
Subject: Request for info regarding Project#1009090

Dear Mr Quevedo,

Thank you for taking the time to speak with me yesterday about the possible extension of Mulberry St to Flightway/Transport in the Capstone Subdivision. I understand that the Mulberry Neighborhood Association has expressed their position that this extension should not be built. I represent my family's interest in the property directly east of the proposed health clinic and, in the event that the neighborhood is overruled and the road is to be built anyway, I would appreciate it if you could provide contact information for someone who could speak with me about how a new road or extension of an existing road gets funded and by whom.

Thank you,
Kay Schumacher
275-2396

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EXISTING JERSEY BARRIER TO BE RELOCATED

GUARD RAIL OR JERSEY BARRIER

EMERGENCY ONLY ACCESS GATE WITH KNOX BOX

EMERGENCY ONLY ACCESS DRIVE PAVING

Bethel Ave

Mulberry St.

0.1



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

June 26, 2015

Chris Gunning
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222
E-mail: chrisg@dosdesign.org

Dear Chris:

Thank you for your inquiry of June 26, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT 2, PLAT OF TRACTS 1 AND 2, CAPSTONE SUBDIVISION LOCATED ON TRANSPORT STREET SE BETWEEN INTERSTATE 25 AND TRANSPORT STREET SE** Zone Map: **M-15**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA.

Planningrnaform (03/20/14)

“ATTACHMENT A”

**(EPC SUBMITTAL) - TRACT 2, PLAT OF TRACTS 1 AND 2, CAPSTONE SUBDIVISION LOCATED ON TRANSPORT STREET SE BETWEEN INTERSTATE 25 AND TRANSPORT STREET SE Zone
Map: M-15 for Chris Gunning, Dekker/Perich/Sabatini.**

KIRTLAND COMMUNITY ASSOC. “R”

***Kimberly Brown**

P.O. Box 9731/87119 242-9439 (h)

Elizabeth Aikin

1524 Alamo SE/87106 288-6324 (c)

SAN JOSE N.A. “R”

***Deanna Baca**

408 Bethel Dr. SE/87102 261-3655 (c)

Annette Colbert

479 Alamo Ave. SE/87102 250-0902 (c)

No Coalition to notify – siw

***President of NA/HOA**

June 29, 2015

DEKKER
PERICH
SABATINI

Deanna Baca, San Jose N.A.
408 Bethel Dr. SE
Albuquerque, NM 87102

Re: Multi-Specialty Clinic

Legal Description: TR 2 PLAT OF TRS 1 & 2 CAPSTONE SUBD CONT 8.355 AC
Location: Transport St SE, between Interstate 25 and Transport St
Address: 2901 Transport St SE-
City Planning Project # 1009090

Dear Ms. Deanna Baca,

Dekker/Perich/Sabatini is acting on behalf of Albuquerque Airport Partners as their agent during the entitlement and permitting process of this project. We are submitting to the Environmental Planning Commission (EPC) for a Site Development Plan for Building Permit, dated July 2, 2015. The project is zoned under the current "SU-1- IP Permissive Uses and Student Housing" designation and shall not seek a zoning change.

The main specifics of the project are as follows:

- Construct a new two story 90,000 s.f. healthcare clinic in two phases.
- Required parking will be constructed to meet the parking provision requirements.

Additional project specifics include the following:

- A freestanding monument sign at each of the site entries, one on Transport Street and the other on Mulberry Street.
- Landscaping coverage as required for the newly developed parking and building areas.

The purchasers of the property plan to construct a new multi-specialty healthcare clinic at the aforementioned site to provide convenient services to the growing population in this area. The site has always been vacant and having a new clinic at this location will help to continue with infill development and generate economic development in this area of the City. The new construction shall adhere to current City zone code, and will complement the existing scale, proportion, and architectural character of the community.

The facility will not provide drug treatment services, but will focus entirely on outpatient care. The services that are currently under consideration for this project include imaging (Xray), ophthalmology (including an optical shop), pediatrics, adult medicine, dermatology, diabetes clinic and education, neurology, podiatry, and rheumatology. The overall goal is a one-stop shop for the most common health care needs of the community in this area of the city.

The entire package of request for Site Development Plan for Building Permit approval will be submitted prior to the July 2nd deadline for review by the EPC at a public hearing on August 13, 2015. The hearing is scheduled for 8:30 a.m. in the Plaza Del Sol Hearing Room, Lower Level 600 2nd Street NW.

A meeting to inform adjacent communities about the planned clinic development is scheduled for July 21nd, 7pm at the Thomas Bell Community Center, 3001 University Blvd SE, Albuquerque, NM 87106

If you have any questions or need clarification of anything contained herein, please contact Max Parrill or myself at (505) 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA, LEED AP
Principal

7013 0600 0000 9137 7491

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Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.74	

Elizabeth Aikin, Kirtland Community Assoc
1524 Alamo SE
Albuquerque, NM 87106

7013 0600 0000 9137 7507

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Certified Fee		3.45	
Return Receipt Fee (Endorsement Required)		2.80	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.74	

Deanna Bace, San Jose Neighborhood
408 Bethel Dr. SE
Albuquerque, NM 87102

7013 1090 0002 4279 6252

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(Domestic Mail Only, No Insurance Coverage Provided)

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Postage	\$.49	Postmark Here
Certified Fee		3.45	
Return Receipt Fee (Endorsement Required)		2.80	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.74	

Annette Colbert, San Jose Neighborhood
479 Alamo Ave. SE
Albuquerque, NM 87106

7013 1090 0002 4279 6245

U.S. Postal Service
CERTIFIED MAIL, RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$.49	Postmark Here
Certified Fee		3.45	
Return Receipt Fee (Endorsement Required)		2.80	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	6.74	

Kimberly Brown, Kirtland Community
PO Box 9731
Albuquerque, NM 87119

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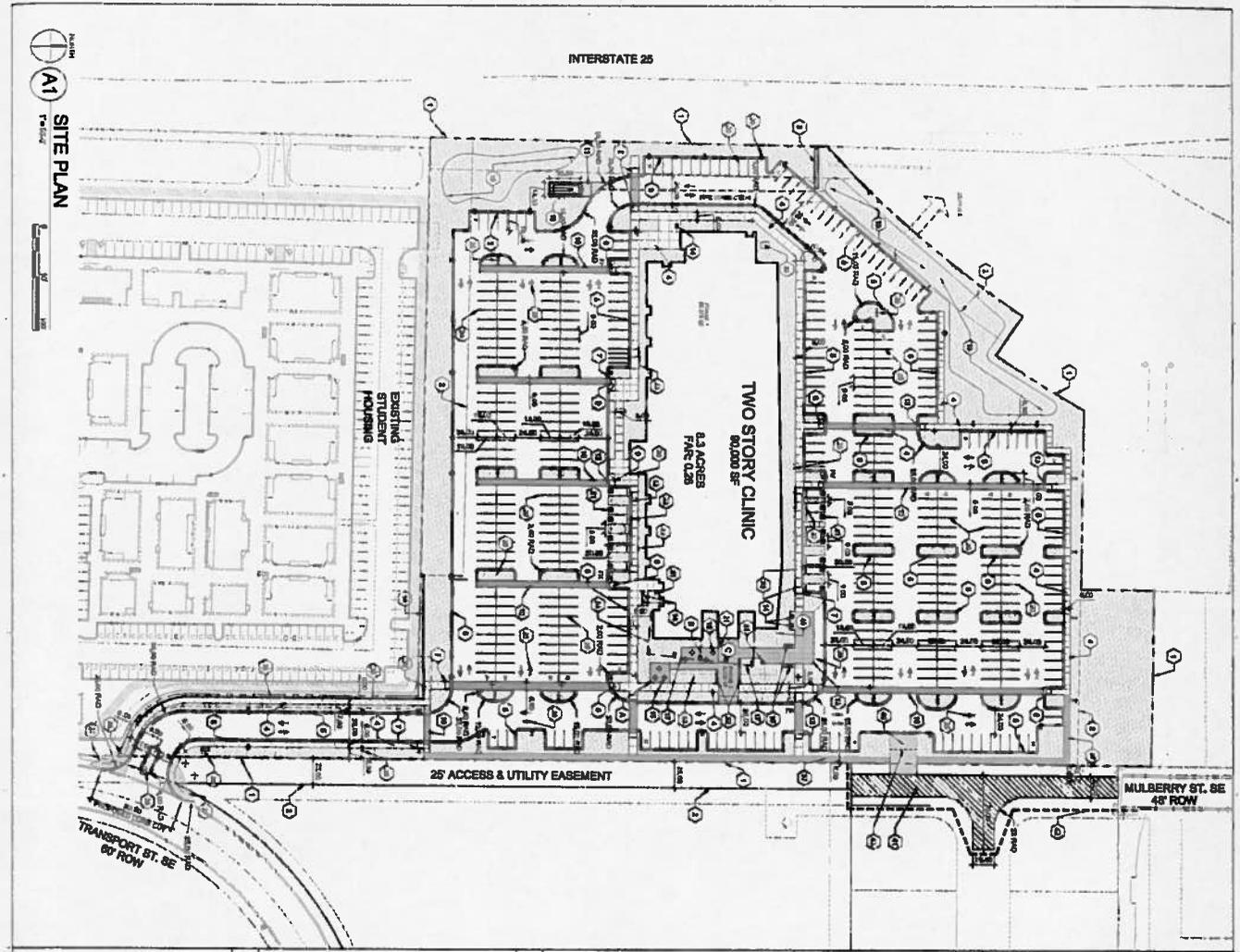
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SITE PLAN REDUCTIONS



GENERAL SHEET NOTES

- THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA FOR THE SITE. THE ARCHITECT HAS NOT CONDUCTED A FULL SURVEY OF THE SITE AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA.
- THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA FOR THE SITE. THE ARCHITECT HAS NOT CONDUCTED A FULL SURVEY OF THE SITE AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA.
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PROJECT DATA

PROJECT NAME: MULTI-SPECIALTY CLINIC
 PROJECT NUMBER: 7601
 PROJECT LOCATION: 2901 TRANSPORT ST. SE, ALBUQUERQUE, NM 87106
 PROJECT DATE: 07/20/2016
 PROJECT ARCHITECT: DEKKER PERICH SABATINI

LEGEND

PROPOSED
 EXISTING
 EASEMENT
 EASEMENT

PARKING CALCULATIONS

TOTAL PROPOSED PARKING SPACES: 100
 TOTAL EXISTING PARKING SPACES: 50
 TOTAL PARKING SPACES: 150

SITE PATIO / AMENITIES

PROPOSED PATIO / AMENITIES
 EXISTING PATIO / AMENITIES

DEKKER PERICH SABATINI

7601 4144 S. 11th St. Suite 200
 Albuquerque, NM 87106
 505.761.1700 / 877.920.5184

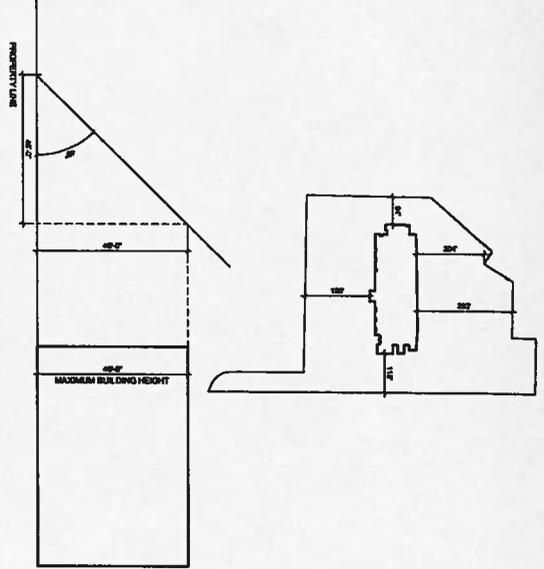
MULTI-SPECIALTY CLINIC

2901 Transport St. SE
 ALBUQUERQUE, NM 87106

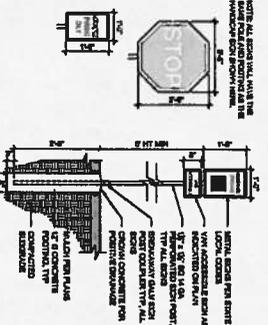
SDP 1:1

VICINITY MAP

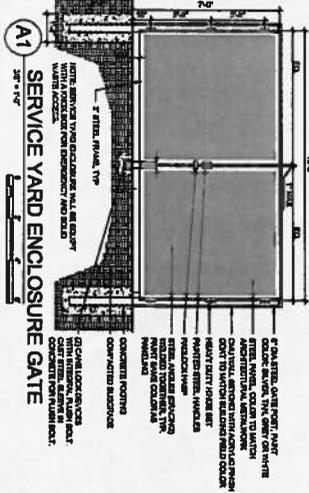
UNIVERSITY BLVD
 TRANSPORT ST. SE



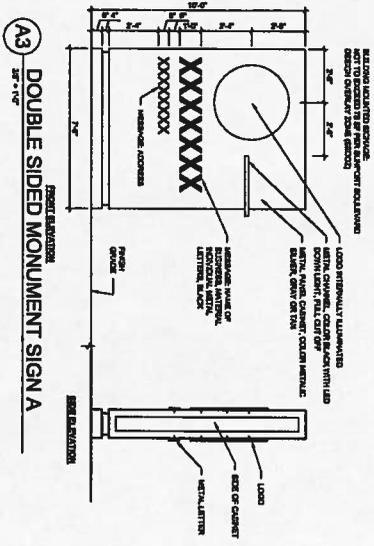
C1 SOLAR ACCESS SETBACK DIAGRAM
NOT TO SCALE



B1 SITE SIGNAGE
1/2" = 1'-0"



A1 SERVICE YARD ENCLOSURE GATE
1/2" = 1'-0"



A3 DOUBLE SIDED MONUMENT SIGN A
1/2" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	12/15/2017	U	ISSUED FOR PERMITS
2	07/02/2018	U	REVISED PER COMMENTS
3	12/14/2017	U	REVISED PER COMMENTS

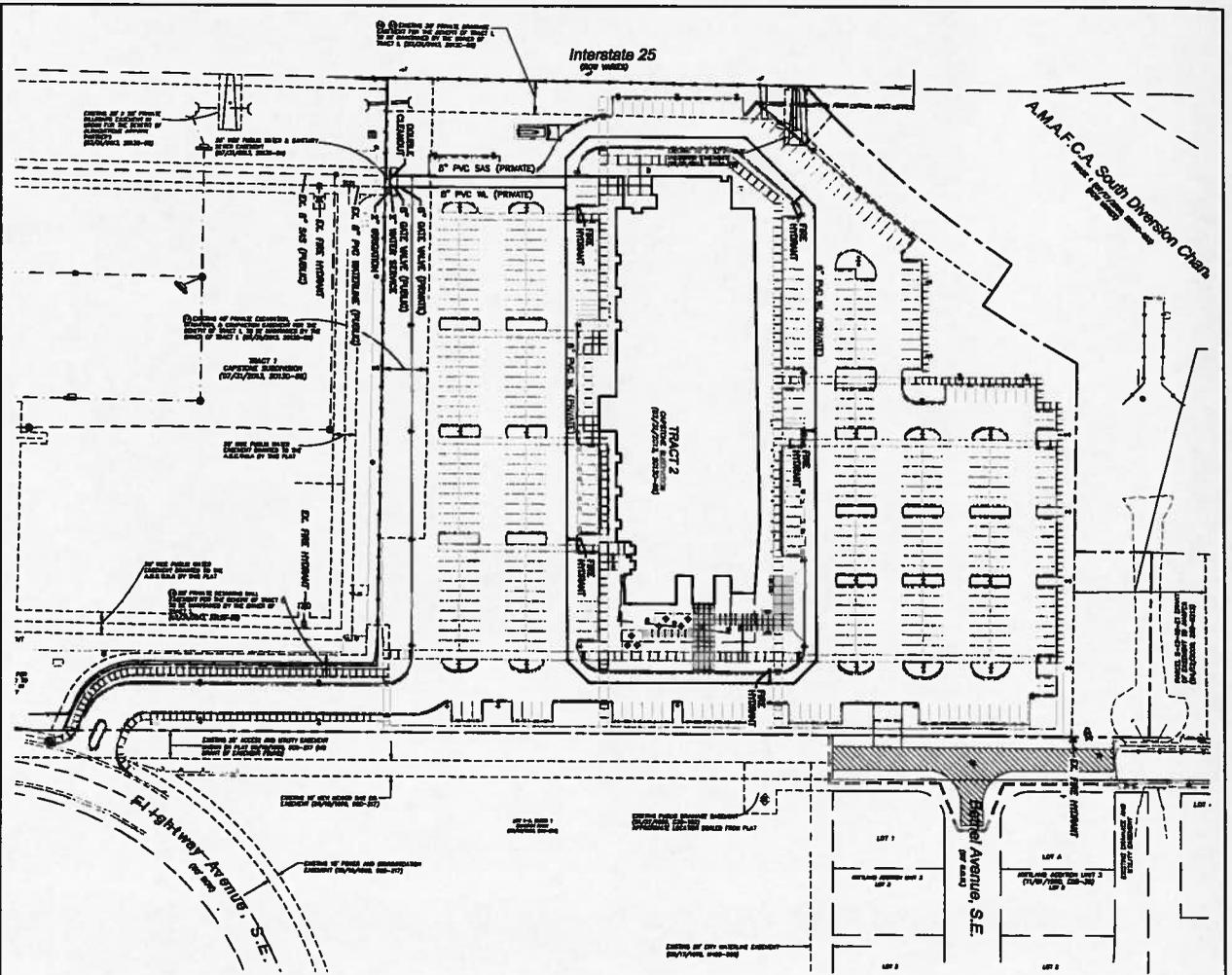
DRAWN BY: U
 CHECKED BY: U
 DATE: 07/02/2018
 PROJECT NO.: 18-001
 DRAWING NO.: SDP 1.2

MULTI-SPECIALTY CLINIC
 2901 Transport St. SE
 ALBUQUERQUE, NM 87106

**DEKKER
 PERICH
 SABATINI**

7601 JEFFERSON BL., SUITE 100
 ALBUQUERQUE, NM 87117
 505.761.1700 / 1895935@DEKPER.COM

ARCHITECTURE / DESIGN / INTERIORS



CAUTION
 ALL DIMENSIONS SHOWN FROM THE EXISTING POINT OF REFERENCE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE LOCATION OF UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SHALL BE CORRELATED WITH AND APPROVED BY THE CITY ENGINEER.

- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

LEGEND

---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	EXISTING GAS MAIN
---	EXISTING STORM SEWER MAIN
---	EXISTING WATER SERVICE LINE
---	EXISTING SEWER SERVICE LINE
---	EXISTING GAS SERVICE LINE
---	EXISTING STORM SEWER SERVICE LINE
---	EXISTING UNDERGROUND UTILITIES
---	EXISTING SURFACE UTILITIES
---	EXISTING WATER SERVICE LINE
---	EXISTING SEWER SERVICE LINE
---	EXISTING GAS SERVICE LINE
---	EXISTING STORM SEWER SERVICE LINE

NOTICE TO CONTRACTORS

1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE LOCATION OF UTILITIES AND STRUCTURES SHOWN ON THIS PLAN SHALL BE CORRELATED WITH AND APPROVED BY THE CITY ENGINEER.

2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.



OWNER	MULTI-SPECIALTY CLINIC	DATE	9/2/15
PROJECT	2801 TRANSPORT BL. S.E.	SHEET	201504-04E
DESIGNER	TERESA WEST, LLC	SHEET	C2
DATE	9/2/15	DATE	9/2/15
SCALE	1"=50'	SCALE	1"=50'

**DEKKER
PERICH
SABATINI**

7601 UNIVERSITY NE, SUITE 112
ALBUQUERQUE, NM 87159
505.764.8700 / DESIGNSIGN.ORG

PROJECT

MULTI-SPECIALTY CLINIC
2901 Transport St. SE
ALBUQUERQUE, NM 87106

**SCHEMATIC
DESIGN**

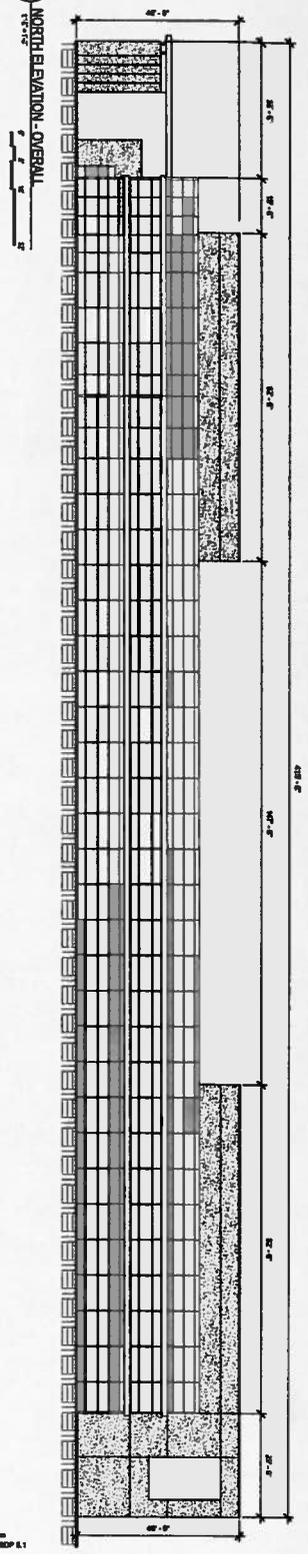
REVISIONS

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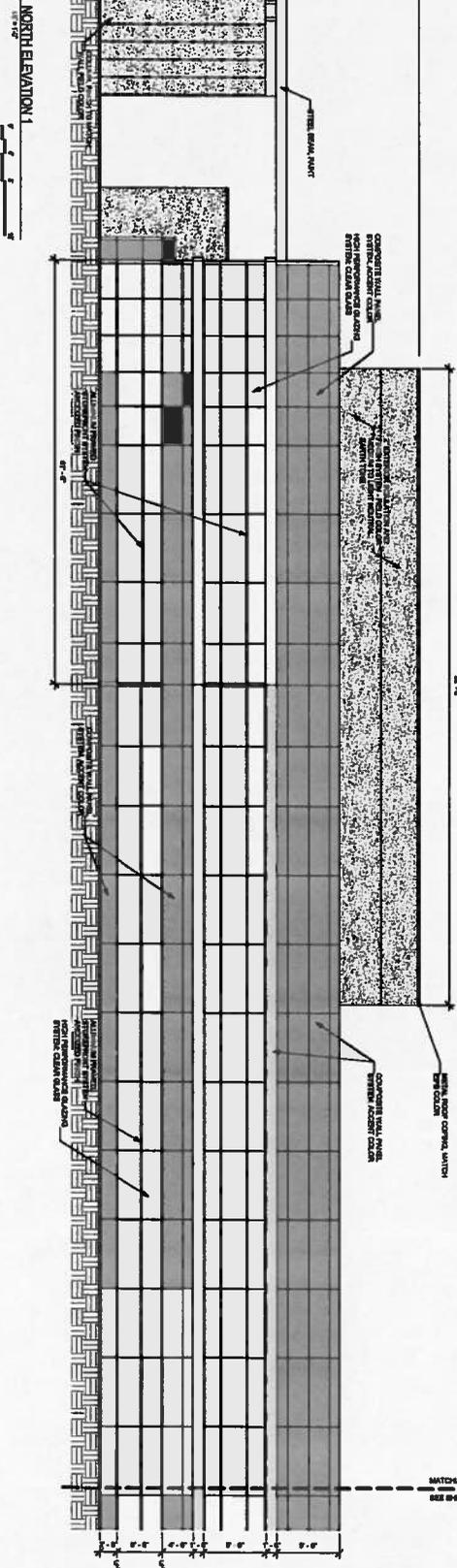
**EXTERIOR
ELEVATIONS**

SDP 5.1

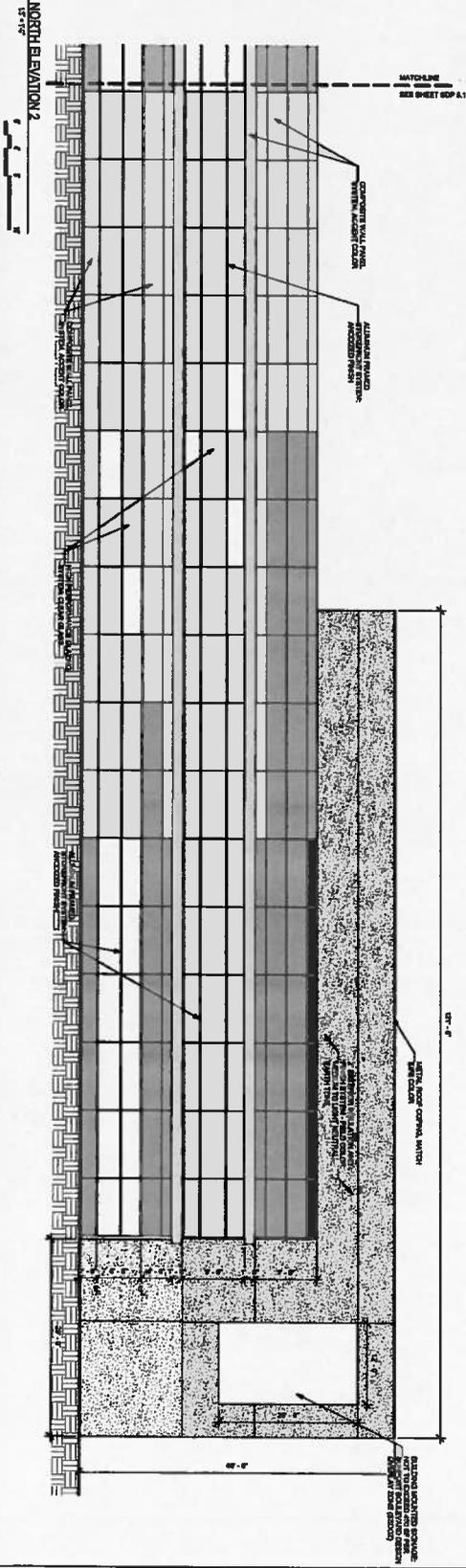
E1 NORTH ELEVATION - OVERALL



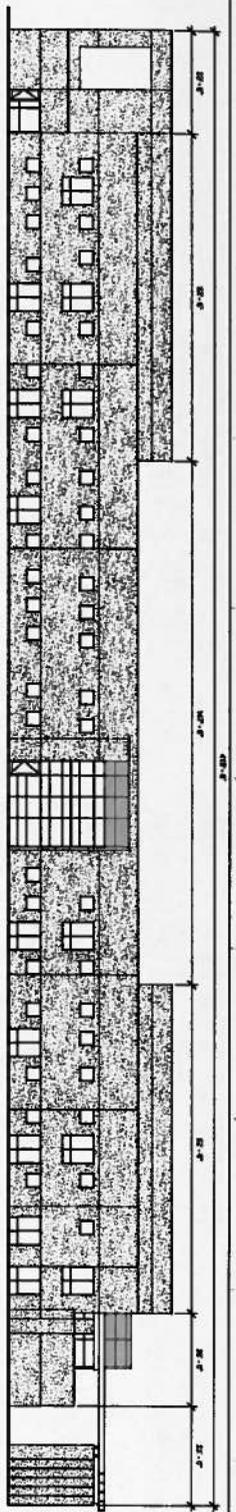
C1 NORTH ELEVATION 1



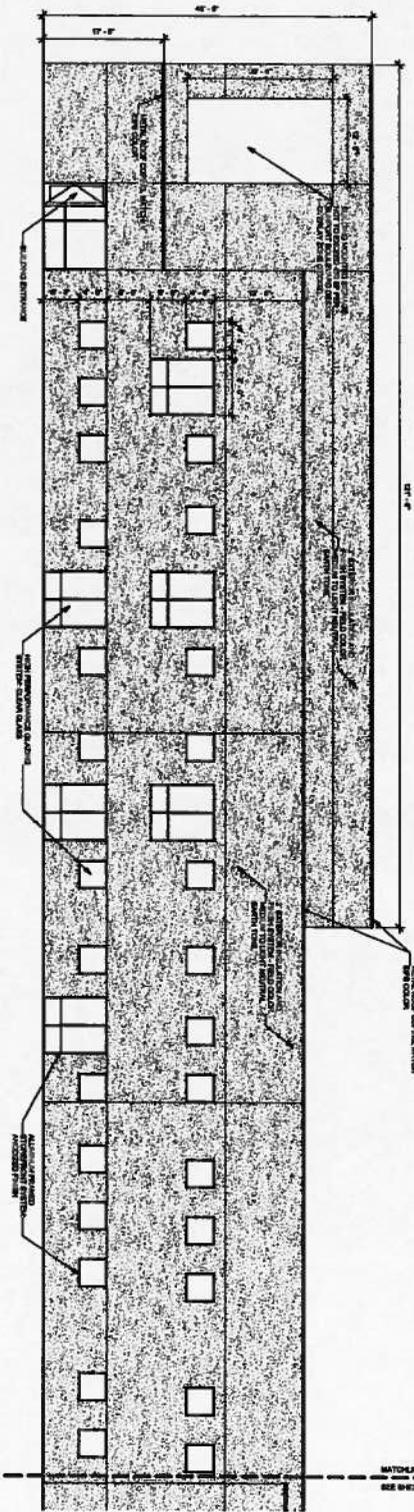
A1 NORTH ELEVATION 2



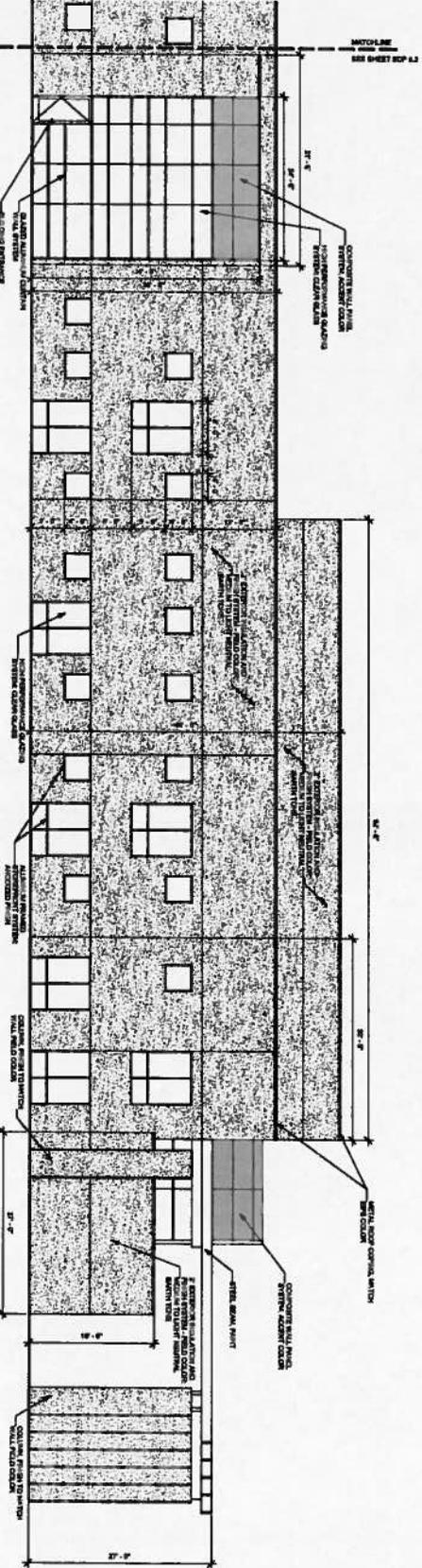
E1 SOUTH ELEVATION - GENERAL



C1 SOUTH ELEVATION 1



A1 SOUTH ELEVATION 2



**DEKKER
PERICH
SABATINI**

7601 JENNIFER BL. SUITE 100
ALBUQUERQUE, NM 87150
505.341.5100 / 800.555.8000

MULTI-SPECIALTY CLINIC
2901 Transport St. SE
ALBUQUERQUE, NM 87106

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 10/24/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]
SHEET NO: [Number]

SDP 5.2

