



**Environmental
Planning
Commission**

Agenda Number: 7
Project #: PR-2018-001584
Case #: RZ-2018-00047,
SI-2018-00221
Hearing Date: December 13, 2018

Staff Report

Agent	Dekker/Perich/Sabatini
Applicant	Presbyterian Healthcare
Request	Zone Map Amendment and Site Development Plan for Building Permit.
Legal Description	All or Portion of Tract 3 plat of tracts 1 thru 4 Coors village
Location	SW corner of Coors Boulevard and Western Trail NW
Size	6.8 acres and 13.54 acres
Existing Zoning	MX-L
Proposed Zoning	MX-M

Staff Recommendation

APPROVALS of RZ-2018-00028, based on the Findings beginning on Page 27 and SI-2018-0022, based on the Findings beginning on Page 33

Staff Planner
Leslie Naji, AIA Senior Planner

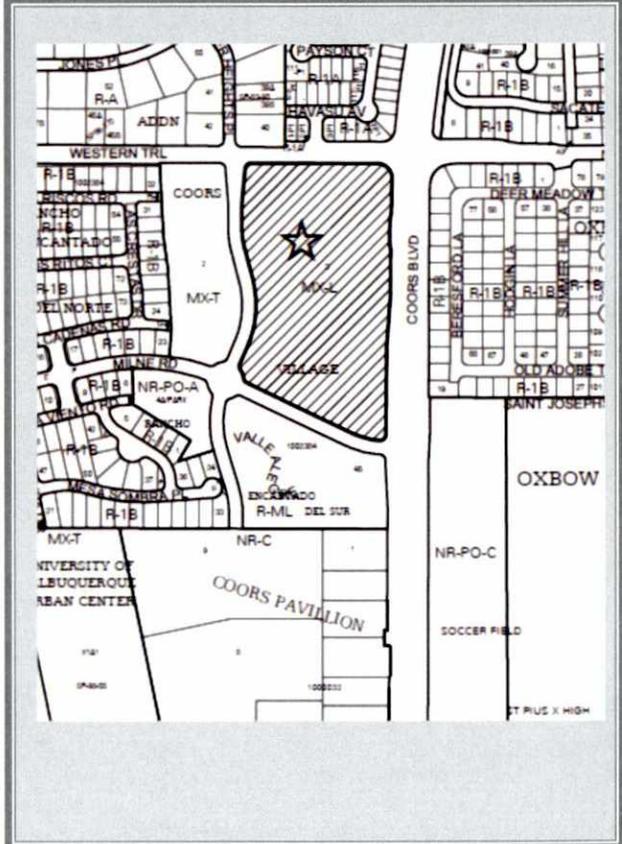
Summary of Analysis

The request is for a zone map amendment for an approximately 6.8 acre vacant site, consisting of the eastern half of Lot 3 on the west side of Coors Blvd. in the northwestern portion of the City. The lot is zoned MX-L. The applicant wants to change the lot's zoning to MX-M in order to develop an Emergency Care Facility and Urgent Care Facility larger than 10,000 square feet.

The subject site is in an Area of Change, as designated by the Comprehensive Plan. The zone map amendment has been adequately justified pursuant to the IDO's Review and Decision criteria for zone map amendments based upon the use being more advantageous to the community.

The corresponding site plan amendment is to a prior-approval by the EPC. The larger 13.5 acre site was approved by the EPC in 2008.

The affected neighborhood organization is the Westside Coalition, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested. Staff has not been contacted. There is no known opposition. Staff recommends approval.

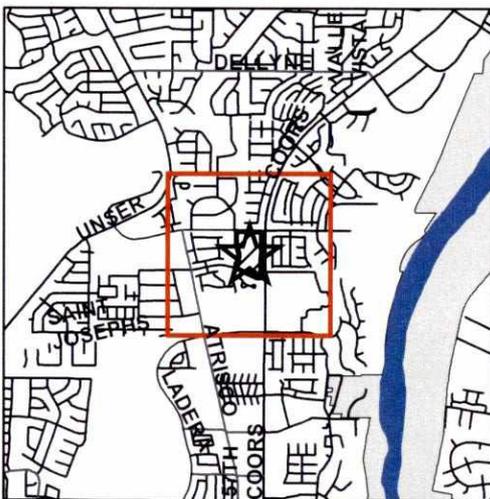
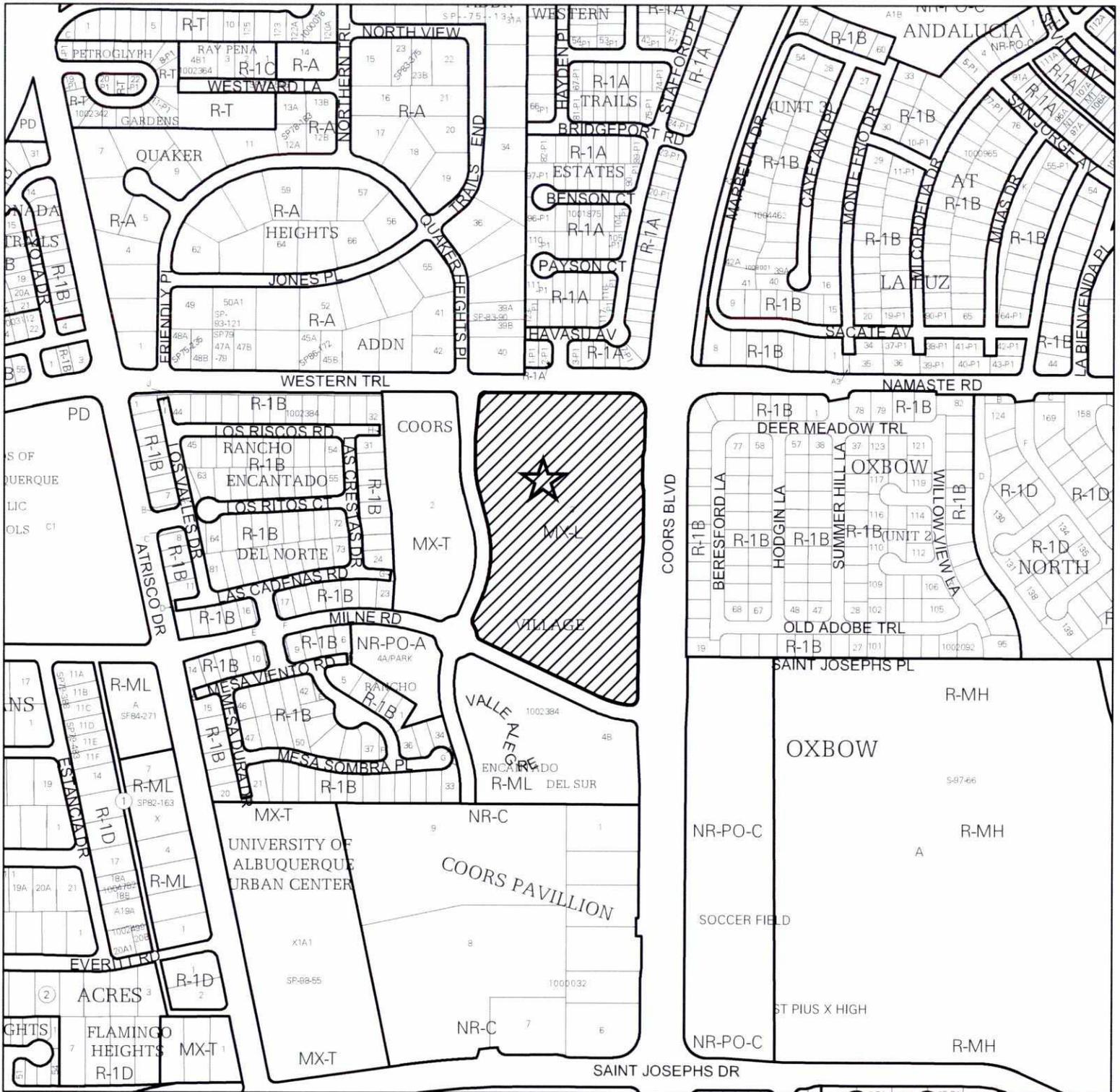


Hearing Date:
December 13, 2018

Project #:
2018-001584 (1000032, 1007282, 1001624)

Case Numbers:
SI-2018-00221
RZ-2018-00047





IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

Hearing Date:
12/13/2018

Project Number:

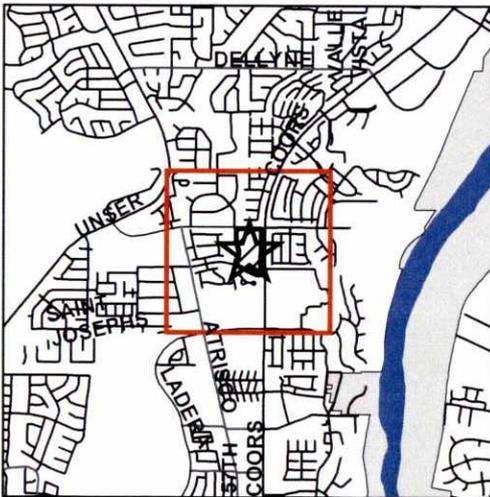
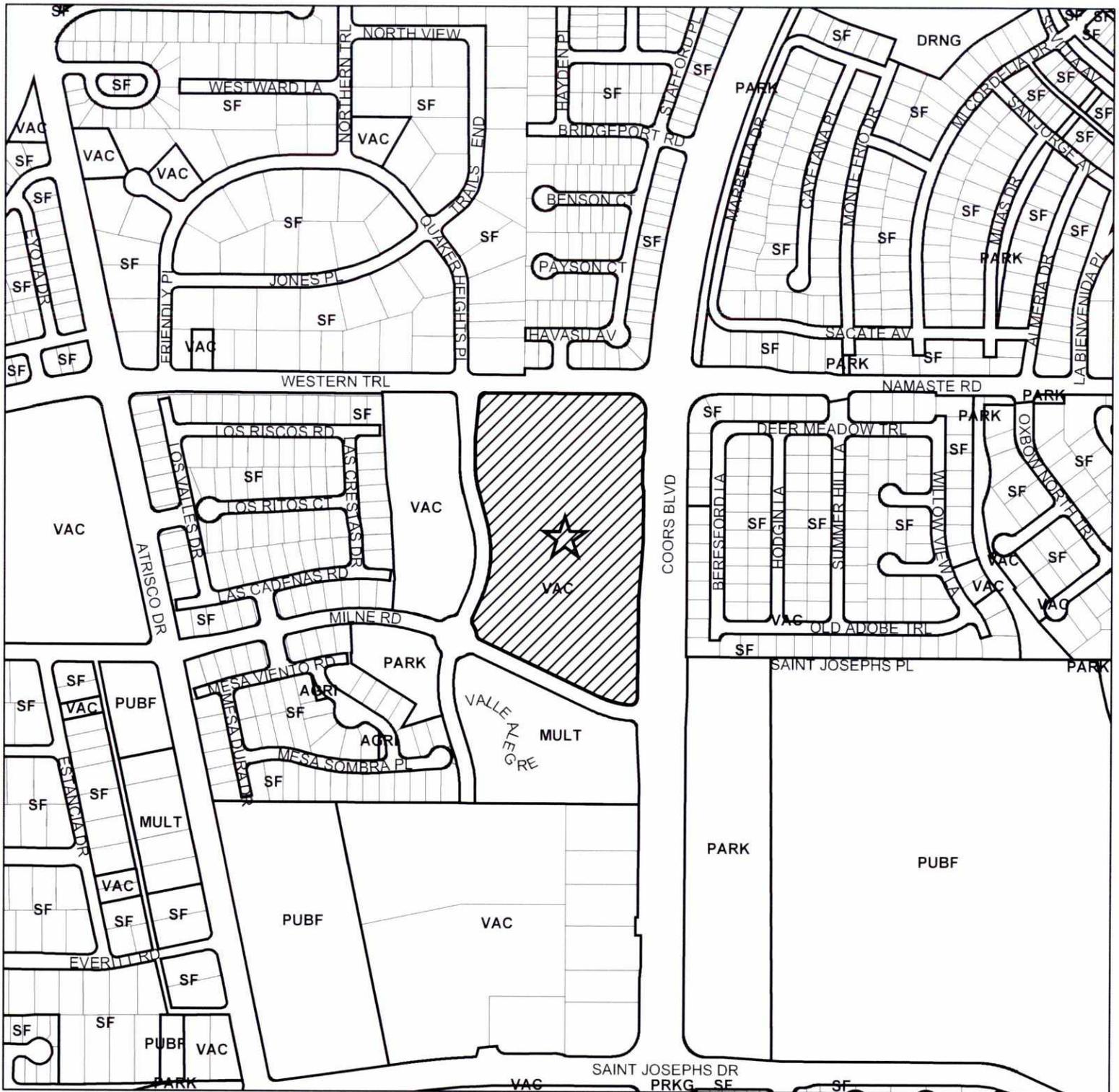
2018-001584 (100032, 1007282, 1001624)

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SI-2018-00221 RZ-2018-00047

Zone Map Page:

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LAND USE MAP

Note: Gray shading indicates County.

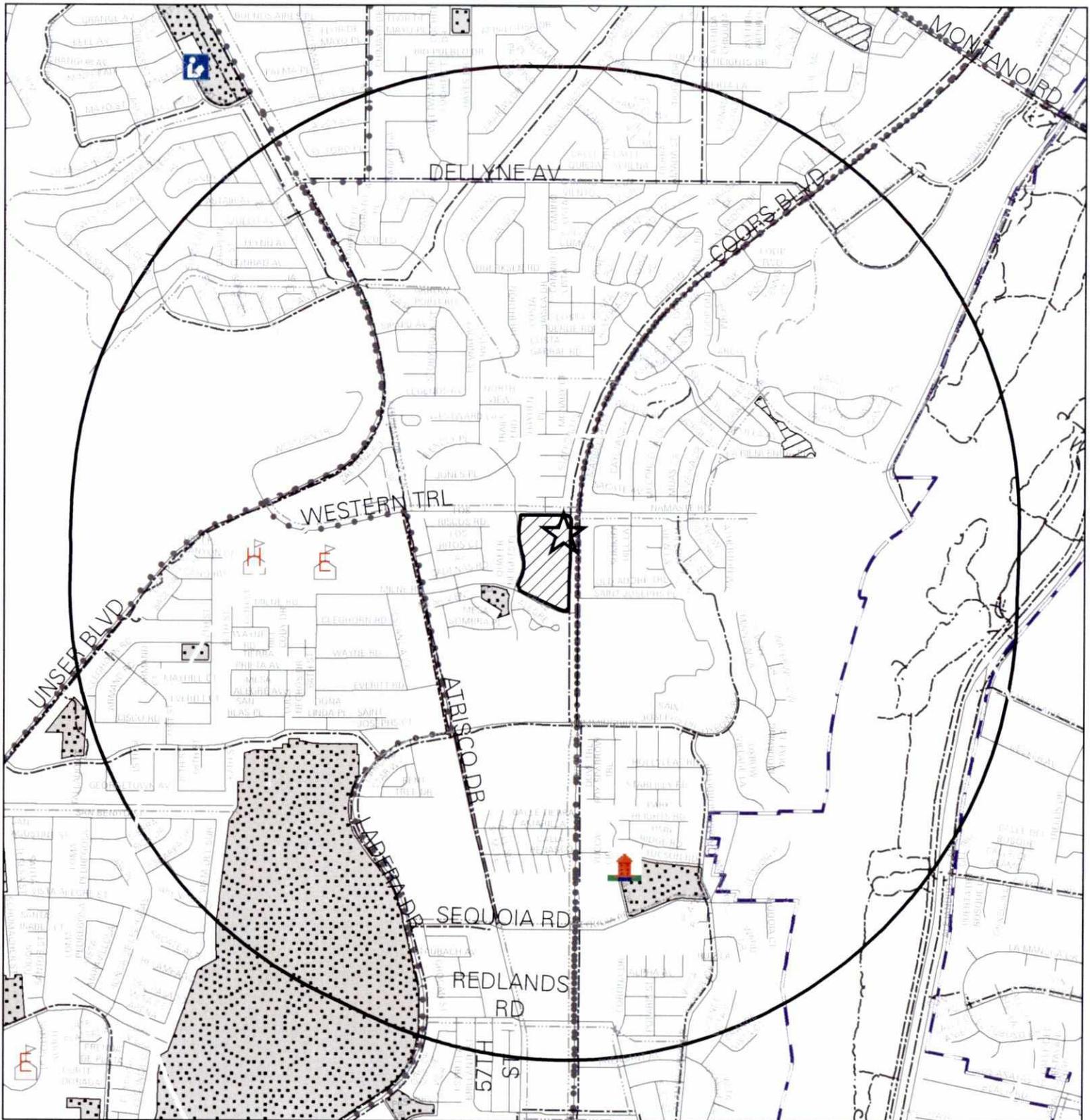
KEY to Land Use Abbreviations

- 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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Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-foot) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum | |  Albuquerque City Limits |  Developed City Park |
| | | |  Undeveloped City Park |



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Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	MX-L	Area of Change	Vacant
North	Right-of-way, R A, R-1A	Area of Consistency	Single-family homes
South	Right-of-way, R-ML	Area of Consistency	Duplex Condominiums
East	Right-of-way, R-1B, NR-PO-C	Area of Consistency	Single-family homes
West	MX-L, Right-of-way, MX-T	Area of Change	Vacant, Quaker Heights Place

Request

The request is for a zone map amendment (zone change) for an approximately 6.8 acre, vacant site consisting of the eastern half of Lot 3, on the west side of Coors Blvd. in the northwestern portion of the City. The lot is zoned MX-L.

The subject site is zoned MX-L. The applicant is requesting a zone change to MX-M (Mixed Use-Medium zone) in order to develop an Emergency Care Facility and an Urgent Care Facility. While medical and dental clinics/offices are allowed in the MX-L zone, they are limited to under 10,000 square feet. The MX-M zone is required to accommodate this site plan that proposes developing a 16,000 SF ambulatory care center and a 35,000 square foot outpatient clinic.

The site plan amendment is for lot 3 and affects a change in the approved mid-lot street and the development of the eastern half of the lot for a new Emergency Care Facility.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is also required to hear major changes to a previously approved site plan. This site plan is a major change and the EPC was the original approving body hence the site plan review. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The requests are quasi-judicial matters.

Context

The subject site is located in a largely developed area with large scattered vacant parcels along Coors Blvd. St. Pius High School is to the east of the southern end of the site. North of the subject

site are the single-family homes of the Western Trails subdivision. South of the subject site are duplex condominiums of the Rancho Encantado subdivision. To the west of the subject site is a large undeveloped tract zoned MX-L which has been approved for a senior living facility. To the west of that site is Quaker Heights Place, and then another vacant lot zoned MX-T.

The subject site is not located in a designated Activity Center. The Ladera Activity Center is about three quarters of a mile to the south along Coors and provides several commercial outlets. Between the Ladera Activity Center and the project site are two large parcels zoned NR-C.

The western half of the lot has an approved site plan for a senior living facility to which this application is making an amendment along the joint property line.

History

The University of Albuquerque area was designated as an Urban Center with the adoption of the Metropolitan Areas and Urban Centers Plan in 1975. The University of Albuquerque Sector Development Plan was adopted by the City Council in 1982, which included annexation and establishment of SU-3 Zoning. The sector plan was rescinded with the adoption of the IDO and the areas SU-3 zoning was converted to zones that reflected the entitlements for each property.

In 2008 the EPC reviewed the SU-3 land uses for reallocation, allowing for a senior housing development to be built on the western half of the property. This site plan was reviewed and signed-off by the DRB November 2, 2018.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Coors Blvd. is a Regional Principal Arterial roadway. Western Trail is designated a Minor Arterial roadway. Less than half a mile to the west of the site along Western Trail is Atrisco Dr, designated a Major Collector.

Comprehensive Plan Corridor Designation

The subject site is located along Coors Blvd. NW, which the Comprehensive Plan designates as a Major Transit Corridor.

Trails/Bikeways

A Buffered Bike Lane - Conventional bike lanes paired with a designated buffer space, is located on Coors along the eastern edge of the site.

Transit

The subject site fronts a Major Transit Corridor and is served by three major bus lines. Standard bus route 155 has a stop along the east edge of the site approximately 300 feet south of the corner of Coors Blvd. and Western Trail. The 790 Rapid Ride 790 and the 96 Commuter Routes have a stop approximately one quarter of a mile south of the site located at St. Joseph's Dr. and Coors Blvd.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

The subject site is currently zoned MX-L [Mixed Use Low Intensity Zone District, IDO 14-16-2-4(B)], which was assigned as a conversion from SU-3 upon adoption of the IDO. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area. Permissive uses include veterinary services, small business offices, groceries, medical and dental clinic under 10,000 square feet, and research facilities

The request proposes to change the subject site's zoning to MX-M (Mixed Use, Medium Intensity Zone District- IDO 14-16-2-4(B)). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The MX-M zone district would allow for medical offices larger than 10,000 square feet. Allowable uses are shown in Table 4-2-1.

Definitions

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below. Applicant's response follows in *italics*. Staff analysis follows in ***bold italics*** text.

Chapter 4: Community Identity

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development on the subject site under the MX-M zone, which the request would make possible, would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-4-11). These would help ensure appropriate scale and location of development and character of building design. The mix of uses

proposed by the accompanying Site Plan includes a Medical Clinic over 10,000 square feet, but would be limited to uses allowable in the MX-M zone. The request generally furthers Policy 4.1.4.

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions. [ABC]

a) Respect natural environmental conditions and carrying capacities and cultural landscapes when locating new development and regulating its intensity and design.

The proposed zoning designation will allow development to occur in “infill” property with adequate existing infrastructure and minimize the need for development at the urban edge, thereby respecting natural environmental conditions and carrying capacities of existing infrastructure.

The proposal will not affect any sensitive lands and will provide a high-quality development on a vacant lot.

GOAL 5.1 CENTERS & CORRIDORS:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

The development shall be pedestrian friendly, providing walkable access to the site from Coors Boulevard and further west to the development of the adjacent residential property. The site will create walkable access to public transportation along Coors Boulevard with connectivity between the residential tracts and the commercial precinct for the public. The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

The response to Policy 5.1.1 is sufficient.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request could result in development that would “capture regional growth”. While the MX-L zone provides for neighborhood commercial (small scale) uses, the MX-M zone would be a more appropriate zone along Coors Blvd, a Major Transit Corridor.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The ability to develop the Property in the future is crucial in maintaining its commercial viability in order to continue to provide employment and services necessary to create opportunities to live, learn and work. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created. Is it estimated the Presbyterian Health urgent and emergency care and clinical outpatient service activity center will generate 130 well-paying jobs.

The response to Policy 5.1.1.4 is sufficient.

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located on the west side of Coors Blvd., a designated Transit Corridor, and in an Area of Change that is intended to develop. The purpose of the MX-M zone is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Relative to the surrounding area, including Coors Blvd., the more-intense development that the request would make possible would be along this Major Transit Corridor. The request furthers Policy 5.1.2- Development Areas.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The senior housing already brings an alternative housing type and the medical use brings needed medical facilities to the area. The Property is conveniently accessible from surrounding neighborhoods.

The response to Policy 5.1.6 is sufficient.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The zone change will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing commercial zone within a Transit Corridor. The commercial viability of the Property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot.

The application will support sustainability by energy efficient design, will support equity by applying Universal Design Principles, and support community health by providing medical services in demand by the community.

The response to Policy 5.2.1 is sufficient.

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

The response to Policy 5.3.1 is sufficient.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

School capacity is not affected as the proposed site plan development for medical uses does not support a residential component. Therefore there is no increase on the strain on neighboring schools. A zone change to enable the medical clinic development will alleviate any issues associated with residential being proposed on the site.

Both the original MX-L zoning and requested MX-M zone allow for the same residential component. This request with site plan review would essentially eliminate stress on the schools through the removal of residential use from the site.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area. [ABC]

The proposed zone change will promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land by encouraging infill development and future development growth in an area with existing infrastructure and public facilities.

Although the proposed medical facility would not be an objectionable land use for the site, it will further more equitable distribution of a social asset.

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed zone change will promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land by encouraging infill development and future development growth in an area with existing infrastructure and public facilities.

This request places new growth on a vacant lot in an Area of Change.

POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

- b) Encourage development that expands employment opportunities.

The subject Property will bring medical employment opportunities to the west side of Albuquerque.

- g) Encourage development where adequate infrastructure and community services exist.

The parcel maximizes the use of existing infrastructure required to service the development demands as adequate infrastructure surrounds the parcel.

- i) Discourage zone changes from industrial uses to either mixed-use or residential zones.

The subject Property is located in an Area of Change and allowing the proposed zone change will encourage growth for future development in accordance with this policy in a Transit Corridor expanding employment opportunities in an area with adequate infrastructure. The zone change from the historic C1 zoning to the requested MX-M zoning is aligned with the historical permissive uses for the property. Further, neighborhood stability is maintained by locating the denser, more intense uses within an Area of Change and along the Transit Corridor.

The request is not a zone change from Industrial but is a change from MX-L to MX-M. The proposed use is one permitted on both zones with the MX-M allowing for a larger (over 10,000 square foot) facility. The placement of such a service facility at a higher intensity furthers Policy 5.6.2 by developing a vacant site located along a major transit corridor.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Infill of a currently vacant parcel with a facility not currently available in the area and being located along a Major Transit Corridor may result in a reduction of the current auto demand in reaching such facilities.

The response to Policy 6.1.3 is sufficient.

GOAL 8.2 ENTREPRENEURSHIP:

Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development. [ABC]

The proposed zone change will enable a new medical expansion and service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

The response to Policy 8.2.1 is sufficient.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that

- a) Have sustainable economic characteristics. [ABC]
- b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).
- c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed zone change will further this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

The response to Policy 8.2.3 is sufficient.

Staff adds the following citations:

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site and the area to the west is designated an Area of Change. The remaining surrounding, all separated from the site by large right-of-ways, are Areas of Consistency and residential with small public open spaces to the southeast and southwest. The request furthers Goal 5.6-City Development Areas.

Integrated Development Ordinance (IDO) 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone change justification letter analyzed here, received on November 20, 2018, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-L (Mixed Use, Low Intensity Zone). The requested zoning is MX-M (Mixed Use, Medium Intensity Zone District). The reason for the request is in order to develop an Emergency Care Facility and an Urgent Care Facility. While medical and dental clinics/offices are allowed in the MX-L zone, they are limited to under 10,000 square feet. The MX-M zone is required to accommodate this site plan that proposes developing a 16,000 SF ambulatory care center and a 35,000 square foot outpatient clinic.

The applicant demonstrates that the proposed zone map amendment (zone change) meets the zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in **bold italic** text.

- A. A proposed zone change must be found to be consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The proposed zone change is consistent with the health, safety, and welfare of the City of Albuquerque, and is not in conflict with a preponderance of applicable Goals and Policies in the ABC Comp Plans as amended, and other applicable plans by the City.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response (see Criterion C, below), that the request would be consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

- B. If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use,

development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject property is wholly located in an Area of Change, therefore, these criteria are not applicable.

C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

This criterion does not apply.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

This criterion does not apply.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This criterion does apply because the subject site is located in an Area of Change. The zone change from the historic C-1 to MX-M zoning is aligned with the historical permissive uses for the property. The proposed zone change is more suitable for the parcel based on the site location along a major Transit Corridor and is within the Coors Corridor. The intensity associated with the zone can be supported by the surrounding existing infrastructure and is an appropriate density for this parcel.

The ability to develop the property to this level of intensity ensures its commercial viability and in doing so provides new employment opportunities. The zone change also permits essential medical services needed by the community that would otherwise not be permissive under the lower intensity zoning.

Importantly, the characteristics of the community will be maintained as the requested zoning is virtually equivalent to the historic zoning designation. The commercial viability of the property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot in an infill area.

The requested MX-M zone is equivalent to the MX-L zone designation except for scale and intensity, as shown by the accompanying SDP-BP. The request for the zone change to MX-M is to facilitate a medical facility larger than 10,000 square feet. The response to Criterion C is sufficient.

D. The zone change does not include permissive uses that would be harmful to adjacent property,

the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Under the zone change to MX-M there are some commercial land uses that may be detrimental to adjacent property owners depending on how the site is developed and whether adequate screening and provisions for security is made. In addition, a number of additional restrictions are placed on the uses due to the proximity if the St. Pius X High School, directly southeast of the parcel. The proposed site plan for building permit proposes an urgent care and clinical outpatient service across the entire parcel. Therefore, there is no opportunity to develop harmful uses if the zone change and the site plan proposed are approved.

Under MX-L a Bar, Tap Room or Tasting room is a conditional use; however, under MX-M this use is permissive. Similarly, Light Vehicle Fueling Station, Light Vehicle Sales and Rentals, Mortuary, Park and Ride, and a Transit Facility are conditional uses under MX-L and permissive under MX-M.

Blood Services, Building and Home Improvement Materials Store, Large General Retail, and Drive-In Theater is not allowed under MX-L but permissive under MX-M.

A nightclub, a large Personal and business services, Medium General Retail is not allowed in MX-L however is permissive under MX-M.

A Liquor Retail Store is permissive accessory under MX-L, however is permissive under MX-M.

All future proposed uses and zoning notification for Tract 3B shall conform with the required notice provisions set out by the IDO. This process provides opportunities for the applicant to consult and discuss the use with the registered neighborhood associations and adjacent neighbors. At this time concerns can be addressed and mitigated or an alternative permissive and accepted use proposed.

The proposed uses for an urgent and emergency care and clinical outpatient service facility has been discussed with the required neighborhood associations with a detailed presentation outlining the reasons for the zone change and intended medical care facilities proposed for the site discussed. The neighborhood associations are in support of the zone change and planned development.

There were concerns regarding traffic and access to the site raised by the neighbors. The medical facility generates 60% less peak traffic volumes that what was approved in the TIS which modeled a full buildout of commercial and restaurant uses across Tract #B. The roadway improvements to support the development of Tract 3A and 3B shall mitigate all traffic issues associated with traffic generated by both sites. Therefore, if the zone change is approved, it will permit the development of the urgent and emergency care facilities which

generate less traffic when compared to other uses permissive for the tract under MX-M. This was perceived by the neighbors as positive, another reason to support the application.

By definition, the MX-L zone is a multi-use, neighborhood specific, non-destination commercial, retail and low-density multi-family development meant to mitigate uses not compatible with neighborhoods; whereas MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. The IDO provides for appropriate buffering, height restrictions, step, back and landscaping. Conformance to the IDO shall apply.

The following is a list of all permissive uses of the MX-L and MX-M zones from Table 4-2-1 of the IDO:

MX-L

Dwelling, live-work
Dwelling, multi-family
Assisted living facility or nursing home
Community residential facility, small
Community residential facility, medium
Community residential facility, large
Group home, small
Group home, medium
Group home, large
Sorority or fraternity
Adult or child day care facility
Community center or library
Elementary or middle school
High school
Museum or art gallery
Parks and open space
Religious institution
Vocational school
Community garden
Veterinary hospital
Other pet services
Health club or gym
Residential community amenity
Restaurant
Other indoor entertainment
Hotel or motel
Car wash
Light vehicle repair
Paid parking lot

Parking structure
Bank
Club or event facility
Commercial services
Medical or dental clinic, < 10,000 sq.ft.
Office
Personal and business services
Research or testing facility
Farmers' market
Bakery goods or confectionery shop
General retail
Grocery store
Artisan manufacturing
Solar energy generation
Utility, electric
Utility, other major
Free standing WTF

MX-M

Dwelling, live-work
Dwelling, multi-family
Assisted living facility or nursing home
Community residential facility, small
Community residential facility, medium
Community residential facility, large
Group home, small
Group home, medium
Group home, large
Sorority or fraternity
Adult or child day care facility

*Community center or library
Elementary or middle school
High school
Museum or art gallery
Parks and open space
Religious institution*

Sports Field

University or College

*Vocational School
Community Garden
Veterinary hospital
Other pet services*

Theatre

Bar

*Health club or gym
Residential community amenity
Restaurant*

Tap room or tasting room

*Other indoor entertainment
Hotel or motel
Car wash*

Light vehicle fuel station

Light vehicle repair

MX-M cont'd

Light vehicle sales and rental

Paid parking lot

Parking structure

Bank

Club or event facility

Commercial Services

Medical or dental clinic

Mortuary

Office

Personal and business services, small

Research or testing facility

Residential community amenity

Bakery goods or confectionery shop

Farmers' market

General retail

Grocery store

Liquor retail

Pawn shop

Park and Ride lot

Transit facility

Artisan manufacturing

Solar energy generation

Utility, electric

Utility, other major

Free standing WTF

Most permissive uses in the MX-M zone contribute to the sense of community and promote the live, work, play concepts in the Comp Plan. The response to Criterion D is sufficient.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Requirements 1, 2, & 4 do not apply.

Requirement 3 applies. The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone since the intensity of development is not intended to change, but rather make an existing and historic use permissive rather than non-conforming.

The infrastructure detailed on the improvements Agreement will support the proposed zone change and development of the project by improving the capacity of Coors Blvd, an extension of sidewalk along Coors Blvd, a right turn on Western Trail to Coors Blvd, and other general improvements surrounding the site such as a 10-inch waterline line extension along Milne Rd. will benefit the community by leveraging private investment.

Requirement 3 applies. Future requests will go to the DRB for replatting and/or subdivision actions, which require that Infrastructure Improvement Agreements are in place. Private discussions provide context, but do not serve as a formal development agreement. The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The site is located in the Coors Major Transit Corridor. The parcel is approved for a right-in right-out access driveway from Coors Blvd by NM DOT. The location of the parcel is suitable for higher intensity infill development to serve the surrounding communities due to the adequate access and location along Coors Blvd. The signal location at Coors Blvd. and Western Trails also provides an opportunity for secondary access to the site from the surrounding roadways (Western Trail and Quaker Heights).

The applicants' response to Criterion F is sufficient.

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The justification provided herein is not completely based on the property's location on a major street nor completely or predominately on the cost of land or economic considerations, but rather on a preponderance of applicable Goals and Policies of the Comp Plan. The site is suitable for infill development that will create employment opportunities and provide services to benefit the community. The zone change is suitable to provide the higher intensity development use at the parcel is in line with the zoning of parcels along the Coors Blvd. Corridor. This is in line with the ABC Comp Plan Policy Goals 5.2 and 5.6.

Economic considerations are a factor, but the applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

While Criteria 2 and 3 do not apply, Criterion 1 does apply. The proposed zone change will apply to Tract 3B only and does not create a spot zone as there are properties to the north and south along Coors Blvd of the subject property with the same MX-M zoning designation as requested.

The surrounding zoning west of the site, away from Coors Blvd. is zoned MX-L. Further west, the subsequent parcels are zoned MNX-T and residential respectively. The transition from the higher intensity along Coors Blvd. to the lower intensity and residential zoning provides a suitable buffer and appropriate transition between zones.

The Coors Blvd. Corridor generally provides and supports higher intensity development along the corridor and is an example where the zone change supports the ABC Comp plan Policy Goals 5.1 and 5.3, being in line with the intent for higher intensity development along Coors Blvd.

In addition, as detailed on the site plan the proposed clinic offers a higher quality development type than a standard strip mall and is strategically located close to Coors Blvd. to mitigate impacts on adjacent neighbors and conform with the higher intensity along the Coors Blvd. Corridor.

This is a spot zone that clearly facilitates implementation of the ABC Comp Plan and Criteria 1 and 2 apply:

- 1. The subject site is appropriate to be zoned MX-M to create a transition from the high traffic-volume, Major Transit Corridor of Coors Blvd. west to the subject site, the MX-L, MX-T and then R-1 zoned properties. The site does not abut any residential zones; it is bounded by public right-of-way on the north, east and south, which provide wide, by default buffers to nearby residential neighborhoods.***
- 2. The high volume of traffic along Coors Blvd. makes the subject site more suitable for the community-serving uses allowed in the requested MX-M zone, such as a medical clinic over 10,000 square feet in size, rather than the limited, neighborhood-scale services allowed in MX-L. Access to this site is enhanced by the adjacent, fully***

signalized intersection of Coors Blvd. and Western Trail.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Any application for a site plan – EPC shall be approved if it meets all of the following criteria:

6-6(h)(3)(a) the site plan is consistent with the ABC Comp plan, as amended.

The site is located along Coors Boulevard, an Albuquerque / Bernalillo County Comprehensive Plan (Comp Plan) designated Major Transit Corridor, just north of the Ladera Activity Center, within a designated Area of Change (see Appendix 2, Comp Plan Designations). Growth policies established within the Comp Plan encourage more intense uses and development patterns within designated Centers, Corridors, and particularly Areas of Change so that additional residents, services, and jobs can be accommodated in locations deemed appropriate for new development (Comp Plan, pg. 5-23) while reducing development pressures on the urban fringe and established neighborhoods. This request for a SDP-BP to accommodate an Ambulatory Care Center and Medical Clinic is an appropriate request for an area intended to capture denser / intense uses and would support the city's many growth and land use policies by:

- Providing a more equitable distribution of critical health care services throughout the city and particularly on the west side, to improve the overall quality of life for residents while reducing the need to commute.*
- Establishing vibrant activity centers and complete communities that provide convenient access to a range of neighborhood-serving services within walking distance to residences.*
- Expanding the concentration/ mix of services offered and the availability of higher paying, professional jobs within the vicinity of the Activity Center and Transit Corridor, increasing the range and variety of opportunities that currently exist in the area.*
- Improving the housing to jobs imbalance and fostering west side employment by brining and estimated 130 well-paying jobs to the area (approximately 40-50 at the ambulatory care center and 80 for the outpatient clinic, ranging from nurses to physician).*
- Encouraging developments that expand employment opportunities within designated Centers and Corridors and near existing high-frequency transit facilities.*
- Protecting single-family neighborhoods from development that is of an inconsistent density and scale by locating denser, intenser uses within an Area of Change, thereby maintaining neighborhood stability.*
- Reducing the need for automobile travel by increasing mixed-use infill development that brings critical services within a Major Transit corridor and in close proximity to an established Activity which enables residents to easily travel between them by walking, cycling or use of public transportation.*
- Encouraging infill development on a vacant site that is contiguous to existing City infrastructure thereby leveraging public and private investments.*

For sites located along Major Transit Corridor like Coors, the Comp Plan advocates for more suburban, linear strip commercial development to occur (Table 7-1& 2 Development Context,

Comp Plan, pg. 7-6) in order to transition into surrounding single-family neighborhoods (sub-policy 5.1.9.b). The proposed Ambulatory Care Center and Medical Clinic offer more critical services situated in a higher quality of development type than the standard commercial strip would provide.

The site plan development is consistent with the ABC Comp Plan especially in the areas of Development in an Area of Change, providing a greater neighborhood facility along a Major Transit Corridor, development on a site with good circulation and signaled intersection, and providing a transition of higher development along Coors to lesser intensity as it moves westward towards residential areas.

6-6(h)(3)(b) the site plan is consistent with any applicable Terms and Conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements And/or regulations.

To the applicants knowledge the site has not had any previous NR-SU or PD zoning nor are there any conditions from the DRB approval.

6-6(h)(3)(c) the site plan complies with all applicable provisions of this IDO, the DPM, other adopted city regulations, and any terms and conditions specifically applied to development of the property in a Prior permit or approval affecting the property.

5-2 SITE DESIGN AND SENSITIVE LANDS

The project site does not include or abut any sensitive lands or major public open space.

5-3 ACCESS AND CONNECTIVITY

The project site plan has made great effort to provide access and conductivity to the site by various means of transportation.

5-3(A)(2) Providing adequate street connectivity.

Direct access is made to the site from Coors Blvd. via right turn, while primary access is located off Western Trails to the north of the site which has a signaled intersection with Coors and Milne Rd. to the south of the site.

5-3(A)(3) Supporting a multi-modal transportation network.

The project connects to bike paths, pedestrian walkways and bus lines in addition to automobile and motorcycle networks.

5-3(A)(4) Ensuring convenient and efficient access to current and future neighborhoods.

In addition to access to Coors Blvd., Western Trails and Milne Rd. carry traffic to Atrisco Dr. This allows more variety of routes to the facilities without going through residential neighborhoods.

5-3(A)(5) Mitigating the traffic impacts of new development.

Traffic impact is being mitigated with the addition of a new right turn deceleration lane into the mid site from Coors Blvd. as well as a dedicated right turn lane from Western Trails onto Coors.

5-3(A)(6) Reducing vehicle miles traveled.

The location of an emergency care facility on the west side will result in a reduction of miles travel by those residents who would otherwise have to travel 5 or more miles to a hospital facility.

5-3(A)(7) Increasing the effectiveness of local service delivery and reducing emergency response times.

An emergency care facility and an urgent care center will provide more efficient medical service delivery to these residents.

5-5 PARKING AND LOADING

See Table 5-5-1:

Off-street Parking Requirements requires that the site provide five (5) spaces per 1,000 s.q. ft. for medical clinic uses. The table below demonstrates compliance to the parking standards of the IDO. Ambulatory care (16,000 S.F.) requires 80 spaces, Medical Clinic (35,000 S.F.) requires 175 spaces. Accessible Parking 51-100 spaces 6 accessible, 2 van accessible: Ambulatory care requires 4 spaces but providing 8, Medical clinic requires 8 spaces but providing 14 spaces. Motorcycle Parking 51- 100 total spaces required for use requires 3 motorcycle spaces: Ambulatory care requires 3 spaces but providing 4, Medical clinic requires 5 spaces, Bicycle Parking 10% of required off-street parking Ambulatory care requires 8 spaces, Medical clinic requires 18 spaces.

Parking spaces for Phase I of the site (Ambulatory Care Center) have been calculated and meet IDO requirements. Phase II of the site (Medical Clinic) is short one space and will have to be revised prior to DRB review to be in compliance.

5-6 LANDSCAPING, BUFFERING, AND SCREENING

The two tables below(See applicants letter) demonstrate compliance to the landscape standards of the IDO in terms of vegetative coverage percentages and species types and quantities. The applicant has addressed PNM's concern about street trees within the utility easement by replacing the Chinese Pistache (reaching a 50' mature height) along Coors Blvd with Tatarian Maple (20') and Frontier Elm (35' mature height) with Oklahoma Redbud (15' mature height) to comply with PNMs request to plant species that reach a mature height of 25' or less.

Despite its more suburban development context, the site plan clusters buildings in order to create walkability within the development and allow for landscaped open spaces and plazas. A robust pedestrian system comprised of perimeter sidewalks and internal walkways provides connections for the various ways in which patrons may access the site's services and amenities,

i.e. walking from neighborhoods nearby, biking via the bike network, transit stops via transit network, and parking areas via the auto network. Two plazas, one for each respective building, feature amenities including pedestrian-scale lighting, partially shaded seating areas, and trash receptacles and are linked to primary building entrances, internal walkways and thereby the public sidewalk. The southeast portion of the outpatient clinic and the northeast portions of the ambulatory care center feature glass lobbies that engage the outdoor gathering areas that front each of the two primary building entrances. Site open spaces exhibit a landscaping scheme that showcases building entrances, outdoor gatherings spaces, the Coors frontage, improve the pedestrian environment, and mitigate site impacts on surrounding properties. The landscape material palette, as the building palette discussed above, is also utilized to add an additional layer of cohesion to the development's identity.

The revised landscape plan, as submitted, complies with the landscape requirements for the property.

5-7 WALLS AND FENCES

Walls and fences facing a public street have a height limitation on 3 feet. The wall along the Coors Blvd. elevation that encloses utilities and dumpsters must be 8 feet high. This wall is located outside the setback. Material for this wall and addition dumpster enclosure walls is stucco over CMU.

5-8 OUTDOOR LIGHTING

Outdoor lighting on the site is at a maximum height of 16 feet with a fully shielded lighting head. This is within the limit of 20 feet for mixed-use zones.

5-11 BUILDING DESIGN

Site buildings are constructed utilizing quality materials and professional workmanship in order to achieve a quality development that expresses contemporary southwestern architecture. Building frontages visible from major streets provide articulation, detailing, and fenestration to avoid monotonous appearances and create visual interest. Architectural features such as reveals, windows and openings, changes in parapet heights, color, texture, and material are used to add interest to the building elevation and reduce its visual mass. Street facing facades have been designed to meet the façade design standards outlined in section 5-11(E)(2) as illustrated in sheet SDP5-1 and SDP5-2 of the revised EPC submittal. The north facade of the ambulatory care center features ground-floor transparent glass wall systems (complainant with 5-11(E)(2)(a).2.a.), and metal louvered canopies (compliant with 5-11(E)(2)(a).2.d); these features cover approximately 78% of the horizontal length of the north façade. The east façade features metal shade canopies (compliant with 5-11(E)(2)(a).2.d), and raised planters (compliant with 5-11(E)(2)(a).2.f); these features cover approximately 64% of the horizontal length of the east façade. Both of these facades also exhibit a change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the

façade (complying with 5-11(E)(2)(a).3) and both the north and east façade features wall projections that extend greater than or equal to 25% of the length of the façade (complying with 5-11(E)(2)(a)(3)). The east facades of the medical clinic exhibits ground-floor transparent glass wall systems (compliant with 6 5-11(E)(2)(a).2.a.), upper windows (compliant with 5-11(E)(2)(a).2.b), and shade canopies (compliant with 5-11(E)(2)(a).2.d) that meet the standards for street facing facades; these features cover approximately 62% of the east façade. The south facades of the medical clinic exhibits ground-floor transparent glass wall systems (complainant with 5-11(E)(2)(a).2.a.), shade canopies (compliant with 5-11(E)(2)(a).2.d), and window awning (compliant with 5-11(E)(2)(a).2.d), that meet the standards for street facing facades; these features cover approximately 46% of the south façade. Both the east and south facades of the medical clinic exhibit a change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade (complying with 5-11(E)(2)(a).3) and both the north and east façade features wall projections that extend greater than or equal to 25% of the length of the façade (complying with 5-11(E)(2)(a)(3)). Parapets are also utilized to screen rooftop mechanical equipment visible from the adjacent sidewalks and internal walkways. Colors of exterior building materials are predominately earth tones (browns, tans, and whites) with brighter accent colors utilized to accentuate architectural massing or key features such as entrances. Cohesion of materials and color palettes among the buildings and site accents, such as screening walls for ground equipment and reuse areas, is utilized to create a coherent, distinct identity throughout the development.

Building elevations and materials have been reviewed for required glass surfaces, changes in materials and changes in height or setbacks. The elevations as presented meet the IDO requirements.

5-12 SIGNS

Signage on the site is limited to:

Channel Letter Wall signs, one per building with reverse channel halo lit.

Free-standing Monument signs, maximum height 12'-3", full face backlit illumination.

***1 per premise per street frontage (allows 6 signs) 5 signs specified
65 square feet each (100 square feet allowed)***

5-13 OPERATION AND MAINTENANCE

This Site Plan complies with all applicable provisions of the operation and maintenance section of the IDO, particularly regarding 5-13(A)(6) Noise that requires "Uses and activities shall be conducted so as to avoid the creation of any noise that would create a public nuisance or a nuisance interfering with the use and enjoyment of adjacent properties". Presbyterian anticipates 60-70% of patients utilizing the ambulatory care center would be urgent care patients and 30-40% of patients would be emergency patients. Only an estimated 5% of the emergency patients are anticipated to need additional care that requires them to be transported to a hospital, resulting in an estimated average of 1 to 1.5 outbound ambulances per day;

ambulances leaving the site would not utilize sirens as the patients are anticipated to have been stabilized by this facility prior to their departure eliminating the need for sirens. Inbound ambulances will not be received at this facility as ambulances will only deliver patients to a hospital facility.

Proposal meets operations and maintenance requirements.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable

The applicant has worked with the ABCWUA, AMAFCA, and City Hydrology to ensure that the City's existing infrastructure and public improvements have adequate capacity to serve the proposed development.

In order to comply with agency comments received as part of this EPC process, the applicant is in the process of completing the following tasks:

- *Requesting a new availability statement from the ABCWUA for the current site ambulatory care center and medical clinic, which is a less intense use than the retail and restaurant uses of the previously approved availability statement.*
- *Submitting a City Fire Marshal approved Fire 1 Plan.*
- *Coordinating with AMAFCA to ensure that both phase 1 and 2 adequately accommodate storm drainage. The storm drainage for Phase 1, the ambulatory care center, is independent of the drainage associated with Phase 2. The runoff from Phase 1 discharges into a storm drain line west of the site within the private road. This storm drain does not discharge into the pond located within Phase 2, rather it continues south then west prior to discharging to an existing 54" storm drain stub located at the corner of Quaker Heights Place and Milne Road. The shorter storm drain line within Phase 2 discharges runoff from the parking lot into the southeast pond. This pond is intended to be used as a first flush pond. The longer storm drain line within Phase 2 is the outfall point for the first flush pond. Any runoff that discharges into this storm drain line will continue west where it joins runoff from the Ambulatory Care Facility prior to 7 discharging into the 54" storm drain stub. Ultimately, the storm drain lines intended to convey runoff for Phase 2 do not need to be constructed to ensure positive drainage for Phase 1. The applicant believes that this approach will satisfy AMAFCA requirements.*
- *The site plan is utilizing Best Management Practices for managing storm water runoff by including curb cuts on all parking lot landscape planters, depressing all landscape areas wherever possible, and through a first flush pond in the southeast corner of the site.*
- *Submitting a Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.*

The application will not exceed current City capacity. Details for approved Fire 1 Plan and coordination with AMAFCA are still in progress; therefore, submittal to DRB for final site review is recommended.

6-6(h)(3)(e) the application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The site is located along a Major Transit Corridor, near an established Activity Center, and within a designated Area of Change or areas where “a mix of uses and development of higher density and intensity growth is desired and can be supported by multi-modal transportation” (Comp Plan, pg. 5-23). The intent of these areas is specifically direct “new urban-scale development that benefit job creation and expanded housing option” into appropriate locations in order to protect the established neighborhoods that surround them from development that is of an inconsistent density and scale with their existing character, thereby maintaining their stability. Aside from being located on a site deemed appropriate for such development, the site plan mitigates any potential adverse impact on the surrounding area by orienting buildings close to Coors so that they conform to the scale and intensity of the commercial strip development called for by the Comp Plan. Both buildings heights were kept under 30’ to mitigate their scale on surrounding residential development; the maximum height of the ambulatory care clinic within 100 feet of protected residential lots is 23’ 6” while the medical clinic further to the south exhibits as max height of 26’ so that both buildings comply with the building height stepdown requirements of section 5-9(C). Site landscaping, particularly along the site edges, adds an additional layer to mitigate any potential adverse impacts to the surrounding area.

Setbacks, height limitations, and landscaping all assist in mitigating the effects of this development from residential properties to the north and south. The incorporation of the new MX-M zone along Coors Blvd. will further contribute to stepping down of zoning intensity as development moves from Coors westward, going from MX-M to MX-L to MX-T and followed by R1-B.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 11/6/2018 to 11/19/2018. Few agency comments were received. Long Range Planning notes that due to the site’s location within an Area of Change and a Major Transit Corridor, this zone map amendment request is generally consistent with policies in the ABC Comprehensive Plan.

The Water Utility Authority stated that a previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use.

The Mid-Region Council of Governments (MRCOG) had no adverse comments.

New Mexico Department of Transportation (NMDOT) is requiring the development adheres to the concurred Traffic Impact Analysis (TIA) and TIA approval issued from the NMDOT.

Albuquerque Public Schools was only concerned about possible greater load on district schools which the proposed SDP-BP would not affect.

ABQ Ride had concern about pedestrian access from the bus stop to the property which has been resolved with an additional pedestrian walkway.

City Transportation Engineer required addition notification signage added to site plan and additional motorcycle spaces which have been added.

Hydrology requests an approved Conceptual Grading and Drainage Plan for DRB action.

PNM required a change in tree species along Coors which has been provided.

Neighborhood/Public

The applicant conducted a neighborhood meeting on October 25, 2018. The meeting was attended by residents of Western Trails, Quaker Heights, and La Luz neighborhoods and the West Side Coalition. Staff has received no public comment.

IV. CONCLUSION

The request is for a zone map amendment (zone change) for an approximately 6.8 acre, vacant site located on Coors Blvd. NW, between Western Trail NW and Milne Dr. NW. The subject site is zoned MX-L. The applicant is requesting a zone change to MX-M (Mixed Use-Medium Intensity zone) in order to develop an Emergency Care Facility and Urgent Care Facility larger than 10,000 square feet. The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes based upon the proposed zone district being more advantageous to the community than the current zoning.

The request is also for Site Development Plan for Building Permit for the Emergency Care Facility and Urgent Care Facility.

The affected neighborhood organization is the Westside Coalition, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested. Staff has not been contacted. There is no known opposition. Staff recommends approval.

***FINDINGS - PR-2018-001584 / RZ-2018-00047, December 13, 2018- Zone Map Amendment
(Zone Change)***

1. The request is for a zone map amendment (zone change) for an approximately 6.8 acre, vacant site on the western side Coors Blvd. NW, between Western Trail NW and Milne Dr. NW, zoned MX-L.
2. The applicant is requesting a zone change to MX-M (Mixed Use-Medium zone) in order to develop a 16,000 square foot Emergency Care Facility and a 35,000 square foot outpatient clinic.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Change.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque IDO are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.1 CENTERS & CORRIDORS and Policy 5.1.1-Desired Growth:

GOAL 5.1 and Policy 5.1.1 are furthered by this request because future development shall be pedestrian friendly as required by IDO design standards. The site is situated to provide walkable access to the site from Coors Boulevard and further west to the development of the adjacent residential property. The site will create walkable access to public transportation along Coors Boulevard with connectivity between the residential tracts and the commercial precinct for the public. The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

The request would not result in development that would “capture regional growth”. While the MX-L zone provides for neighborhood commercial (small scale) uses, the MX-M zone would be a more appropriate zone along Coors Blvd, a Major Transit Corridor.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created.

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located on the west side of Coors Blvd., a designated Transit Corridor, and in an Area of Change that is intended to develop. Relative to the surrounding area, including Coors Blvd., the more-intense development that the request to MX-M would make possible would be along this Major Transit Corridor.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The Property is conveniently accessible from surrounding neighborhoods.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The zone change will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development on the subject site under the MX-M zone, which the request would make possible, would be subject to IDO. These would help ensure appropriate scale and location of development and character of building design. The mix of uses being requested through the attached SDP- BP, is Medical Clinic over 10,000 square feet, but would be limited to uses allowable in the MX-M zone.

6. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

School capacity is not affected as the proposed site plan development for medical uses does not support a residential component. Therefore there is no increase on the strain on neighboring schools. The requested zone change is MX-L to MX-M.

7. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed zone change promotes development patterns that maximize the utility of existing infrastructure and public facilities. The site is located in an Area of Change and will reinforce the character of the surrounding Areas of Consistency through the use of a campus/clustered development with connectivity to surrounding minor and major arterial roads. The medium intensity development will contribute to a transition of development intensity from Coors Blvd moving westward as zoning will proceed to MX-L, then MX-T and finally R-1.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The request would encourage development that expands employment opportunities by bringing medical employment opportunities to the west side of Albuquerque. Development is along the Coors Major Transit Corridor providing connectivity to other areas.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Infill of a currently vacant parcel with a facility not currently available in the area and being located along a Major Transit Corridor will result in a reduction of the current auto demand in reaching such facilities.

8. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 8.2 ENTREPRENEURSHIP:

Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development. [ABC]

The proposed zone change will enable a new medical expansion and service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that

- a) Have sustainable economic characteristics. [ABC]
- b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).
- c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed zone change will further this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

9. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response (see Criterion C,

below), that the request would be consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: The zone change to MX-M would result in an approximately 6.8 acre parcel located in an Area of Change is more suitable for the parcel based on the site location along a major Transit Corridor and is within the Coors Corridor. The intensity associated with the zone change can be supported by the surrounding existing infrastructure and is an appropriate density for this parcel.

The ability to develop the Property to this level of intensity ensures its commercial viability and in doing so provides new employment opportunities. The zone change to MX-M also permits essential medical services needed by the community that would otherwise not be permissive under the lower intensity MX-L zoning.

Importantly the characteristics of the community will be maintained as the requested MX-M zoning is equivalent to the MX-L zoning designation except for scale. The commercial viability of the Property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot in an infill area.

- D. Criterion D: Under the zone change to MX-M there are no commercial land uses that may be detrimental to adjacent property owners as any site development will require adequate screening and provisions for security is made. The proposed site plan for building permit proposes an urgent and emergency care and clinical outpatient service across the entire parcel; therefore, there is no opportunity to develop harmful uses if both the zone change and the site plan proposed is approved.
- E. Criterion E: Requirement 3 applies. The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone.

The infrastructure detailed on the Improvements Agreement will support the proposed zone change and development of the project by improving the capacity of Coors Blvd, an extension of sidewalk along Coors Blvd, a right turn lane on Western Trail to Coors Blvd. and other general improvements surrounding the site such as a 10-inch waterline extension along Milne Rd. will benefit the community by leveraging private investment.

- F. Criterion F: The site is located in the Coors Corridor and Transit Corridors. The parcel is approved for a right-in right-out access driveway from Coors Blvd by NM DOT. The location of the parcel is suitable for higher intensity infill development to serve the surrounding communities due to the adequate access and location along Coors Blvd. The signal location at Coors Blvd. and Western Trails also provides an opportunity for secondary access to the site from the surrounding roadways (Milne Dr. and Quaker Heights).

- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The site is suitable for infill development that will create employment opportunities and provide services to benefit the community. The zone change is suitable to provide the higher intensity development use at the parcel and is in line with the zoning of parcels along the Coors Blvd. Corridor.
- H. Criterion H: This is a spot zone that clearly facilitates implementation of the ABC Comp Plan and Criteria 1 and 2 apply:
1. The subject site is appropriate to be zoned MX-M to create a transition from the high traffic-volume, Major Transit Corridor of Coors Blvd. west to the subject site, the MX-L, MX-T and then R-1 zoned properties. The site does not abut any residential zones; it is bounded by public right-of-way on the north, east and south, which provide wide, by default buffers to nearby residential neighborhoods.
 2. The high volume of traffic along Coors Blvd. makes the subject site more suitable for the community-serving uses allowed in the requested MX-M zone, such as a medical clinic over 10,000 square feet in size, rather than the limited, neighborhood-scale services allowed in MX-L. Access to this site is enhanced by the adjacent, fully signalized intersection of Coors Blvd. and Western Trail.
10. The Westside Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was held October 25, 2018. There is no known opposition to the request.

RECOMMENDATION - RZ-2018-00047, December 13, 2018

APPROVAL of Project #: 2018-001584, Case #: RZ-2018-00047, a zone change from MX-L to MX-M, for All or Portion of Tract 3 plat of tracts 1 thru 4 Coors village an approximately 6.8 acre site located at the west side of Coors Blvd. NW, between Western Trail NW and Milne Dr. NW, based on the preceding Findings.



**Leslie Naji, AIA
Senior Planner**

Scott Whittington, Univest-Coors Rd.LLC, 10611 N Heights Pl NW, Albuquerque, NM 87120
Ronald Bohannon, Tierra West, LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendrickson, 10592 Rio del Sol NW, ABQ, NM 87114
Kevin Morrow kmorrow@cabq.gov
Kathy Berglund kberglund@cabq.gov

FINDINGS - PR-2018-001584 / SI-2018-00221, December 13, 2018-Site Development Plan for Building Permit

1. The request is for a site development plan for building permit covering 6.8 acres of a 13.54 acre site, all or part of Lot 3, tracts 1-4 of Coors Village.
2. The applicant is requesting a Site Plan – EPC for a 16,000 square foot Emergency Care Facility and a 35,000 square foot outpatient clinic.
3. Changes to a mid-lot roadway require EPC approval as per 08EPC40030 case findings.
4. Both sides of Lot 3 are connected through total site drainage and grading.
5. The subject site is located in an Area of Change as designated in the ABC Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.1 CENTERS & CORRIDORS:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located on the west side of Coors Blvd., a designated Transit Corridor, and in an Area of Change that is intended to develop. The proposed emergency care facility will provide a larger medical center which the area needs and place it on a major transit corridor, while keeping a low profile development.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The Property is conveniently accessible from surrounding neighborhoods.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The site plan will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The site plan proposed is for a higher intensity medical facility but would be of a more appropriate scale to the surroundings than what a full build-up under the MX-L zoning would allow. The phased development will result in a landscaped campus setting with easy access from major and minor arterials. The buildings will be low-rise with suitable fenestration and the site will have limited signage and 16 foot high site lighting.

8. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

A site plan to enable the medical clinic development will alleviate any issues associated with residential being proposed on the site.

9. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed site plan promotes development patterns that maximize the utility of existing infrastructure and public facilities. The site is located in an Area of Change and will reinforce the character of the surrounding Areas of Consistency through the use of a campus/clustered development with connectivity to surrounding minor and major arterial roads.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The request would encourage development that expands employment opportunities by bringing medical employment opportunities to the west side of Albuquerque.

The request would encourage development where adequate infrastructure and community services exist.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Infill of a currently vacant parcel with a facility not currently available in the area and being located along a Major Transit Corridor will result in a reduction of the current auto demand in reaching such facilities.

10. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 8.2 ENTREPRENEURSHIP:

Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development. [ABC]

The proposed site plan will enable a new medical clinic facility and emergency service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that

- a) Have sustainable economic characteristics. [ABC]
- b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).
- c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed site plan is consistent with this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(F)(3)-Review and Decision Criteria for Site Plan Review and meets the design criteria for the following applicable criteria.

Applicable criteria to this site plan are those of:

- Access And Connectivity
- Landscaping And Buffering
- Walls And Fences
- Outdoor Lighting
- Building Design
- Signs
- Operation And Maintenance

12. IDO criteria 5-5 Parking And Loading is not met as there is a deficit of one parking space for the Medical Clinic. This space shall be recovered prior to DRB site plan review.
13. Certain technical issues related to connectivity to the western half of Lot 3 require further review by the DRB.
14. The Westside Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was held October 25, 2018. There is no known opposition to the request.

RECOMMENDATION - SI-2018-00221, December 13, 2018

APPROVAL of Project #: 2018-001584, Case #: SI-2018-00221, a site development plan for building permit for All or Portion of Tract 3 plat of tracts 1 thru 4 Coors village an approximately 6.8 acre site located at the west side of Coors Blvd. NW, between Western Trail NW and Milne Dr. NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 2018-001584 , Case #: SI-2018-00221

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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. Parking requirement of 175 spaces for the medical clinic shall be provided as only 174 are currently shown.
4. Conditions from the City Engineer, Transportation Development
 1. 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)

-
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 5. Conditions from City Engineer, Hydrology Development
 1. Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit
 2. Attached is the Drainage Report for Tracts 3A & 3B. The proposed storm drain system provided for stub outs at three locations for this tract's use. The storm drain system ultimately ties into an existing 54 inch pipe at the corner of Milne Rd. and Quaker Heights Rd.
 6. Conditions from the New Mexico Department of Transportation (NMDOT):
 1. The NMDOT is requiring that the development adheres to the concurred Traffic Impact Analysis (TIA) and TIA approval letter issued from the NMDOT.
 7. Conditions from the Water Utility Authority
 1. SI-2018-00221 – Site Development Plan for Building Permit
 - Identification: UPC – 101106121208831301
 - a. Previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use.
 - i. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 8. Conditions from Public Service Company of New Mexico
 1. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.
 9. The Site Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
-



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Senior Planner**

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Christopher Gunning, DPS,7601 Jefferson NE Suite 100, Albuquerque, NM 87109
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendrickson, 10592 Rio del Sol NW, ABQ, NM 87114
Kevin Morrow kmorrow@cabq.gov
Kathy Berglund kberglund@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The site is approximately 13 acres and currently zoned MX-L with MX-T to the west of the site, R-ML adjacent to the south, and Residential zones to the east and north. It is located within the Coors Blvd Major Transit Corridor and the Coors Blvd CPO-2 Overlay Zone.

IDO Subsection 14-16-5-3(C)(5)(a) requires that new development involving more than 1 parcel or sites over 5 acres in size and adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways to the maximum extent practicable. Access location and design is to be coordinated with the City Parks and Recreation Department. The applicant will need to meet the standards in the IDO Subsection 14-16-5-3(D)(3) for on-site pedestrian connections.

While the entire site is around 13 acres, the site plan amendment is for the eastern portion of the lot along Coors Blvd containing 6.8 acres. The site plan proposes developing a 16,000 SF ambulatory care center and a 35,000 square foot outpatient clinic.

The site is located in an Area of Change adjacent to Areas of Consistency on the west, north, and east sides of the property. Edge buffers will be required per IDO Subsection 14-16-5-6(E)(5). IDO Section 14-16-5-9 requires structures on the site within 100 feet of residential properties in the R-1 zone to the north to be limited in height to 30 feet.

ABC Comprehensive Plan Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- b) Create walkable places that provide opportunities to live, work, learn, shop and play.

- d) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

ABC Comprehensive Plan Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- c) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- d) Encourage development that offers choice in transportation, work areas, and lifestyles.
- f) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- g) Discourage zone changes to single land uses on sites larger than ten acres.

ABC Comprehensive Plan Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

ABC Comprehensive Plan Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

Due to the site's location within an Area of Change and a Major Transit Corridor, this zone map amendment request is generally consistent with policies in the ABC Comprehensive Plan.

CITY ENGINEER

Transportation Development

SI-2018-00221 Site Development Plan for Building Permit

Transportation Development Conditions:

1. 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)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following items need to be addressed prior to DRB:

1. Vicinity Map on Sheet SDP1-1 needs the Zone Atlas page listed.
2. Motorcycle parking needs to be dimensioned.
3. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.

4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
5. Recheck parking count. Phase I has 84 spaces, not 80 and Phase II count has 147 spaces not 175. Also Phase II has 4 MC spaces not 5.
6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

RZ-2018-00047 Zone Map Amendment (Zone Change)

- No objection to the request.

Hydrology Development

- Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit
- Attached is the Drainage Report for Tracts 3A & 3B. The proposed storm drain system provided for stub outs at three locations for this tract's use. The storm drain system ultimately ties into an existing 54 inch pipe at the corner of Milne Rd. and Quaker Heights Rd.

New Mexico Department of Transportation (NMDOT)

The NMDOT is requiring that the development adheres to the concurred Traffic Impact Analysis (TIA) and TIA approval letter issued from the NMDOT. The developer shall contact Margaret Haynes with questions or concerns in reference to NMDOT TIA response and the issued letter at (505) 288-2086 or Margaret.Haynes@state.nm.us

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

1. SI-2018-00221 – Site Development Plan for Building Permit
 - Identification: UPC – 101106121208831301

- a. Previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use. Requests can be made at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
2. SI-2018-00247 – Zone Map Amendment (Zone Change)
 - a. No adverse comments to the proposed Zone Map Amendment

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Coors Boulevard Major Transit Corridor. Commuter Route 96 and Fixed Route 155 run on Coors Boulevard. A stop pair for the 96 and 155 routes is on Coors Boulevard 350-400 feet either side of the Coors/Western Trail intersection. The south-bound stop is in the northeast corner of the subject site.

Regarding the site plan: ABQ RIDE and the applicant's architect are working to correct some shortcomings regarding accessible pathways from the bus stop in the north-east corner of the site to the clinic buildings. Full resolution is expected prior to the hearing.

On the zone change amendment: No comment.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: SI-2018-00221 and SI-2018-00047 – Site Development Plan for Building Permit, and Zone Map Amendment (Zone Change).
- b. Site Information: Coors Village, Lot 3B, and Coors Village, Tract 3, Plat of Tracts 1 through 4.
- c. Site Location: On Coors Boulevard, between Western Trails and Milne Road.
- d. Request Description: The request is for a site development plan for building permit and a zone change. The site is currently zoned MX-L (Mixed Use, Low Intensity) and the request is for a zone change to MX-M (Mixed Use, Moderate Intensity). The site is located on a 6.84 acre parcel that is part of a larger tract of land, comprised of approximately 13.54 acres of land. The proposed site development plan project consists of new construction for Presbyterian health facility, which is to include a 16,000 square foot ambulatory care center and a 35,000 square foot outpatient clinic, on approximately 6.84 acres of land. The zone change is for both the 6.84 acre parcel where the health center is to be located, and the adjacent parcel (not addressed in the site development plan on this application). The proposed zone change applies to 13.54 acres of land.
- e. APS Case Comments: Residential development at a higher density zoning designation (MX-M) has direct impacts on the Albuquerque Public Schools. Should the proposed zone map amendment be approved, the zoning designation of mixed-use medium intensity on this parcel of land has the potential to generate residential development on the parcel of around 25 dwelling units per acre, and a total of 163 dwelling units on 13.54 acres of land. A residential development at this location will have impacts to Chaparral Elementary School, John Adams Middle School, and West Mesa High School Academy. At present, Chaparral Elementary School is operating above-capacity, and development will be a strain.
- f.
 - i. **Residential Units: 163**
 - ii. **Est. Elementary School Students: 42**
 - iii. **Est. Middle School Students: 18**
 - iv. **Est. High School Students: 18**
 - v. **Est. Total # of Students from Project: 78**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2018-2019 40th Day Enrollment	Facility Capacity	Space Available
Chaparral Elementary School	789	660	-129
John Adams Middle School	517	650	133
West Mesa High School	1704	1800	96

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- Western Trail NW is functionally classified as a Minor Arterial currently and in the LRRS.
- Coors Blvd NW is functionally classified as a Principal Arterial currently, and projected to be a Regional Principal Arterial in the LRRS.
- The LRBS indicate an existing Bike Lane on Coors Blvd and proposed Bike Lane on Western Trail in the project area.
- Coors Blvd NW is an NMDOT limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.
- Coors Blvd. NW is an intelligent Transportation System (ITS) Priority Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval

1. An existing electric overhead distribution line is located along Coors Blvd on the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.\
2. On the sheet entitled Landscape Plan SDP 2-1, the proposed tree selections along the east side of the property are not a compatible height at maturity with the existing overhead electric distribution

facility along east boundary of site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure,

3. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.

Contact: Andrew Gurule, PNM Service Center
4201 Edith Boulevard NE Albuquerque, NM 87107
Phone: (505) 241-0589

HISTORY

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

November 2, 2018

Univest- Coors Road LLC
10611 Heights Place NW
ABQ, NM 87120

Project# PR-2018-001584

Application#

SI-2018-00132 Site Development Plan for
Subdivision

SI- 2018- 00151 Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

all or a portion of TRACT 3 PLAT OF TRACTS 1
THRU 4, COORS VILLAGE, zoned MX-L, located at
4500 QUAKER HEIGHTS PL NW south of
WESTERN TRAIL NE and west of COORS BLVD
NE, containing approximately 13.5446 acre(s).
(F-11-Z)

On October 31, 2018, the Development Review Board (DRB) held a Public Meeting concerning the above referenced application and approved the request, based on the following Findings:

SI-2018-00132 Site Development Plan for Subdivision

1. This Site Development Plan for Subdivision was originally approved by the EPC on November 13, 2008 and delegated to the DRB for final sign off.
2. This plan was approved prior to the IDO and was reviewed for compliance with the EPC conditions. The Site Development Plan for Subdivision contains design standards that are applicable to the entire site.
3. Final sign off is delegated to Planning to check for board comments.

SI- 2018- 00151 Site Development Plan for Building Permit

1. This Site Development Plan for Building Permit was originally approved by the EPC on November 13, 2008 and delegated to the DRB for final sign off. The Site Development Plan for Building Permit will allow the development of a three story (172,529 square foot, 131 unit assisted living facility on tract 3A.
2. This plan was approved prior to the IDO and was reviewed for compliance with the EPC

- conditions.
3. Final sign off is delegated to Planning to check for board comments.
 4. The site plan is valid for 7 years from DRB final sign off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 15, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome
DRB Chair

KD/mg
Tierra West LLC 5517 Midway Park Place NE ABQ, NM 87109

27107



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 14, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1000032**
08EPC-40030 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40031 SITE DEVELOPMENT -
BUILDG PRMT

Univest/Coors Rd.LLC
4800 N. Scottsdale Rd., Suite 1400
Albuq. NM 85251

LEGAL DESCRIPTION: for all or a portion of tract 3, COORS VILLAGE, zoned SU-3 located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND MILNE RD NW containing approximately 13 acres. (F-11) Russell Brito, Staff Planner

On November 13, 2008 the Environmental Planning Commission voted to **approve** Project 1000032/08EPC-40030 and 08EPC-40031, a Site Plan for Subdivision and a Site Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS - 08EPC 40030, 13 November 2008 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract 3, Coors Village, which is a part of Parcel V of the University of Albuquerque Sector Development Plan. At the March 2008 EPC hearing, the EPC voted to recommend approval to the City Council of a request for a re-allocation of land use from commercial to multi-family for senior housing and related incidental uses for the subject site. This resulted in 6.0 acres of land being available for commercial use and 7.7 acres of land for senior housing.
2. The applicant is proposing to subdivide the approximately 13.5-acre subject site into two parcels. The eastern parcel, Tract 3b, is proposed for commercial uses and is 6.00 acres in size. The western parcel, Tract 3a, is proposed for multi-family senior housing and is 7.24 acres in size. No design standards are proposed. Future site development plans for building permit will be required to obtain EPC approval.

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3. The applicant has submitted a concurrent request for a site development plan for building permit for the senior housing portion of the subject site.
4. The subject site is located in the Established Urban Area within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Development Plan. The subject site is also part of the Coors/Western Trail Neighborhood Center as designated by the West Side Strategic Plan. Coors Boulevard is a designated Enhanced Transit Corridor.
5. The facilitated meeting reports show that the neighbors want a village appeal to the project rather than a strip mall appearance. Walkability within the development and between the development and surrounding neighborhoods is of paramount importance to neighbors.
6. The submittal furthers or partially furthers a preponderance of applicable goals, policies, intents and standards from the Comprehensive Plan, West Side Strategic Plan and the Coors Corridor Sector Development Plan as follows.
7. This request either furthers or partially furthers the following Comprehensive Plan goals and policies:
 - a. The proposed use will contribute to a full range of urban land uses and will bring the overall gross density of the Developing Urban and Established Urban Areas closer to 5 dwelling units per acre (II.B.5.a).
 - b. The revised layout creates two adjacent strips that parallel Coors Blvd. and Quaker Heights Road. The possibility for interaction is still there, but a de facto "village" or "plaza" is now not possible without strong and specific design standards for the commercial tract to ensure that undesirable strip development along Coors, with parking in front and its back to the senior housing, does not occur. The submittal now includes any design standards for future commercial development that will further this policy with conditions for new language. (II.B.5.d).
 - c. The subject site is currently vacant and is contiguous to existing urban facilities and services. Even though the proposed site development plans create two adjacent strips that parallel Coors Blvd. and that could result in undesirable strip commercial development, the submittal now includes design standards for future commercial development. The integrity of existing neighborhoods can be ensured with conditions for new language. (II.B.5.e).
 - d. The applicant correctly notes that the subject site is located within the Coors/Western Trail Neighborhood Activity Center, and that it has excellent access to Coors, which is a part of the major street network. Also, a mixed density pattern is already established with multi-family housing to the south and single-family housing to the east and north. The applicant is proposing a density of 17 dwelling units per acre. (II.B.5.h)

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- e. The subject site is located convenient to existing residential areas, but the possibility for strip commercial development along Coors Blvd. may hamper accessibility for pedestrians from the existing residential areas. Because many seniors who choose to live in this type of facility do not drive, adverse effects of pollution and traffic may be minimized. The potential for safe and convenient access to future commercial uses will be increased with the submitted and conditioned design guidelines. (II.B.5.i).
 - f. The potential for safe and convenient access to future commercial uses will be increased with the submitted and conditioned design guidelines. (Activity Centers goal).
 - g. The request for commercial and multi-family residential uses is in accord with typical land uses for a Neighborhood Activity Center. Neighborhood Centers are supposed to be the least auto dependant, with safe and convenient access for pedestrians. (Activity Center, Policy a).
 - h. This proposal should not have a negative impact on air quality, thereby safeguarding public health. Future site development plans for building permit on the commercial portion of the site will have to demonstrate pedestrianism and walkability. (Air Quality goal).
 - i. This proposal will locate residential uses in a Neighborhood Activity Center close to future commercial developments, thereby reducing automobile travel's adverse effects on air quality. Future site development plans for building permit on the commercial portion of the site will have to demonstrate pedestrianism and walkability. (II.C.1.b).
 - j. This proposal, at 17 dwelling units per acre, falls into the desired range of density of 7 – 30 du/ac. Pedestrian connections from the senior housing use and Coors Blvd. are not direct or maximized. It is not known if future development along Coors Blvd. will provide an entrance from the street, with minimum setback or if parking is proposed to be separated from the street by a building or to the side of the building. (II.D.4.a).
 - k. The proposed uses may contribute to the economic diversity of the West Side, but additional strip commercial development along Coors Blvd. is not desired. The senior housing use fulfills important social and cultural goals (Econ. Dev. Goal).
 - l. The commercial tract will be required to return to the EPC for site plan for building permit approval.. (II.D.6.g).
8. This request either furthers or partially furthers the following goals, objectives, and policies of the West Side Strategic Plan:

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- a. The proposed commercial uses and senior housing will allow West Side residents an opportunity to live, work, shop, play, and learn together. The proposed site plan will protect the quality of life for residents if it complies with all applicable regulations, including the prohibition of strip commercial development. (Goal 10).
- b. Multi-family housing and commercial uses within an activity center are long-term sustainable land uses for the West Side. Non-strip commercial development that relates to adjacent residential will support sustainability. (Goal 12).
- c. The proposed uses will provide employment opportunities with both the commercial and the residential uses due to the services that will be offered as part of the proposed senior housing use. (Objective 1)
- d. This proposal provides a solution to a housing problem by proposing senior housing. Transportation problems that are endemic to west side, especially along Coors Blvd., may be alleviated by non-strip commercial development. (Objective 2)
- e. Pedestrian/vehicular conflicts will be minimized through design standards and site development plan review. (Objective 4).
- f. The proposed uses will provide job opportunities. This activity center is an appropriate area of the West Side for such job opportunities. (Objective 8)
- g. The proposal is for higher density housing and non-residential development in a neighborhood center surrounded by areas of lower density. (Policy 1.1)
- h. The proposed strip of land along Coors is proposed for commercial development and could result in strip commercial development that is prohibited by WSSP Policy 1.3. Submitted and conditioned design standards will help to minimize the potential for strip commercial development as well as EPC review and action of future site development plans for building permit. (Policy 1.3)
- i. The submitted and conditioned design standards will help to minimize the potential for pedestrian/automobile conflicts as well as EPC review and action of future site development plans for building permit. (Policy 1.5)
- j. The applicant has stated that a transit stop will be provided adjacent to the commercial tract, but not elaborated on how the residential parcel, now removed from Coors Blvd., will access transit services. (Policy 1.16).
- k. The applicant is proposing senior housing, which will have no impact on the public school system. Also, school impact fees will be assessed for this development. (Policy 2.5)

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- l. This request will have no negative impact on the National Monument. A Traffic Impact Study was required, and this development will not negatively impact surrounding properties. (Policy 3.25)
 - m. The proposed commercial tract along Coors Blvd. is not desirable given the existing supply of retail space along Coors and the possibility for strip commercial development. (Coors/Western Trail Neighborhood Center).
9. This request either furthers or partially furthers the following policies of the Coors Corridor Plan:
- a. This request complies with most of the applicable policies of higher ranking plans. (Issue 3, Policy 1).
 - b. This proposal is compatible with the roadway function of Coors Boulevard, with the proposed zoning, with environmental concerns, and with some applicable design guidelines, but directly conflicts with key policies of the Comprehensive Plan and the West Side Strategic Plan (Issue 3, Policy 5).
 - c. This proposal may establish appropriate visual impressions within the Coors corridor through its architecture and minimal signage, but may create a visual wall parallel to Coors Blvd. (Iss. 4, A.1)
 - d. This proposal is designed to be compatible with the built environment. It complies with most applicable design regulations and guidelines. The new building's layout will create a visual wall parallel to Coors Blvd. that may interfere with views to the volcanoes and the escarpment, which is not compatible with the natural landscape. (Iss. 4.A.3). The design standards for future development will help to ensure compatibility with the built environments.
 - e. The submitted and conditioned design guidelines help to explain how the building will relate to future commercial buildings on the adjacent strip of commercial land. (Iss.4.B.2)
 - f. The required, approximately 35' wide landscape buffer along Coors Boulevard will be provided on the proposed strip of land adjacent to the street. The site development plan for subdivision now contains design standards. (Iss.4.B.3)
 - g. The revised landscape design is less complementary to the senior housing site because even though the total amount is comparable, the usability of the landscape areas has decreased with more linear space and fewer, more open areas that can be used for gatherings. (Iss.4.B.4)

- h. The senior housing site development plan shows a sidewalk adjacent to but separate from the driveway. The lack of a commercial development proposal on the strip adjacent to Coors Blvd. or specific design standards for future development creates uncertainty with respect to this policy. (Issue 4B, Policy 7).
10. The Taylor Ranch Neighborhood Association is concerned with the recent changes in the submittal, specifically pedestrian access and circulation.

CONDITIONS OF APPROVAL - 08EPC 40030, 13 November 2008 – Site Development Plan for Subdivision

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 submitted design standards shall be revised as follows:
 - a. Design Guidelines:

First paragraph, first sentence: replace [- ~~the Coors Village Center~~ -] with [+ non-residential development on Tract 3B, Coors Village +].

New, third paragraph: [+ Commercial and office development in this Neighborhood Activity Center shall serve as a focal point for and be accessible from the surrounding neighborhoods and the adjacent senior housing development. This Neighborhood Activity Center shall include only those uses that are pedestrian-oriented and the least auto dependent. Therefore, only two (2) drive-up service window uses, other than for a restaurant and tobacco sales, are allowed on the site and only in a location where they do not interfere with pedestrian access and circulation. +]

b. Road Designs, Standards:

New first paragraph: [+ Development on this site shall be pedestrian-oriented with minimal pedestrian/vehicular conflicts. Parallel parking along roadways shall be included where technically feasible and where "easement" width allows. +]

Second paragraph: Crosswalk materials at intersections [+ and anywhere a pedestrian path crosses a drive aisle +] shall be distinguished from the roadway material . . .

c. Pedestrian Connections and Trails:

First paragraph, first sentence: Pedestrian connections [+ shall +] provide direct . . .

First paragraph, new sentence: [+ Development on this site shall be pedestrian-oriented with minimal pedestrian/vehicular conflicts. +]

New standard: [+ Pedestrian connections to adjacent street sidewalks, the adjacent senior housing development and between buildings on the site shall take precedence over vehicular access and circulation. +]

New standard: [+The internal north-south drive shall have 8 foot wide sidewalks along the east and west sides, not separated by parking areas.+]

d. Off-Street Parking, new standards:

[+ Parking and vehicular circulation areas shall not make up more than 50% of the frontage along Coors Boulevard. +]

[+Parallel parking along roadways shall be included where technically feasible and where "easement" width allows. +]

[+ The maximum parking allowed shall be the minimum Zoning Code requirement plus ten percent. +]

e. Architectural Expression, Plan Arrangement Opportunities:

New, first paragraph: [+Plaza-oriented development for the commercial and office uses in this Neighborhood Activity Center is required. Strip commercial development is prohibited. The site shall be walkable from one side to another with "fine grain/small parcels" that have buildings arranged around or at least adjacent to pedestrian-oriented, plaza spaces. Individual buildings shall not be separated from plaza spaces by parking or drive aisles. +]

f. Building Form Opportunities, new standards:

[+ Maximum building height for Tract 3B: 26 feet +]

[+ Maximum square footage for individual buildings on Tract 3B: No more than one building may be up to 60,000 square feet. All other buildings must be less than 20,000 square feet. +]

Seventh paragraph, first sentence: replace [- ~~should~~ -] with [+ shall +]

g. Transit Demand Management (TDM):

New first paragraph: [+Transit stops and shelter locations shall be coordinated with the Transit Department (ABQ Ride) and shall have strong and direct pedestrian connections to building entrances and/or plaza areas. The developer shall provide transit shelters and related amenities if requested by the Transit Department (ABQ Ride) +]

h. Site and Building Lighting :

New Standard: [+Maximum height of free standing light fixtures is sixteen (16) feet.+]

i. Perimeter walls and screening:

New Standard: [+Any perimeter walls, if necessary, shall not exceed 36 inches, applying to the entire site.+]

4. City Engineer Conditions:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

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- d. Site drives to be 30' in width with 25' curb return radii.
 - e. Ensure 6' clear distance on sidewalks adjacent to parking.
 - f. Provide cross access agreements.
 - g. Specific access to tract 3B will be addressed when a submittal is made for site development plan for building permit. For this proposal, access to tract 3B should be shown as conceptual using arrows.
 - h. The proposed right-turn in right-turn out site drive on Coors Boulevard will require coordination with the NMDOT.
 - i. Site plan shall comply and be designed per DPM Standards.
 - j. A concurrent platting action will be required at DRB.
 - k. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - l. Modifications to Coors Boulevard will not adversely impact the existing bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - m. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan.
 - n. Dedication of a minimum 43 feet of right-of-way from the centerline of Western Trail a minor arterial as designated on the Long Range Roadway System map.
 - o. Dedication of an additional 6 feet of right-of-way along Western Trail as required by the City Engineer to provide for on-street bicycle lanes.
 - p. Construction of the bicycle lane along Western Trail adjacent to the subject property, as designated on Long Range Bikeways System map.
5. Sheet 12, Conceptual Tract 3B Site Design shall be removed from the site development plan packet prior to final DRB sign-off.
6. New notes:
- a: [+ Tract 3A shall only be operated as "Housing for Older Persons" as that term is defined at 42 U.S.C. Section 3607(b)(2). +]

b: Replace the first sentence of Note 8 on the Site Plan for Subdivision with the following sentence: [+Tract 3A shall only be operated as "Housing for Older Persons" as that term is defined at 42 U.S.C. Section 3607(b)(2). +]

7. Reformat Packet so that sheet 11 becomes sheet 2 (two).
8. Site Development Plan for Subdivision sheet 1 and Design Standards sheet shall reference Coors Village Center as tracts 3A and 3B. References to Tracts 3A and 3B shall correctly correspond to the Senior Housing Use and/or the commercial uses as appropriate in the title blocks and text of each sheet.
9. Design Guidelines: references to future development shall be Site Development Plans for Building Permit, not purposes.

FINDINGS - 08EPC 40030, 13 November 2008 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract 3, Coors Village, which is a part of Parcel V of the University of Albuquerque Sector Development Plan. At the March 2008 EPC hearing, the EPC voted to recommend approval to the City Council of a request for a re-allocation of land use from commercial to multi-family for senior housing and related incidental uses for the subject site. This resulted in 6.0 acres of land being available for commercial use and 7.7 acres of land for senior housing. The applicant is proposing to construct multi-family senior housing on the 7.45-acre southern portion of the subject site.
2. The applicant has submitted a concurrent request for a site development plan for subdivision for the overall subject site with the purpose of subdividing the approximately 13.5-acre subject site into two parcels. The northern parcel, Tract 3a, is proposed for commercial uses and is 6.0 acres in size. The southern parcel, Tract 3b, is proposed for multi-family senior housing and is 7.45 acres in size. No design standards are proposed.
3. The subject site is located in the Established Urban Area within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Development Plan. The subject site is also part of the Coors/Western Trail Neighborhood Center as designated by the West Side Strategic Plan. Coors Boulevard is a designated Enhanced Transit Corridor.
4. This request furthers the following Comprehensive Plan goals and policies:
 - a. The proposed use will contribute to a full range of urban land uses and will bring the overall gross density of the Developing Urban and Established Urban Areas closer to 5 dwelling units per acre (II.B.5.a).

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- b. The location and intensity of the proposed land use will respect existing neighborhood values, natural environmental conditions, and social, cultural, and recreational concerns. The surrounding neighborhood contains a mix of housing densities, and the natural environment of the subject site is already disturbed. The proposed senior housing will contribute to social, cultural, and recreational concerns by providing services dedicated specifically to the needs of aging residents (II.B.5.d).
- c. The subject site is currently vacant and is contiguous to existing urban facilities and services. The integrity of the existing neighborhood can be ensured because the proposed site development plan complies with applicable regulations. Any changes to the site plan will require an amendment. (II.B.5.e).
- d. The subject site is located within the Coors/Western Trail Neighborhood Activity Center and has excellent access to Coors, which is a part of the major street network. Also, a mixed density pattern is already established with multi-family housing to the south and single-family housing to the east and north (II.B.5.h).
- e. Senior housing is unique in terms of residential uses in that it also provides many employment opportunities. The subject site is located convenient to residential areas. Because many seniors who choose to live in this type of facility do not drive, adverse effects of pollution and traffic will be minimized. The proposed lighting is such that there will be no adverse effects on residential neighborhoods (II.B.5.i).
- f. This proposal will increase moderate density mixed land use in the Coors/Western Trail Neighborhood Activity Center. Because it is infill development, it will reduce urban sprawl, and the mixed-use nature of this Activity Center will reduce auto travel needs. This site is located on a transit line, which will also reduce auto travel needs (Activity Centers goal).
- g. The request for multi-family residential uses is in accord with typical land uses for a Neighborhood Activity Center (II.B.7.a).
- h. The applicant is proposing a density of 17.5 dwelling units per acre, which is appropriate for a Neighborhood Activity Center (II.B.7.b).
- i. The applicant is proposing multi-unit housing in a Neighborhood Activity Center (II.B.7.i).
- j. The proposed senior housing will have little impact on air quality because many of the residents will not drive (Air Quality goal).
- k. Due to the site's distribution of land use categories, this request places housing in close proximity to commercial uses that will be used by future residents (II.C.1.b).

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- l. The housing density target for an Enhanced Transit Corridor, such as Coors Boulevard, is 7-30 net dwelling units per acre. This proposal, at 17.5 dwelling units per acre, falls into the desired range (II.D.4.a).
 - m. Coors Boulevard is designated a Major Transit Corridor. The applicant is proposing additional dwelling units close to Coors Boulevard. The proposed senior housing will not destabilize adjacent neighborhoods because there is an existing pattern of mixed density in the area, and appropriate design is proposed (II.D.4.c).
 - n. The proposed development will increase quality housing for senior citizens. The site is currently vacant, and no residents will be displaced (Housing goal).
 - o. Approval of this request will increase the distribution of decent housing for senior citizens (II.D.5.d).
 - p. The proposed use will contribute to the economic diversity of the West Side. The senior housing use fulfills important social and cultural goals (Economic Development goal).
 - q. The proposed development will provide employment opportunities within walking distance of several residential neighborhoods (II.D.6.a).
 - r. The proposed development will provide housing opportunities within close proximity of commercial services. The site's location on a bus route reduces the need for individual automobile travel (II.D.6.g).
5. This request furthers the following goals, objectives, and policies of the West Side Strategic Plan:
- a. The proposed senior housing will allow senior citizens an opportunity to live, work, shop, play, and learn together. The proposed site plan for building permit protects the quality of life for residents because it complies with all applicable regulations (Goal 10).
 - b. Multi-family housing within an activity center is a long-term sustainable land use for the West Side (Goal 12).
 - c. The proposed use will provide employment opportunities due to the services that will be offered as part of the proposed senior housing use (Objective 1).
 - d. This proposal provides a solution to a housing problem by proposing senior housing (Objective 2).
 - e. Making senior housing available preserves the quality of life for aging residents and provides those residents with a community geared toward their specific needs (Objective 4).

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- f. The proposed use will provide job opportunities. This activity center is an appropriate area of the West Side for such job opportunities (Objective 8).
 - g. The proposed use of senior housing will enhance the lives of seniors (City Council Rank One Goal 1).
 - h. Development of the subject site could be considered infill (City Council Rank Two Goal 4).
 - i. The proposal is for higher density housing in a neighborhood center surrounded by areas of lower density (Policy 1.1).
 - j. The applicant is proposing senior housing, which will have no impact on the public school system. Also, school impact fees will be assessed for this development (Policy 2.5).
 - k. This request will have no negative impact on the National Monument. A Traffic Impact Study was required, and this development will not negatively impact surrounding properties (Policy 3.25).
6. This request furthers the following policies of the Coors Corridor Plan:
- a. Adopted plans for this area were taken into consideration in this analysis. The applicant has cited relevant policies from all applicable plans. This request complies with applicable policies of higher ranking plans (Issue 3, Policy 1).
 - b. This proposal is compatible with the roadway function of Coors Boulevard, with the existing zoning, with environmental concerns, and with most applicable design guidelines (Issue 3, Policy 5).
 - c. This proposal will establish appropriate visual impressions within the Coors corridor (Issue 4A, Policy 1).
 - d. The proposed building bears a pleasing and functional relationship to both Quaker Heights and Milne Roads (Issue 4B, Policy 2).
 - e. The applicant has provided an approximately 35' wide landscape front yard along Coors Boulevard (Issue 4B, Policy 3).
 - f. Landscape design is complementary and is in accordance with most design regulations and guidelines (Issue 4B, Policy 4).
 - g. Street frontages are generally dedicated to building architecture and landscaping (Issue 4B, Policy 5).

ZONING

Please refer to the Integrated Development Ordinance
for specifics of the MX-M zone

APPLICATION INFORMATION

For

ZONE MAP AMENDMENT



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: UNIVEST-COORS ROAD LLC	Phone: 505-338-2284
Address: 10611 N HEIGHTS PL NW	Email: scott@avaloninvestmentsinc.com
City: ALBUQUERQUE	State: NM
Professional/Agent (if any): Tierra West, LLC	Zip: 87120
Address: 5571 Midway Park Place NE	Phone: 505-858-3100
City: Albuquerque	Email: rrb@tierrawestllc.com
State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment- EPC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR 3 PLAT OF TRS 1-4	Block:	Unit:
Subdivision/Addition: COORS VILLAGE	MRGCD Map No.:	UPC Code: 101106121208831301
Zone Atlas Page(s): F-11-Z	Existing Zoning: MX-L	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 13.5436

LOCATION OF PROPERTY BY STREETS

Site Address/Street: COORS BLVD. NW	Between: WESTERN TRAIL NW	and: Milne RD
-------------------------------------	---------------------------	---------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1060032, 1007282, 1001624 PR-2018-001584

Signature:	Date: 11/01/2018
Printed Name: RONALD R. BOHANNAN, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
BZ-2018-00047	ZMA	\$ 890
Meeting/Hearing Date: December 13, 2018	Fee Total: \$ 890	
Staff Signature:	Date: 11-1-18	Project # PR-2018-001584

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

N/A Interpreter Needed for Hearing? If yes, indicate language: _____

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- ___ Plan, or part of plan, to be amended with changes noted and marked
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

- ___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

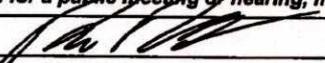
ZONING MAP AMENDMENT – COUNCIL

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

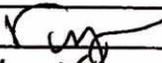
- ___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ___ Petition for Annexation Form and necessary attachments
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:  Date: 11/01/2018
 Printed Name: Ronald R. Bohannon Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number: PR-2018-001584 Case Numbers: RZ-2018-00047

Staff Signature: 
 Date: 11-1-18



UNIVEST-COORS ROAD, LLC
10611 N HAYDEN ROAD
SUITE D-105
SCOTTSDALE, ARIZONA 85260

Jack N. Ross II
(480) 421-6706

October 31, 2018

Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

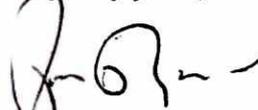
**RE: SITE DEVELOPMENT PLAN FOR BUILDING
PERMIT AND ZONE CHANGE APPLICATION TRACT
3-B PLAT OF TRS 1 THRU 4 COORS VILLAGE ZONE
ATLAS PAGE F-11-Z**

Dear Ms. Dicome:

The purpose of this letter is to authorize Tierra West LLC and Dekker/Perich/Sabitini to act as agent on behalf of Univest-Coors Road, LLC pertaining to any and all submittals made to the City of Albuquerque regarding the above for the above-referenced site.

Thank you for your attention to this matter. If you have any questions regarding the above, please call me.

Very truly yours,



Jack N. Ross II
Manager

cc: Ron Bohannon
Tierra West LLC
Albuquerque, NM

Scott Whittington.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 08 /27 /2018 ZONE ATLAS PAGE(S): F-11-Z

CURRENT: ZONING MX-L LEGAL DESCRIPTION: LOT OR TRACT # TR 3 BLOCK # _____

PARCEL SIZE (AC/SQ FT.) 13.5436 acres +/-

SUBDIVISION NAME Coors Village

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [] From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []

BUILDING PERMIT [] 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 _____ (sq ft.)

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

APPLICANT OR REPRESENTATIVE Richard Stevenson
Richard Stevenson
(To be signed upon completion of processing by the Traffic Engineer)

DATE 8/27/2018

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

** A TIS was submitted for this parcel and the proposed subdivision to COA and NMDOT**

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

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

Notes: A TIS has been submitted and approved for this development a new study is not required.

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.

STG
TRAFFIC ENGINEER

DATE 8/27/18

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

-FINALIZED 1/1

-SUBMITTED 1/1

TRAFFIC ENGINEER
DATE

CITY OF ALBUQUERQUE



August 15, 2018

Terry Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199

Re: Coors Village
SW Corner of Western Trail and Coors Blvd.
Traffic Impact Study
Engineer's Stamp dated 7-24-18 (F11-D007)

Dear Mr. Brown

The subject Traffic Impact Study received on July 24, 2018 has been reviewed and approved by the Transportation Development Section. There are a few minor comments that should be addressed along with any comments NMDOT may have.

1. On Page *i* - Note under the second table refers to 2020 Build Conditions in the preceding table, the preceding table is for 2030 Build Conditions.
2. Pages 9 thru 19 - The title of each intersection analysis refers to appendix pages B-1 thru A-B-22, this should be B-1 thru B-22.
3. Page 20 – The last sentence on the page states the Commercial Trip Distribution Map is on page A-50. A-50 is Commercial Pass by Trips; A-47 is the correct page for Commercial Trip Distribution.
4. Page 36 – The last paragraph, seven lines down, the word “**Build**” is misspelled in reference to **No Build Conditions**.
5. Page 51 – Please recheck your inputs for the NBR movement at Sevilla and Coors. I am trying to understand why there is delay shown only for the 2030 AM Peak. The delay is minor and the LOS is A, but this seems odd.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once this change and any required by NMDOT are complete please submit an electronic copy of the final Traffic Impact Study for our records. The final Traffic Impact Study shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate these changes.

CITY OF ALBUQUERQUE



If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ernest Armijo'.

Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

via: email
C: Applicant, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



TIERRA WEST, LLC

November 20, 2018

Mr. Bill McCoy, Vice Chair
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

**RE: REPLACEMENT SUBMITTAL ZONING MAP AMENDMENT - EPC
TRACT 3-B COORS VILLAGE, TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTION 35, TOWNSHIP 11, RANGE 2, N.M.P.M ALBUQUERQUE BERNALILLO
COUNTY, NEW MEXICO
ZONE ATLAS PAGE F-11-Z**

Dear Mr. McCoy:

Tierra West, LLC requests a Zone Map Amendment on behalf of Univest-Coors Road LLC, for the above-referenced property, which is located near the southwest corner of Coors Boulevard and Western Trail. This letter is an update to the original submission dated November 1, 2018, based on preliminary comments received by Planning for the Zone Map Amendment request.

This Zone Map Amendment request seeks to "rezone" Tract 3-B from MX-L (Mixed Used - Low Intensity Zone District) to MX-M (Mixed Used - Moderate Intensity Zone District). Tract 3-B is the eastern half of the property, approximately ±6.8 acres, soon to be officially recorded by the platting action approved for the subdivision of the entire Tract 3 property into Tract 3-A and 3-B. This will permit the proposed planned development for Tract 3-B as discussed below. There is no proposed zone amendment for Tract 3-A, which is zoned MX-L.

The request for approval of a zone change will allow the development of the proposed Presbyterian Health urgent and emergency care and clinical outpatient service. The application for a Site Development Plan for Building Permit in order to facilitate the development of a 16,000 square foot ambulatory care center and 35,000 square foot outpatient clinic is being submitted simultaneously with the Zone Map Amendment request to EPC as approved by the Planning Director.

The subject property (Property) was zoned SU-1 C1 before the introduction of the IDO on May 17, 2018, and now subsequently zoned MX-L. With the adoption of the IDO, medical facilities, which included offices, urgent care and clinics, were moved out of the C-1 zone and into the MX-M and conditionally in the MX-L zone. The MX-L zone limits the ability to place a full medical facility within the MX-L zone, with a restriction to a maximum 10,000 square foot facility (IDO 4-3(D)(25)(c)). The proposed zone change will therefore allow a medical precinct where offices, clinics and treatment facilities are sited together on Tract 3-B. This is in line and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies set forth below. These goals and the suitability of the rezone to MX-M will be further discussed at the public hearing.

We are seeking a change in zoning to MX-M which allows the permissive uses under the old SU-1 C-1 zone and aligns more closely with the 2017 Albuquerque & Bernalillo Comprehensive Plan (ABC Comp Plan). The MX-M zone district requested is more advantageous to the community as articulated by the ABC Comp Plan as the following goals and policies (*in italics*) noted below are furthered by the proposed zone change (**in bold**) as follows:

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

GOAL 4.1 CHARACTER:

Enhance, protect, and preserve distinct communities.

POLICY 4.1.5

Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions. [ABC]

a) Respect natural environmental conditions and carrying capacities and cultural landscapes when locating new development and regulating its intensity and design.

The proposed zoning designation will allow development to occur in “infill” property with adequate existing infrastructure and minimize the need for development at the urban edge, thereby respecting natural environmental conditions and carrying capacities of existing infrastructure.

GOAL 5.1 CENTERS & CORRIDORS:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1

Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

The development shall be pedestrian friendly, providing walkable access to the site from Coors Boulevard and further west to the development of the adjacent residential property. The site will create walkable access to public transportation along Coors Boulevard with connectivity between the residential tracts and the commercial precinct for the public. The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The ability to develop the Property in the future is crucial in maintaining its commercial viability in order to continue to provide employment and services necessary to create opportunities to live, learn and work. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created. Is it estimated the Presbyterian Health urgent and emergency care and clinical outpatient service activity center will generate 130 well-paying jobs.

POLICY 5.1.6

Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

- a) Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.*
- b) Provide neighborhood-oriented commercial, retail, institutional, and public services.*

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The senior housing already brings an alternative housing type and the medical use brings needed medical facilities to the area. The Property is conveniently accessible from surrounding neighborhoods.

GOAL 5.2 COMPLETE COMMUNITIES:

Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1

Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. [ABC]*
- b) Encourage development that offers choice in transportation, work areas, and lifestyles. [ABC]*
- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns. [ABC]*
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]*
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows: [ABC]*
 - i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas;*
 - j) Discourage zone changes to commercial, industrial, or office uses outside of Centers and Corridors. [ABC]*
 - m) Discourage zone changes to single land uses on sites larger than ten acres. [A]*
 - n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking. [A]*

The zone change will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing commercial zone within a Transit Corridor. The commercial viability of the Property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot.

The application will support sustainability by energy efficient design, will support equity by applying Universal Design Principles, and support community health by providing medical services in demand by the community.

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

POLICY 5.3.5

School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

School capacity is not affected as the proposed site plan development for medical uses does not support a residential component. Therefore there is no increase on the strain on neighboring schools. A zone change to enable the medical clinic development will alleviate any issues associated with residential being proposed on the site.

POLICY 5.3.7

Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area. [ABC]

The proposed zone change will promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land by encouraging infill development and future development growth in an area with existing infrastructure and public facilities.

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed zone change will promote development patterns that maximize the utility of existing infrastructure and public facilities and efficient use of land by encouraging infill development and future development growth in an area with existing infrastructure and public facilities.

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

b) Encourage development that expands employment opportunities.

The subject Property will bring medical employment opportunities to the west side of Albuquerque.

g) *Encourage development where adequate infrastructure and community services exist.*

The parcel maximizes the use of existing infrastructure required to service the development demands as adequate infrastructure surrounds the parcel.

i) *Discourage zone changes from industrial uses to either mixed-use or residential zones.*

The subject Property is located in an Area of Change and allowing the proposed zone change will encourage growth for future development in accordance with this policy in a Transit Corridor expanding employment opportunities in an area with adequate infrastructure. The zone change from the historic C1 zoning to the requested MX-M zoning is aligned with the historical permissive uses for the property. Further, neighborhood stability is maintained by locating the denser, more intense uses within an Area of Change and along the Transit Corridor.

GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

POLICY 8.2.1

Local Business: Emphasize local business development. [ABC]

The proposed zone change will enable a new medical expansion and service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

8.2.1.3 Offer incentives to local employers to expand and diversify the employment base. [ABC]

POLICY 8.2.3

Sustainable Business: Provide incentives for development projects and businesses that

a) Have sustainable economic characteristics. [ABC]

b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).

c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed zone change will further this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

In addition to the supporting justification of the zone change in line with the ABC Comp Plan, this application sets forth the following supportive information based on the Review and Decision Criteria for a Zone Map Amendment per IDO 6-7(F)(2) Procedure.

IDO 6-7(F) (3) (b)

If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that

character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

This criterion does not apply.

2. There has been a significant change in neighborhood or community conditions affecting the site.

This criterion does not apply.

3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This criterion does apply. The Property is located in an Area of Change. The zone change from the historic C1 zoning to MX-M zoning is aligned with the historical permissive uses for the property. The proposed zone change is more suitable for the parcel based on the site location along a major Transit Corridor and is within the Coors Corridor. The intensity associated with the zone change can be supported by the surrounding existing infrastructure and is an appropriate density for this parcel.

The ability to develop the Property to this level of intensity ensures its commercial viability and in doing so provides new employment opportunities. The zone change also permits essential medical services needed by the community that would otherwise not be permissive under the lower intensity zoning.

Importantly the characteristics of the community will be maintained as the requested zoning is virtually equivalent to the historic zoning designation. The commercial viability of the Property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot in an infill area.

IDO 6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

This criterion does not apply.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.

This criterion does not apply.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

This criterion applies as articulated in the preceding sections with the supporting ABC Comp Plan goals and policies: Goal 5.1, 5.2, 5.3 and 5.6.

IDO 6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Under the zone change to MX-M there are some commercial land uses that may be detrimental to adjacent property owners depending on how the site is developed and whether adequate screening and provisions for security is made. In addition, a number of additional restrictions are placed on the uses due to the proximity of the St. Pius X High School, directly south east of the parcel. The proposed site plan for building permit proposes an urgent and emergency care and clinical outpatient service across the entire parcel. Therefore, there is no opportunity to develop harmful uses if the zone change and the site plan proposed is approved.

Under MX-L a Bar, Tap Room or tasting room is a conditional use however under MX-M this use is permissive. Similarly Light Vehicle Fueling Station, Light Vehicle Sales and Rentals, Mortuary, Park and Ride and a Transit Facility are conditional use under MX-L and permissive under MX-M.

Blood services, Building and Home Improvement Materials Store, Large General Retail, and Drive in Theater is not allowed under MX-L but is conditional under MX-M.

A nightclub, a large Personal and Business Services, Medium General Retail is not allowed in MX-L however is permissive under MX-M.

A Liquor Retail store is a permissive accessory under MX-L however is permissive under MX-M.

All future proposed uses and zoning notification for Tract 3B shall conform with the required notice provisions set out by the IDO. This process provides opportunities for the applicant to consult and discuss the use with the registered neighborhood associations and adjacent neighbors. At this time concerns can be addressed and mitigated or an alternative permissive and accepted use proposed.

The proposed use for an urgent and emergency care and clinical outpatient service facility has been discussed with the required neighborhood associations with a detailed presentation outlining the reason for the zone change and the intended medical care facilities proposed for the site discussed. The neighborhood associations are in support of the zone change and planned development.

There were concerns regarding traffic and access to with the site raised by the neighbors. The medical facility generates 60% less peak traffic volumes than what was approved in the TIS which modelled a full buildout of commercial and restaurant uses across Tract 3-B. The roadway improvements to support the development of Tract 3-A and 3-B shall mitigate all traffic issues associated with traffic generated by both sites. Therefore if the zone change is approved, it will permit the development of the urgent and emergency care facilities which generated less traffic when compared to other uses permissive for the tract under MX-M zoning. This was perceived by the neighbors as positive another reason to support the application.

IDO 6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet one of the following requirements:

- 1. Have adequate capacity to serve the development made possible by the change of zone. This criterion does not apply.*

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

This criterion does not apply.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

This criterion applies.

The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone since the intensity of development is not intended to change, but rather make an existing and historic use permissive rather than non-conforming.

The infrastructure detailed on the Improvements Agreement will support the proposed zone change and development of the project by improving the capacity of Coors Blvd, an extension of sidewalk along Coors Blvd, a right turn lane on Western Trail to Coors Blvd. and other general improvements surrounding the site such as a 10-inch waterline extension along Milne Rd. will benefit the community by leveraging private investment.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

This criterion does not apply.

IDO 6-7(F) (3) (f) the applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The site is located in the Coors Corridor and Transit Corridors. The parcel is approved for a right-in right-out access driveway from Coors Blvd by NM DOT. The location of the parcel is suitable for higher intensity infill development to serve the surrounding communities due to the adequate access and location along Coors Blvd. The signal location at Coors Blvd. and Western Trails also provides an opportunity for secondary access to the site from the surrounding roadways (Western Trails and Quaker Heights).

IDO 6-7(F) (3) (g) the applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The justification provided herein is not completely based on the property's location on a major street nor completely or predominately on the cost of land or economic considerations, but rather on a preponderance of applicable Goals and Policies of the Comp plan. The site is suitable for infill development that will create employment opportunities and provide services to benefit the community. The zone change is suitable to provide the higher intensity development use at the parcel and is in line with the zoning of parcels along the Coors Blvd. Corridor. This is in line with the ABC Comp Plan Policy Goals 5.2 and 5.6.

IDO 6-7(F) (3) (h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

This criterion applies. The proposed zone change will apply to Tract 3-B only and in our opinion not create a spot zone or strip zone, as there are properties to the north and south along Coors Boulevard of the subject Property with the same MX-M zoning designation as requested.

The surrounding zoning west of the site, away from Coors Blvd. is zoned MX-L. Further west, the subsequent parcels are zoned MX-T and residential respectively. The transition from the higher intensity along Coors Blvd. to the lower intensity and residential zoning provides a suitable buffer and appropriate transition between zones.

The Coors Blvd. Corridor generally provides and supports higher intensity development along the corridor and is an example where the zone change supports the ABC Comp Plan Policy Goals 5.1 and 5.3, being in line with the intent for higher intensity development along Coors Blvd.

In addition, as detailed on the Site Plan the proposed clinic offers a higher quality development type than a standard strip mall and is strategically located close to Coors Blvd. to mitigate impacts on adjacent neighbors and conform with the higher intensity along the Coors Blvd. Corridor.

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

This criterion does not apply.

3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

This criterion does not apply.

With this Zone Map Amendment application, the Site Plan for Building Permit for the urgent and emergency care facilities is being submitted simultaneously. The Site Plan is in conformance with all IDO Use-specific Standards listed in 4-3(D) (25) and therefore implements the ABC Comp Plan Goals. There is a number of elements strategically included and considered with the site plan design and orientation to further support the previously discussed ABC Comp Plan Goals and Policies and is articulated in the Site Plan application letter. Approval of this Zone Map Amendment request will permit a high quality medical facility that is vital to the health and wellbeing of the Westside community.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

For:



Ronald R. Bohannon, P.E.

cc: Scott Whittington

Enclosure/s:

JN: 2017017
RRB/rs/jg

APPENDIX 1: Proposed locations of proposed Presbyterian Facilities



Map indicating the proposed locations of similar co-located outpatient clinic & freestanding emergency department facilities within each quadrant of the City.

APPENDIX 2: Comprehensive Plan Designations

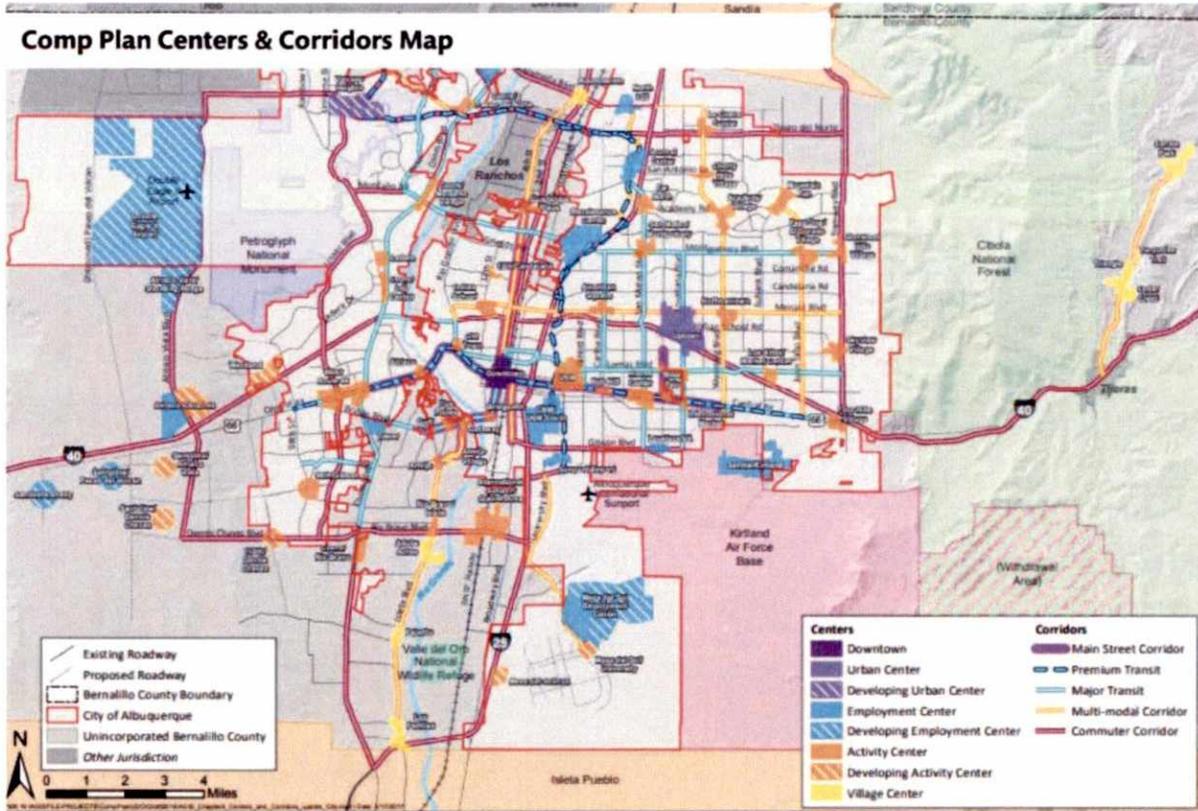


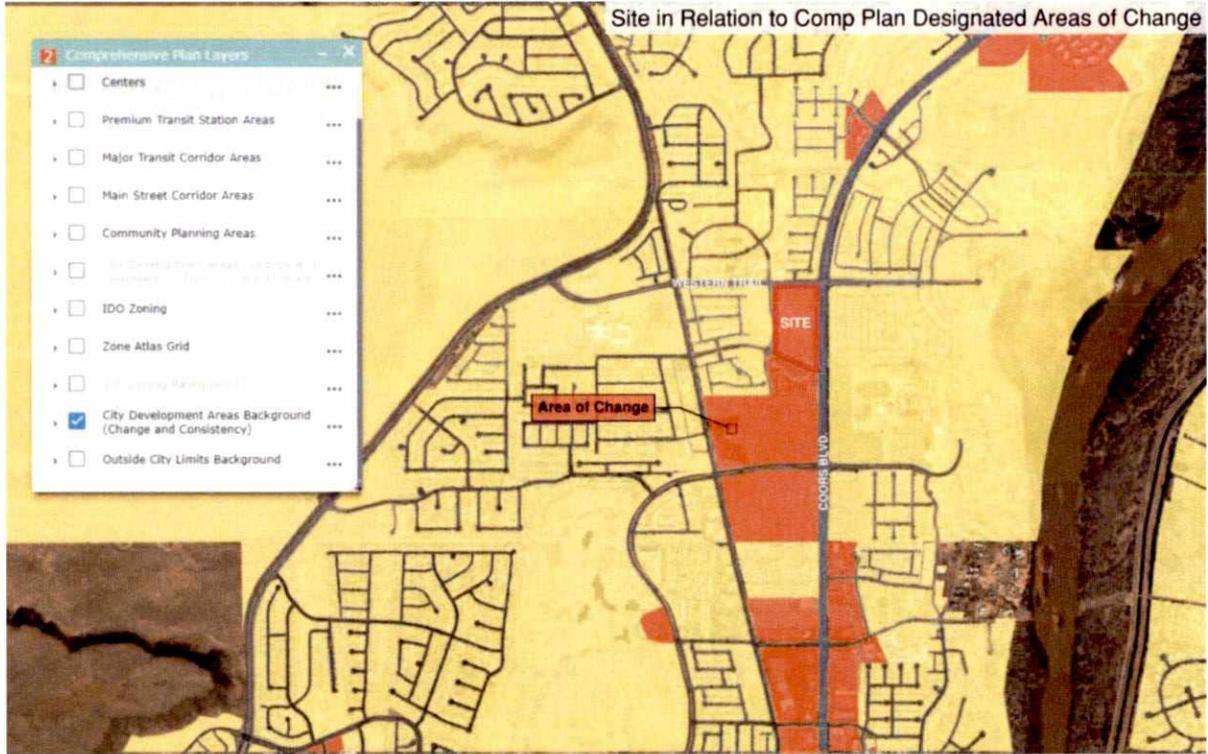
Figure 5-4: Centers and Corridors of the Albuquerque / Bernalillo County Comprehensive Plan on page 5-18.

APPENDIX 2: Comprehensive Plan Designations



Map Indicating Activity Centers and Major Transit Corridors as designated in the Albuquerque / Bernalillo County Comprehensive Plan; the site is located within the Coors Blvd. Major Transit Corridor and just north of the Ladera Activity Center. Data Sources: IDO Public Interactive Map

APPENDIX 2: Comprehensive Plan Designations



Map Indicating Areas of Change and Areas of Consistency as designated in the Albuquerque / Bernalillo County Comprehensive Plan; the site is located within an area of change. Data Sources: IDO Public Interactive Map

APPENDIX 3: West Side Medical Services



APPENDIX 3: neighborhood edges

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	428.00'	288.18'	38°34'41"	149.79'	S 04°20'46" E	282.76'	C8	3897.72'	98.91'	1°27'14"	49.46'	N 07°20'16" E	98.91'
C2	372.00'	288.79'	15°12'52"	49.69'	S 07°20'11" E	98.50'	C9	57.00'	24.07'	24°11'44"	12.22'	S 12°43'40" W	23.89'
C3	25.00'	39.28'	(80°00'00")	(25.00')	(S 45°16'17" W)	(35.36')	C10	57.00'	24.05'	24°10'22"	12.21'	S 10°34'31" E	23.87'
C4	300.00'	69.43'	1°37'54.00"	34.87'	S 83°05'52" W	69.28'	C11	25.00'	41.30'	94°38'54"	27.12'	N 4°29'45" E	36.76'
C5	150.00'	34.72'	(135°41')	(17.44')	(S 83°05'52" E)	(34.64')	C12	354.21'	116.15'	19°54'47"	58.67'	S 74°43'45" E	115.57'
C6	30.00'	34.72'	66°24'51"	19.64'	N 56°31'03" W	32.86'	C13	25.00'	25.31'	57°59'55"	13.86'	S 35°50'29" E	24.24'
C7	50.00'	26.70'	25°29'40"	13.57'	N 10°26'45" W	26.48'	C14	75.00'	36.11'	27°35'03"	18.41'	N 20°45'43" W	35.26'

Line Table

LINE	BEARING	DISTANCE
L1	S 00°41'50" W	44.50'
	(S 00°40'50" W)	(44.89')

Legend

- N 90°00'00" E** MEASURED BEARING AND DISTANCES
(N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES AS DESIGNATED
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11891" SET THIS SURVEY
 - △ FOUND ALLUMINUM ACROSS MONUMENT AS DESIGNATED

- FOUND BEARING WITH YELLOW PLASTIC CAP "PS 11891" SET THIS SURVEY
- △ FOUND BEARING WITH RED PLASTIC CAP "PS 7781" (REJECTED)

- FOUND BEARING WITH YELLOW PLASTIC CAP "PS 11891" SET THIS SURVEY
- △ FOUND BEARING WITH RED PLASTIC CAP "PS 7781" (REJECTED)

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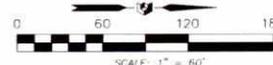
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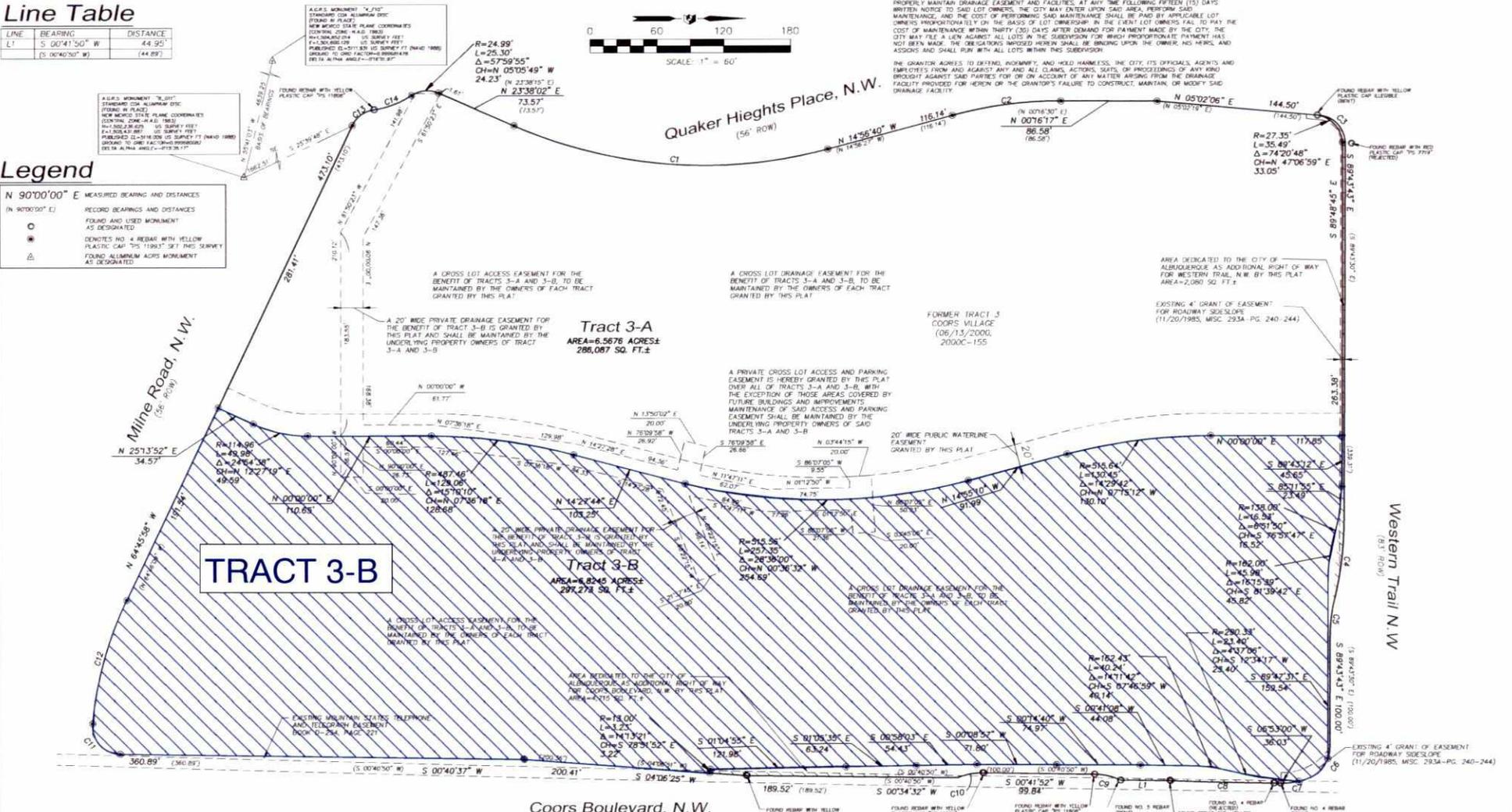
RECORDING STAMP

Plat of
Lots 3-A and 3-B
Coors Village
Town of Albuquerque Grant, Projected
Section 35, Township 11, Range 2, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2018

Drainage Easement Note:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED ON MAINTAINED EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONDITIONS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ACCURATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LITIGATION AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTEE'S FAILURE TO CONSTRUCT, MAINTAIN, OR MOODY SAID DRAINAGE FACILITY.



COORDINATE AND DIMENSION INFORMATION		
STATE PLANE ZONE	GRID COORDINATE	UNIT
NM-C	GRID	STANDARD
HORIZONTAL DATUM	VERTICAL DATUM	NOTATION ANGLE
NAD83	NAVD88	0° 00' 00.00"
MATCHES DRAWING UNITS		
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		
BASE POINT FOR SCALING AND/OR ROTATION	E - 0	
COMBINED SCALE FACTOR	E - 0	
CITY TO GROUND	1.000319322	
GROUND TO GRID	0.99968078	
GRID TO GROUND	1.000319322	
GROUND TO GRID	0.99968078	
BEARING ANNOTATION	E - 0	
GRID TO GROUND	E - 0	
GROUND TO GRID	E - 0	
BEARING ANNOTATION	E - 0	
GRID TO GROUND	E - 0	
GROUND TO GRID	E - 0	
ELEVATION VALUE	YES/NO	
GRID TO GROUND	YES/NO	
GROUND TO GRID	YES/NO	

PLSS INFORMATION			
LAND GRANT			
TOWN OF ALBUQUERQUE GRANT			
SECTION	TOWNSHIP	RANGE	MERIDIAN
35	11 NORTH	2 EAST	NMPM
SUBDIVISION NAME			
COORS VILLAGE			
COUNTY	STATE	UPIC	
ALBUQUERQUE	BERNALILLO	NM	10116612108821201

INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER	UNIVEST-COORS ROAD, LLC
PROPERTY ADDRESS	COORS VILLAGE

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH	DATE OF SURVEY
MT	08/08/2018
DRAWN BY	CHECKED BY
JK	LM
PSI JOB NO	SHEET NUMBER
18-1123P	2 OF 2

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 10-282 Date: 09.24.2018 Time: 1:00 PM

Address: SW CORNER OF COORS & WESTERN TRAIL

AGENCY REPRESENTATIVES AT MEETING:

Planning: Chung

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: _____

SITE INFORMATION:

Zone: ~~A~~ MX-L Size: 6.83 acres

Use: Vacant to Overlay Zone: CPO. 2 - Coors Blvd.

Comp Plan Area Of: Change Comp Plan Corridor: Major Transit - Coors

Comp Plan Center: n/a MPOS or Sensitive Lands: n/a

Parking: _____ MR Area: n/a

Landscaping: _____ Street Trees: _____

Use Specific Standards: n/a

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: _____

Review and Approval Body: _____ Is this PRT a requirement? _____

110 P1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18282 Date: 09.24.2018 Time: 1:00 PM

Address: SW CORNER OF COORS & WESTERN TRAIL

NOTES:

①. MUST CONFORM TO IDO (14.16.1.10 A) PRIORITY APPROVALS)

• MEDICAL CLINIC OVER 10000 SF NOT PERMITTED

• EXISTING SITE PLAN FOR SUBDIVISION APPROVED

• IDO SECTION 9.3(D)(25) USE REGULATIONS

② ~~IDO~~ SHALL NOT EXCEED 10,000 SF OF GROSS

↑ WOULD NEED ZONE CHANGE FOR LARGER FACILITY
↳ TO MX-M

②. (Must be 10,000 sq ft building)

PER 14.16.1.10 A(1) - USE WOULD NEED TO BE ON APPROVED PLAN
1.10 D - USES PER MX-L

APPLICANT HAS PRIORITY APPROVAL JP SD

PROVIDED PERMISSIVE C-1 USES

SITE PLAN LIMITED TO CLINIC 60,000 SF

DOES THIS USE STILL APPLY?

WHAT PROCESS DKB SITEY PLAN?

OR EPC ZONE CHANGE?

AWAITING DECISION... WOULD LIKE TO APPLY THIS W/

APPLICATION INFORMATION

For

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Presbyterian Healthcare Services		Phone: (505) 563-6641
Address: PO Box 26666		Email: jjeppson@phs.org
City: Albuquerque	State: NM	Zip: 87125
Professional/Agent (if any): Dekker/Perich/Sabatini		Phone: (505) 761-9700
Address: 7601 Jefferson St. NE, Suite 100		Email: chrisg@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87106
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Zone Change from MX-L to MX-M and Site Development Plan for Building Permit

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 3B	Block:	Unit:
Subdivision/Addition: Coors Village	MRGCD Map No.:	UPC Code: 101106121208831301
Zone Atlas Page(s): F-11-Z	Existing Zoning: MX-L	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 6.84

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Coors Blvd.	Between: Western Trail	and: Milne Rd.
----------------------------------	------------------------	----------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001584

Signature: <i>AS</i>	Date: 11/1/18
Printed Name: Anthony Santi	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00221	SP	\$560.00

Meeting/Hearing Date: Dec. 13, 2018	Fee Total: \$560.00
Staff Signature: <i>AS</i>	Date: 10-1-18 Project # PR-2018-001584

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

SITE PLAN – EPC

MASTER DEVELOPMENT PLAN

MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>AS</u></p>	<p>Date: <u>11/1/18</u></p>
<p>Printed Name: <u>Anthony Santi</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: <u>PR-2018-001584</u></p>	<p>Case Numbers: <u>SI-2018-00221</u></p>
<p>Staff Signature: <u>[Signature]</u></p>	
<p>Date: <u>1-1-18</u></p>	

November 1, 2018

Mr. Chris Ginning
Dekker/Perich/Sabatini LLC
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

RE: TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE BEING A REPLAT OF TRACT
A-1-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER CONT 13.5436 AC, Albuquerque,
Bernalillo County, New Mexico

Dear Chris:

This letter authorizes Dekker/Perich/Sabatini LLC to represent Presbyterian Healthcare Services with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Presbyterian Healthcare Services' agent as necessary with the permitting and associated approval processes required for the proposed medical facilities on the property referenced above.

Please contact me at 563-6641 if there are any questions.

Sincerely,



James R. Jeppson
Administrative Director, Real Estate
Presbyterian Healthcare Services
ijeppson@phs.org
(505)563-6641

cc: Diana Lamb, Project Manager
Steve Perich, Dekker/Perich/Sabatini LLC

JRJ/lcv

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Presbyterian Healthcare Services DATE OF REQUEST: 11 / 1 / 18 ZONE ATLAS PAGE(S): F-11-Z

CURRENT:

ZONING MX-L
PARCEL SIZE (AC/SQ. FT.) 6.84 / 297,899

LEGAL DESCRIPTION:

LOT OR TRACT # 3B BLOCK # _____
SUBDIVISION NAME Coors Village

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From MX-L To MX-M
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: 51,000 (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 _____

(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 [] NO [] BORDERLINE []

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

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 / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

February 15, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s): DRB #1000032
Case Number(s): 08EPC-40019
Agent: Tierra West, LLC
Applicant: Metric Corporation
Legal Description: Tract 3, Coors Village (amended sector plan)
Acreage: 12.9 acres
Zone Atlas Page: F-11

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

Cultural Resource Survey of 12.9 Acres for Proposed Coors Village Subdivision, Bernalillo County, New Mexico by D.M. Bogges (Lone Mountain, D.M. Bogges P.I.) NMCRIS #109151

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)— no significant sites in project area*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

November 30, 2018

DEKKER
PERICH
SABATINI

Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Presbyterian
Southwest Corner of Coors and Western Trail NW (TRACT 3 PLAT OF TRACTS 1 THRU 4
COORS VILLAGE BEING A REPLAT OF TRACT A-1-A UNIVERSITY OF ALBUQUERQUE
URBAN CENTER CONT 13.5436 AC, Albuquerque, Bernalillo County, New Mexico)
Albuquerque, New Mexico
Request for Site Development Plan for Building Permit

Dear Members of the Environmental Planning Commission:

This letter is a request for approval of a Site Development Plan for Building Permit (SDP-BP) in order to facilitate the development of a 16,000 square foot ambulatory care center and 35,000 square foot outpatient clinic. The proposed site of approximately 6.8 acres is located on the west side of Coors Blvd. between Western Trail and Milne Road.

The Ambulatory Care Center is a new concept based on national models that Presbyterian Health Care would like to implement in Albuquerque to provide freestanding, co-located urgent and emergency care and clinical outpatient services in four quadrants (north, south, east, and west) of the city with the goal to better distribute services citywide, alleviate pressures on existing hospital facilities, and reduce waiting times for patients. Phase 1, anticipated to be completed in the fall of 2019, will consist of a 16,000 square foot ambulatory care center. Presbyterian anticipates 60-70% of patients utilizing this facility would be urgent care patients and 30-40% of patients would be emergency patients. Only an estimated 5% of the emergency patients are anticipated to need additional care that requires them to be transported to a hospital, resulting in an estimated average of 1 to 1.5 outbound ambulances per day; ambulances leaving the site would not utilize sirens as the patients are anticipated to have been stabilized by this facility. Inbound ambulances will not be received at this facility as ambulances will only deliver patients to a hospital facility. Phase 2, projected to be construction within 3-7 years of phase 1 completion, would consist of a 36,000 square foot outpatient clinic that is estimated to operate between the hours of 7am to 6pm Monday through Friday, which would accommodate primary care, lab and radiology facilities.

This request for a SDP-BP to accommodate an Ambulatory Care Center and Medical Clinic meets the criteria for an EPC Site Plan by:

6-6(H)(3)(a) Consistency with the ABC Comp Plan, as amended. The site is located along Coors Boulevard, an Albuquerque / Bernalillo County Comprehensive Plan (Comp Plan) designated Major Transit Corridor, just north of the Ladera Activity Center, within a designated Area of Change (see Appendix 2, Comp Plan Designations). Growth policies established within the Comp Plan encourage more intense uses and development patterns within designated Centers, Corridors, and particularly Areas of Change so that additional residents, services, and jobs can be accommodated in locations deemed appropriate for new development (Comp Plan, pg. 5-23) while reducing development pressures on the urban fringe and established neighborhoods. This request for a SDP-BP to accommodate an Ambulatory Care Center and Medical Clinic is an appropriate request for an area intended to capture denser / intense uses and would support the city's many growth and land use policies by:

- Providing a more equitable distribution of critical health care services throughout the city and particularly on the west side, to improve the overall quality of life for residents while reducing the need to commute.
- Establishing vibrant activity centers and complete communities that provide convenient access to a range of neighborhood-serving services within walking distance to residences.
- Expanding the concentration/ mix of services offered and the availability of higher paying, professional jobs within the vicinity of the Activity Center and Transit Corridor, increasing the range and variety of opportunities that currently exist in the area.
- Improving the housing to jobs imbalance and fostering west side employment by bringing and estimated 130 well-paying jobs to the area (approximately 40-50 at the ambulatory care center and 80 for the outpatient clinic, ranging from nurses to physician).
- Encouraging developments that expand employment opportunities within designated Centers and Corridors and near existing high-frequency transit facilities.
- Protecting single-family neighborhoods from development that is of an inconsistent density and scale by locating denser, intenser uses within an Area of Change, thereby maintaining neighborhood stability.
- Reducing the need for automobile travel by increasing mixed-use infill development that brings critical services within a Major Transit corridor and in close proximity to an established Activity which enables residents to easily travel between them by walking, cycling or use of public transportation.
- Encouraging infill development on a vacant site that is contiguous to existing City infrastructure thereby leveraging public and private investments.

For sites located along Major Transit Corridor like Coors, the Comp Plan advocates for more suburban, linear strip commercial development to occur (Table 7-1& 2 Development Context, Comp Plan, pg. 7-6) in order to transition into surrounding single-family neighborhoods (sub-policy 5.1.9.b). The proposed Ambulatory Care Center and Medical Clinic offer more critical services situated in a higher quality of development type than the standard commercial strip would provide.

6-6(H)(3)(b) Consistency with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

To the applicants knowledge the site has not had any previous NR-SU or PD zoning nor are there any conditions from the DRB approval.

6-6(H)(3)(c) Compliance with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property. This Site Plan complies with all applicable provisions of City regulations as outlined below:

5-5 PARKING AND LOADING

Table 5-5-1: Off-street Parking Requirements requires that the site provide five (5) spaces per 1,000 s.q. ft. for medical clinic uses. The table below demonstrates compliance to the parking standards of the IDO.

Off-street Parking Calculations per IDO		Site Parking Calculations	
	IDO Parking Requirement	Parking Required	Parking Provided
Parking for medical or dental clinic uses	5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3 spaces / 1,000 sq. ft. GFA	Ambulatory care (16,000 S.F.) requires 80 spaces	80 spaces

		Medical Clinic (35,000 S.F.) requires 175 spaces	175 spaces
Accessible Parking	51-100 spaces 6 accessible, 2 van accessible 5 spaces per 1,000 SF including 6 compact car spaces	Ambulatory care requires 4 spaces Medical clinic requires 8 spaces	8 spaces 14 spaces
Motorcycle Parking	51- 100 total spaces required for use requires 3 motorcycle spaces	Ambulatory care requires 3 spaces Medical clinic requires 5 spaces	4 spaces 5 spaces
Bicycle Parking	10% of required off-street parking	Ambulatory care requires 8 spaces Medical clinic requires 18 spaces	8 spaces 18 spaces

5-6 LANDSCAPING, BUFFERING, AND SCREENING

The two tables below demonstrate compliance to the landscape standards of the IDO in terms of vegetative coverage percentages and species types and quantities. The applicant has addressed PNM's concern about street trees within the utility easement by replacing the Chinese Pistache (reaching a 50' mature height) along Coors Blvd with Tatarian Maple (20') and Frontier Elm (35' mature height) with Oklahoma Redbud (15' mature height) to comply with PNM's request to plant species that reach a mature height of 25' or less.

Site Landscape Calculations			
Site Information			
Gross Lot Area	6.8388 AC or 297,898 SF		
Area of Lot Covered By Buildings	51,000 SF		
Net Lot Area	246,898 SF		
Required Landscape Area			
Net Lot Area Requirements	Required Landscape Area	Provided Landscape Area	
15% of net lot area	37,035 SF	80,872 SF = 33% of net lot area	
Vegetative Cover Requirement	Total Vegetative Cover Required	Total Vegetative Cover Provided	
75% of landscape area	60,656 SF	60,721 SF = 75% of landscape area	
Ground-Level Cover Requirement	Total Ground-Level Cover Required	Total Ground-Level Cover Provided	
25% of landscape area	20,219 SF	20,509 SF	
Rock Mulch Cover Allowed	Total Ground-Level Cover Required	Total Ground-Level Cover Provided	
75% of landscape area	60,656 SF	60,654 SF 75% of landscape area	
Required Tree Coverage			
Parking Lot Tree Requirement	Provided Parking Spaces	Required Number of Parking Lot Trees	Provided Number of Parking Lot Trees

1 Tree per 6 Parking Spaces	255 Spaces	43 Trees	43 Trees
Street Frontage Tree Requirement	Street Frontage	Required Number of Street Trees	Provided Number of Street Trees
1 tree per 30' linear feet of street frontage	Western Trail Frontage = 302'	10	10
	Coors Blvd Frontage = 1,131'	38	38
	Milne Rd Frontage = 345'	12	12
Required Parking Buffers			
Parking Buffer Requirements	Parking Lot Frontage Length	Required Number of Buffer Landscape	Provided Number of Buffer Landscape
2 Trees / 6 Shrubs required for every 25'	Western = 82'	8 Trees 24 Shrubs	6 Trees 30 Shrubs
	Milne = 91'	8 Trees 24 Shrubs	6 Trees 30 Shrubs
	Coors = 199'	10' wide continuous line of evergreen shrubs	25' wide continuous line of evergreen shrubs

Site Plant Schedule						
TREES	Common	Size	Mat. Ht.	Mat. Dia.	Water Use	Quantity
Chilopsis Linearis	Desert Willow	24" BOX	20'	20'	MED	16
Fraxinus Oxycarpa 'Raywood' Tm	Raywood Ash	2" CAL	35'	25'	MED	40
Pistacia Chinensis	Chinese Pistache	2" CAL	50'	30'	MED	21
Ulmus X 'Accolade'	Accolade Elm	2" CAL	50'	50'	MED	8
Ulmus X 'Frontier'	Frontier Elm	2" CAL	35'	25'	MED	34
SHRUBS	Common	Size	Mat. Ht.	Mat. Dia.	Water Use	Quantity
Baccharis X Starn 'Thompson'	Thompson Broom	5 GAL	4'	4'	MED	76
Chamaebatiaria Millefolium	Fernbush	5 GAL	5'	5'	LOW	15
Dasylyrion Wheeleri	Grey Desert Spoon	5 GAL	5'	5'	LOW	17
Elaeagnus Pungens	Silverberry	5 GAL	6'	6'	MED	33
Ericameria Laricifolia	Turpentine Bush	5 GAL	3'	3'	LOW	118
Ericameria Nauseosa	Chamisa	1 GAL	5'	5'	LOW	48
Hesperaloe Parviflora	Red Yucca	5 GAL	3'	4'	LOW	130
Juniperus Chinensis 'San Jose'	San Jose Juniper	5 GAL	1'-6"	8'	LOW	45
Lavandula X Intermedia 'Grosso'	Grosso Lavender	1 GAL	3'	3'	MED	143
Nolina Microcarpa	Beargrass	5 GAL	4'	5'	LOW	112
Rhus Aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 GAL	3'	8'	LOW	42

Rhus Trilobata	Three-Leaf Sumac	1 GAL	6`	6`	LOW	15
Salvia Greggii `Furmans Red`	Furman`S Red Salvia	1 GAL	2`	2`-6"	LOW	80
GRASSES	Common	Size	Mat. Ht.	Mat. Dia.	Water Use	Quantity
Bouteloua Gracilis `Blonde Ambition`	Blue Grama	1 GAL	2`-6"	2`-6"	LOW	154
Calamagrostis X Acutiflora `Karl Foerster`	Feather Reed Grass	1 GAL	4`	2`	MED	205
Helictotrichon Sempervirens `Sapphire`	Blue Oat Grass	1 GAL	3`	2`	MED	97
Muhlenbergia Rigida `Nashville` Tm	Purple Muhly	1 GAL	2`	2`	MED	47

Despite its more suburban development context, the site plan clusters buildings in order to create walkability within the development and allow for landscaped open spaces and plazas. A robust pedestrian system comprised of perimeter sidewalks and internal walkways provides connections for the various ways in which patrons may access the site's services and amenities, i.e. walking from neighborhoods nearby, biking via the bike network, transit stops via transit network, and parking areas via the auto network. Two plazas, one for each respective building, feature amenities including pedestrian-scale lighting, partially shaded seating areas, and trash receptacles and are linked to primary building entrances, internal walkways and thereby the public sidewalk. The southeast portion of the outpatient clinic and the northeast portions of the ambulatory care center feature glass lobbies that engage the outdoor gathering areas that front each of the two primary building entrances. Site open spaces exhibit a landscaping scheme that showcases building entrances, outdoor gatherings spaces, the Coors frontage, improve the pedestrian environment, and mitigate site impacts on surrounding properties. The landscape material palette, as the building palette discussed above, is also utilized to add an additional layer of cohesion to the development's identity.

5-11 BUILDING DESIGN

Site buildings are constructed utilizing quality materials and professional workmanship in order to achieve a quality development that expresses contemporary southwestern architecture. Building frontages visible from major streets provide articulation, detailing, and fenestration to avoid monotonous appearances and create visual interest. Architectural features such as reveals, windows and openings, changes in parapet heights, color, texture, and material are used to add interest to the building elevation and reduce its visual mass. Street facing facades have been designed to meet the façade design standards outlined in section 5-11(E)(2) as illustrated in sheet SDP5-1 and SDP5-2 of the revised EPC submittal. The north facade of the ambulatory care center features ground-floor transparent glass wall systems (compliant with 5-11(E)(2)(a).2.a.), and metal louvered canopies (compliant with 5-11(E)(2)(a).2.d); these features cover approximately 78% of the horizontal length of the north façade. The east façade features metal shade canopies (compliant with 5-11(E)(2)(a).2.d), and raised planters (compliant with 5-11(E)(2)(a).2.f); these features cover approximately 64% of the horizontal length of the east façade. Both of these facades also exhibit a change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade (complying with 5-11(E)(2)(a).3) and both the north and east façade features wall projections that extend greater than or equal to 25% of the length of the façade (complying with 5-11(E)(2)(a)(3)). The east facades of the medical clinic exhibits ground-floor transparent glass wall systems (compliant with

5-11(E)(2)(a).2.a.), upper windows (compliant with 5-11(E)(2)(a).2.b), and shade canopies (compliant with 5-11(E)(2)(a).2.d) that meet the standards for street facing facades; these features cover approximately 62% of the east façade. The south facades of the medical clinic exhibits ground-floor transparent glass wall systems (compliant with 5-11(E)(2)(a).2.a.), shade canopies (compliant with 5-11(E)(2)(a).2.d), and window awning (compliant with 5-11(E)(2)(a).2.d), that meet the standards for street facing facades; these features cover approximately 46% of the south façade. Both the east and south facades of the medical clinic exhibit a change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade (complying with 5-11(E)(2)(a).3) and both the north and east façade features wall projections that extend greater than or equal to 25% of the length of the façade (complying with 5-11(E)(2)(a)(3)). Parapets are also utilized to screen rooftop mechanical equipment visible from the adjacent sidewalks and internal walkways. Colors of exterior building materials are predominately earth tones (browns, tans, and whites) with brighter accent colors utilized to accentuate architectural massing or key features such as entrances. Cohesion of materials and color palettes among the buildings and site accents, such as screening walls for ground equipment and reuse areas, is utilized to create a coherent, distinct identity throughout the development.

5-13 OPERATION AND MAINTENANCE

This Site Plan complies with all applicable provisions of the operation and maintenance section of the IDO, particularly regarding 5-13(A)(6) Noise that requires "Uses and activities shall be conducted so as to avoid the creation of any noise that would create a public nuisance or a nuisance interfering with the use and enjoyment of adjacent properties". Presbyterian anticipates 60-70% of patients utilizing the ambulatory care center would be urgent care patients and 30-40% of patients would be emergency patients. Only an estimated 5% of the emergency patients are anticipated to need additional care that requires them to be transported to a hospital, resulting in an estimated average of 1 to 1.5 outbound ambulances per day; ambulances leaving the site would not utilize sirens as the patients are anticipated to have been stabilized by this facility prior to their departure eliminating the need for sirens. Inbound ambulances will not be received at this facility as ambulances will only deliver patients to a hospital facility.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The applicant has worked with the ABCWUA, AMAFCA, and City Hydrology to ensure that the City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. In order to comply with agency comments received as part of this EPC process, the applicant is in the process of completing the following tasks:

- Requesting a new availability statement from the ABCWUA for the current site ambulatory care center and medical clinic, which is a less intense use than the retail and restaurant uses of the previously approved availability statement.
- Submitting a City Fire Marshal approved Fire 1 Plan.
- Coordinating with AMAFCA to ensure that both phase 1 and 2 adequately accommodate storm drainage. The storm drainage for Phase 1, the ambulatory care center, is independent of the drainage associated with Phase 2. The runoff from Phase 1 discharges into a storm drain line west of the site within the private road. This storm drain does not discharge into the pond located within Phase 2, rather it continues south then west prior to discharging to an existing 54" storm drain stub located at the corner of Quaker Heights Place and Milne Road. The shorter storm drain line within Phase 2 discharges runoff from the parking lot into the southeast pond. This pond is intended to be used as a first flush pond. The longer storm drain line within Phase 2 is the outfall point for the first flush pond. Any runoff that discharges into this storm drain line will continue west where it joins runoff from the Ambulatory Care Facility prior to

discharging into the 54" storm drain stub. Ultimately, the storm drain lines intended to convey runoff for Phase 2 do not need to be constructed to ensure positive drainage for Phase 1. The applicant believes that this approach will satisfy AMAFCA requirements.

- The site plan is utilizing Best Management Practices for managing storm water runoff by including curb cuts on all parking lot landscape planters, depressing all landscape areas wherever possible, and through a first flush pond in the southeast corner of the site.
- Submitting a Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The site is located along a Major Transit Corridor, near an established Activity Center, and within a designated Area of Change or areas where "a mix of uses and development of higher density and intensity growth is desired and can be supported by multi-modal transportation" (Comp Plan, pg. 5-23). The intent of these areas is specifically direct "new urban-scale development that benefit job creation and expanded housing option" into appropriate locations in order to protect the established neighborhoods that surround them from development that is of an inconsistent density and scale with their existing character, thereby maintaining their stability. Aside from being located on a site deemed appropriate for such development, the site plan mitigates any potential adverse impact on the surrounding area by orienting buildings close to Coors so that they conform to the scale and intensity of the commercial strip development called for by the Comp Plan. Both buildings heights were kept under 30' to mitigate their scale on surrounding residential development; the maximum height of the ambulatory care clinic within 100 feet of protected residential lots is 23' 6" while the medical clinic further to the south exhibits a max height of 26' so that both buildings comply with the building height stepdown requirements of section 5-9(C). Site landscaping, particularly along the site edges, adds an additional layer to mitigate any potential adverse impacts to the surrounding area.

Based upon the rationale presented in this letter, we respectfully request approval of a Site Development Plan for Building Permit to facilitate this important medical project that would bring much needed health care services to the Westside within a high quality development. If you have any questions or need clarification of anything contained herein, please contact John Laur or me at 761-9700.

Sincerely,

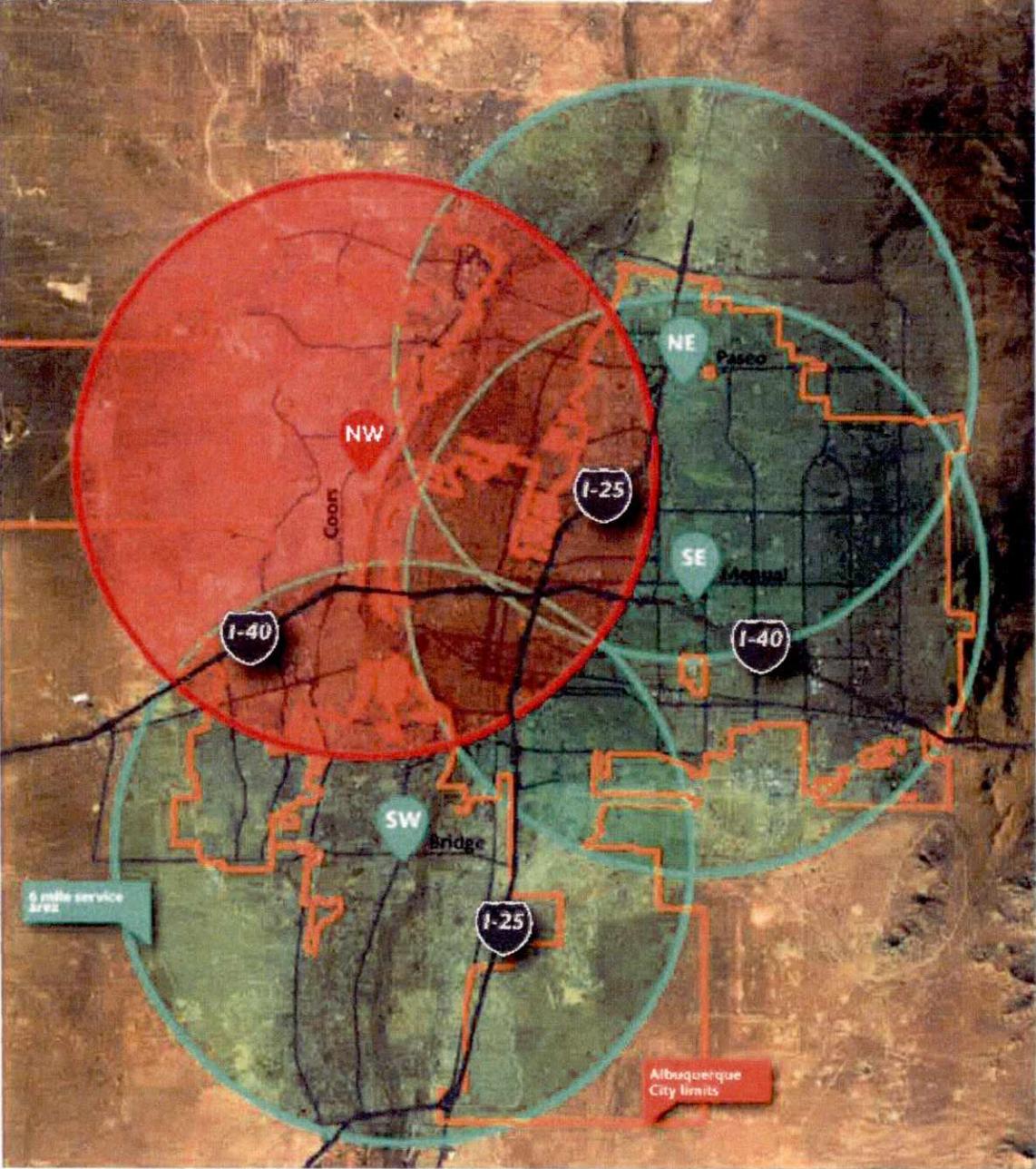
Dekker/Perich/Sabatini



Christopher R. Gunning, AIA, LEED AP BD+C
Principal

APPENDIX 1: Proposed locations of proposed Presbyterian Facilities

Proposed Co-located Outpatient Clinic & Freestanding Emergency Department Locations



Map indicating the proposed locations of similar co-located outpatient clinic & freestanding emergency department facilities within each quadrant of the City.

Appendix 2: Comprehensive Plan Designations

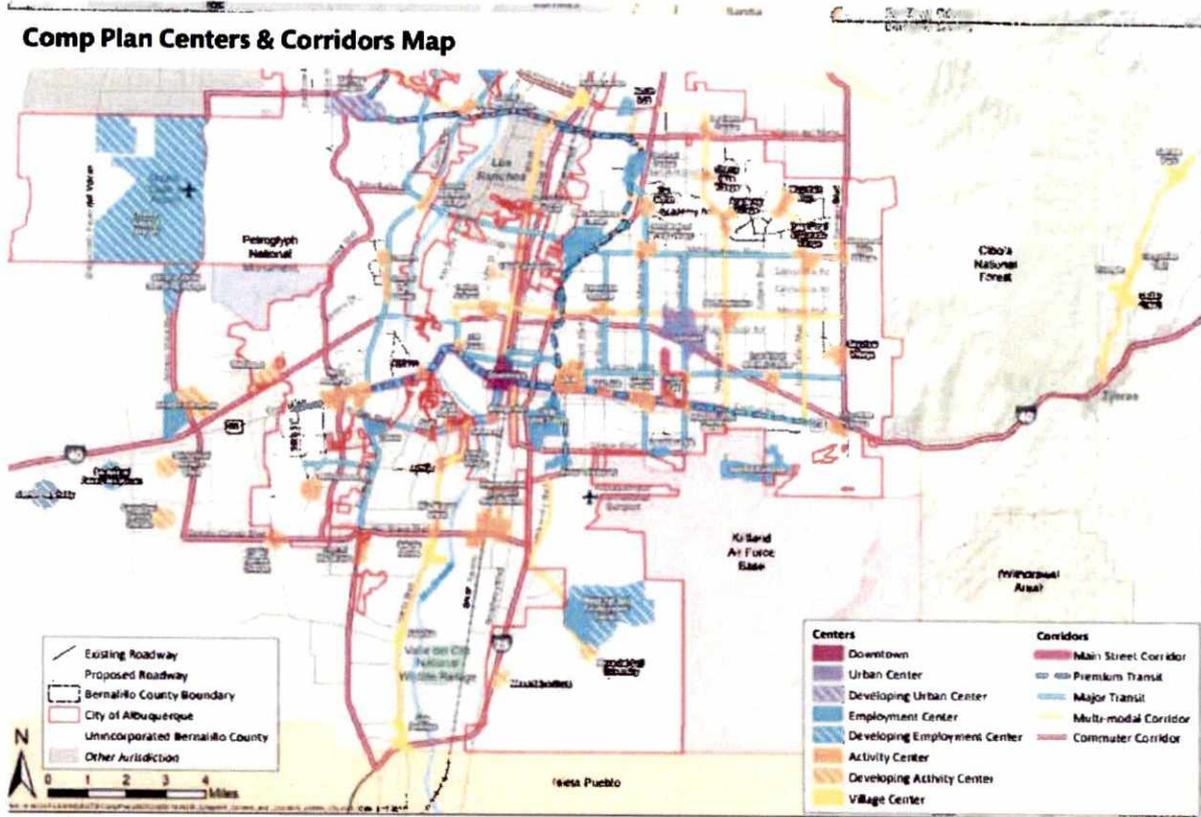
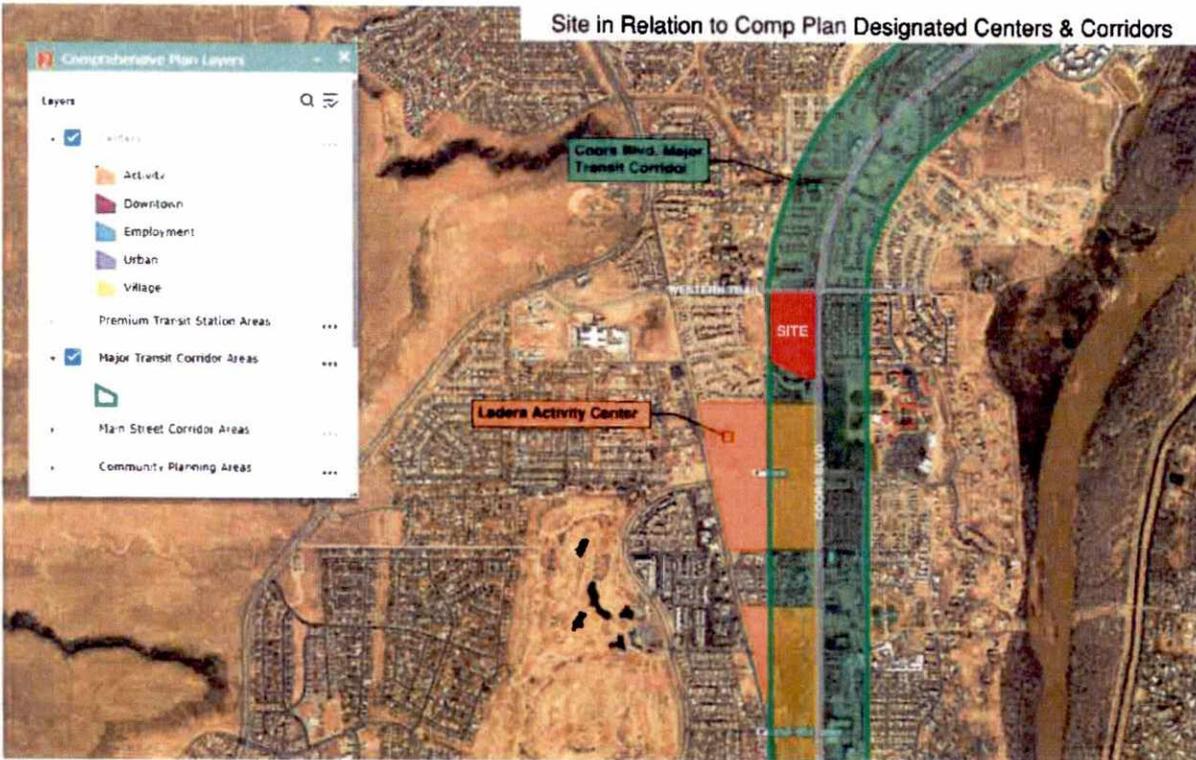


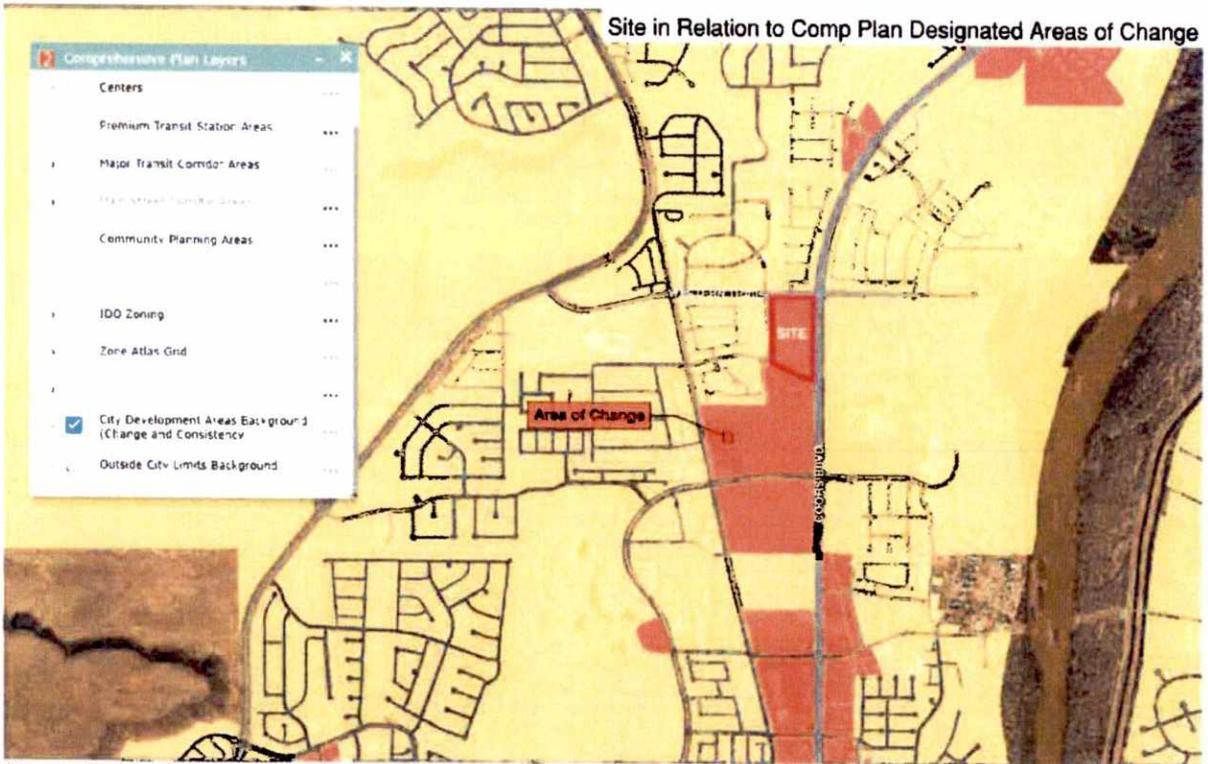
Figure 5-4: Centers and Corridors of the Albuquerque / Bernalillo County Comprehensive Plan on page 5-18.

Appendix 2: Comprehensive Plan Designations



Map Indicating Activity Centers and Major Transit Corridors as designated in the Albuquerque / Bernalillo County Comprehensive Plan; the site is located within the Coors Blvd. Major Transit Corridor and just north of the Ladera Activity Center. Data Sources: IDO Public Interactive Map

Appendix 2: Comprehensive Plan Designations

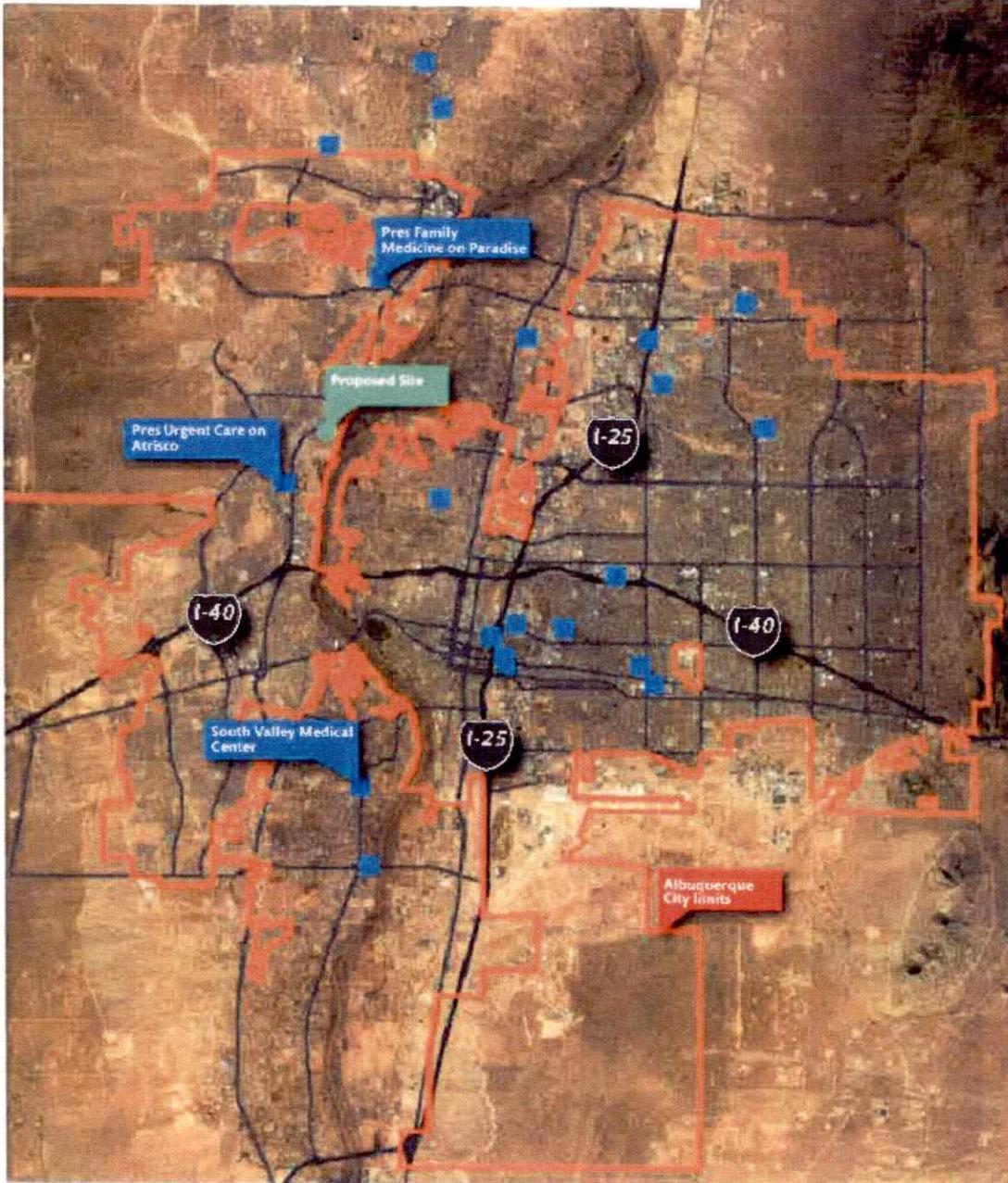


Map Indicating Areas of Change and Areas of Consistency as designated in the Albuquerque / Bernalillo County Comprehensive Plan; the site is located within an area of change. Data Sources: IDO Public Interactive Map

STAFF INFORMATION

APPENDIX 3: West Side Medical Services

Existing Medical Services in Albuquerque



To: Ronald Bohannon, PE

From; Leslie Naji, Senior Planner

Re: Zoning Map Amendment – EPC Tract 3 (Tract 3-B), Coors Village

I have completed a first review of the proposed zone map amendment (zone change) request. I have a few questions and some suggestions that will help strengthen the justification. If you have any questions please feel free to contact me. I will be out of the office November 12-16 but will be checking my office email periodically.

If you can respond to these points by November 19, 2018 we can proceed quickly.

Regarding your application, please provide the following:

Please clarify how this application is addressing each of the **Review and Decision Criteria for a Zone Map Amendment**, as set forth under **IDO 6-7(F)(2) Procedure**. To facilitate proper evaluation of the requested amendment, we require that your letter copy each criteria in order, **6-7(F) (3) (b) thru 6-7(F) (3) (h)**, and explain how this application fulfills that requirement. Even if a criterion does not apply, include it and state why it does not apply.

Your application has a thorough explanation of the ABC Comp Plan elements **6-7(F) (3) (a)**, but it is insufficient in points **(b) thru (h)**.

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Even though this is an Area of Change, state the section and answer to that effect.

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

When addressing this point, be clear about which criterion is being used.

6-7(F)(3)(d) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Review permissive uses under MX-L and MX-M. Should any permissive uses under MX-M that are not under MX-L be seen as harmful, discuss how they will be mitigated by the proposed development.

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Again, state specifically which criterion is appropriate.

6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

This should address; however, the signal location and other factors of location as appropriate.

6-7(F)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Refer back to the suitability of the site for the proposed development as expressed in part of section (3)(a).

6-7(F)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a

“strip zone”) unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Clearly addressing each point will make for a stronger argument and better evaluation.

An important element of your argument that is lacking is why the MX-M zoning is really required. It is best to clearly state at the beginning why your client requires MX-M as opposed to the MX-L. Pointing out the similarities and differences with regard to the proposed project will help put the request into perspective.

Any notes or public comments generated by the public hearing should be included in the application.

To: Christopher Gunning, AIA

From: Leslie Naji, Senior Planner

Re: Site Plan for Building Permit – EPC Tract 3 (Tract 3-B), Coors Village

I have completed a first review of the proposed site plan for building permit request. I have a few questions and need for clarification. If you have any questions please feel free to contact me.

Regarding your application, please provide the following:

Please clarify how this application is addressing each of the **Review and Decision Criteria for a Site Plan- EPC**, as set forth under **IDO 6-6(H)(2)(b) Procedure**. To facilitate proper evaluation of the requested amendment, we require that your letter copy each criteria in order, **6-6(H)(3)(a) thru 6-6(H)(3)(e)**, and explain how this application fulfills that requirement. Even if a criterion does not apply, include it and state why it does not apply.

Your application mentions certain ABC Comp Plan Goals and Policies **6-6(H)(3)(a)**, but it is insufficient in points **(b) thru (e)**.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Please discuss any conditions of the subdivision of this site through the DRB approval.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

5-3 ACCESS AND CONNECTIVITY

- ***See notes from Transportation Development Review Services.***
- ***State how materials at cross walks will alert motorists per, 5-3(D)(3)(c)***

5-5 PARKING AND LOADING

- 5-5(C)(2): Minimum Off-street Parking Table
Please provide copy of parking table within the body of the letter.

5-6 LANDSCAPING, BUFFERING, AND SCREENING

- *Please provide copy of landscape table within the body of the letter clarifying coverage percentage, species types, quantities and qualities.*
- *See PNM notes for change on tree selection along Coors Blvd.*
- *Per 5-6(G)(3)(d) Screening: Screening of waste containers requires a decorative wall at least 8 feet high. These drawings specify 7 feet.*
- *Exposed CMU block is not permitted but now surface treatment is mentioned for the waste container enclosures detail B/5 SDP5-3.*

5-11 BUILDING DESIGN

- 5-11(E) MIXED-USE AND NON-RESIDENTIAL ZONE DISTRICTS
 - 5-11 (E) (2) (a) 2. a.
Explain how the east elevation facing Coors Blvd. meets 2 of these criterion.

5-12 SIGNS

- 5-12(E)(5)(a) General
Provide information on the foot lamberts for the illuminated signs

5-13 OPERATION AND MAINTENANCE

- 5-13(A)(6) Noise
List this criterion concerning sirens and state how it is addressed.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

Please provide clarity on points set forth by ABCWUA, AMAFCA and Hydrology below.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

AGENCY COMMENTS TO BE ADDRESSED.

ABCWUA - Albuquerque Bernalillo County Water Utility Authority

1. SI-2018-00221 – Site Development Plan for Building Permit

a. Previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use. Requests can be made at the link below:

i. http://www.abcwua.org/Availability_Statements.aspx

ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ABQ Ride

PHS -two clinics at the southwest corner of Western Trail and Coors Boulevard. Site plan for 6.8 acres

Coors Boulevard Major Transit Corridor

Commuter Route 96 and Fixed Route 155 run on Coors Boulevard

A stop pair for the 96 and 155 routes is on Coors Boulevard 350-400 feet either side of the Coors/Western Trail intersection. The south-bound stop is in the northeast corner of the subject site.

Regarding the site plan: ABQ RIDE and the applicant's architect are working to correct some shortcomings regarding accessible pathways from the bus stop in the north-east corner of the site to the clinic buildings. Full resolution is expected prior to the hearing. On the zone change amendment: No comment.

AMAFCA has reviewed you project and made the following comments:

The site plan shows storm drainage infrastructure in the Ambulatory Care Facility connecting to a future phase drain pipe line that will eventually tie back into the pipe that discharges to the proposed pond at Coors & Milne. Since that segment is in a future phase, how will drainage be handled in this current phase?

Have other Best Management Practices for managing storm water runoff been considered for this site?

APS

No adverse effect with site plan. Concern for potential increase in residential with Zone Map Amendment

Hydrology Development Section Environmental Planning Services

Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.

Attached is the drainage Report for Tracts 3A & 3b. The proposed storm drain system provided for stub out at three locations for this tract's use. The storm drain system ultimately ties into an existing 54 inch pipe at the corner of Milne Rd and Quaker Heights Rd.

Long Range Planning Comments 11/19/2018

The site is approximately 13 acres and currently zoned MX-L with MX-T to the west of the site, R-ML adjacent to the south, and Residential zones to the east and north. It is located within the Coors Blvd Major Transit Corridor and the Coors Blvd CPO-2 Overlay Zone.

IDO Subsection 14-16-5-3(C)(5)(a) requires that new development involving more than 1 parcel or sites over 5 acres in size and adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways to the maximum extent practicable. Access location and design is to be coordinated with the City Parks and Recreation Department. The applicant will need to meet the standards in the IDO Subsection 14-16-5-3(D)(3) for on-site pedestrian connections.

While the entire site is around 13 acres, the site plan amendment is for the eastern portion of the lot along Coors Blvd containing 6.8 acres. The site plan proposes developing a 16,000 SF ambulatory care center and a 35,000 square foot outpatient clinic.

The site is located in an Area of Change adjacent to Areas of Consistency on the west, north, and east sides of the property. Edge buffers will be required per IDO Subsection 14-16-5-6(E)(5). IDO Section 14-16-5-9 requires structures on the site within 100 feet of residential properties in the R-1 zone to the north to be limited in height to 30 feet.

ABC Comprehensive Plan Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- a) Create walkable places that provide opportunities to live, work, learn, shop and play.**
- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.**

ABC Comprehensive Plan Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- a) *Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*
- b) *Encourage development that offers choice in transportation, work areas, and lifestyles.*
- e) *Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*
- g) *Discourage zone changes to single land uses on sites larger than ten acres.*

ABC Comprehensive Plan Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

ABC Comprehensive Plan Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

Due to the site's location within an Area of Change and a Major Transit Corridor, this zone map amendment request is generally consistent with policies in the ABC Comprehensive Plan.

MRMPO

No Adverse Comments

PNM

Conditions for approval for Project #2018-001584

1. *An existing electric overhead distribution line is located along Coors Blvd. on the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.*
2. *On sheet entitled Landscape Plan SDP 2-1, the proposed tree selections along the east side of the property are not a compatible height at maturity with the existing overhead electric distribution facility along east boundary of the site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.*
3. *It will be necessary for the developer to contact PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:*

Andrew Gurule

PNM Service Center

4201 Edith Blvd. NE

Albuquerque, NM 87107

Phone: (505) 241-0589

Transportation Development Review Services

- 1. 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)**
- 2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.**

The following items need to be addressed prior to DRB:

- 1. Vicinity Map on Sheet SDP1-1 needs the Zone Atlas page listed.**
- 2. Motorcycle parking needs to be dimensioned.**
- 3. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.**
- 4. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.**
- 5. Recheck parking count. Phase I has 84 spaces, not 80 and Phase II count has 147 spaces not 175. Also Phase II has 4 MC spaces not 5.**
- 6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.**

Please respond to these comments

Clearly addressing each point will make for a stronger argument and better evaluation.

Any notes or public comments generated by the public hearing should be included in the application.

NOTIFICATION &
NEIGHBORHOOD INFORMATION

From: Jaimie Garcia
Sent: Thursday, November 01, 2018 8:57 AM
To: aludi2wo@yahoo.com; aludi415@gmail.com; mlombardo4@comcast.net; jacqlynjones@gmail.com; lilog2002@yahoo.com; valarid@gmail.com; aboard10@juno.com; sagehome@live.com; aboard10@juno.com; hlhen@comcast.net
Cc: Richard Stevenson; Ron Bohannon (rrb@tierrawestllc.com)
Subject: Public Notice of Site Development Plan for Building Permit Approval and Zoning Map Amendment Approval
Attachments: 2017017 11-1-18 Coors Village Zone Change Request.pdf; 2017017 11-1-18 Coors Village Site Plan Building Permit.pdf

Email Notice

To: **Marie Ludi** (Ladera Heights NA), **Allan Ludi** (Ladera Heights NA), **Marc Lombardo** (Western Trails Estates HOA), **Jaclyn Jones** (Western Trails Estates HOA), **Orlando Martinez** (Quaker Heights NA), **Vanessa Alarid** (Quaker Heights NA), **Rene Horvath** (Taylor Ranch NA), **Jolene Wofley** (Taylor Ranch NA), **Rene Horvath** (Westside Coalition of Neighborhood Associations), **Harry Hendriksen** (Westside Coalition of Neighborhood Associations).

RE: **Public Notice of Site Development Plan for Building Permit Approval
And Zoning Map Amendment Approval**

To whom it may concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as the Agents on behalf of the Property Owner that we will be submitting applications for Site Development Plan for Building Permit and for Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission.

Tierra West LLC, on behalf of Uninvest-Coors LLC, is submitting a request for a Zone Map Amendment. The zone amendment will rezone the subject property from MX-L (Mixed Used - Low Intensity Zone District) to MX-M (Mixed Used - Moderate Intensity Zone District).

Dekker/Perich/Sabatini, on behalf of Uninvest-Coors LLC and in conjunction with Presbyterian Health Services and our office, is submitting simultaneously a request for Site Development Plan for Building Permit to facilitate the development of a 16,000 square foot ambulatory care center and 35,000 square foot outpatient medical office & clinic.

The location of the property is the south-west corner of Coors Boulevard and Western Trails NW, Zone Atlas Page – F-11-Z. The legal description for tract 3-B is Tract 3-B Plat of TRS 1-4 Coors Village and is ±6.8 acres.

The anticipated public hearing for this request will be on December 13, 2018 at 8:30 am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision-making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting Regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view or download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at [phone number] or via [email].

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Sincerely,

Ronald R. Bohannon, P.E.

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.



TIERRA WEST, LLC

November 1, 2018

RE: **Public Notice of Site Development Plan for Building Permit Approval
And Zoning Map Amendment Approval**

To whom it may concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as the Agents on behalf of the Property Owner that we will be submitting applications for Site Development Plan for Building Permit and for Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission.

Tierra West LLC, on behalf of Univest-Coors LLC, is submitting a request for a Zone Map Amendment. The zone amendment will rezone the subject property from MX-L (Mixed Used - Low Intensity Zone District) to MX-M (Mixed Used - Moderate Intensity Zone District).

Dekker/Perich/Sabatini, on behalf of Univest-Coors LLC and in conjunction with Presbyterian Health Services, and our office, is submitting simultaneously a request for Site Development Plan for Building Permit to facilitate the development of a 16,000 square foot ambulatory care center and 35,000 square foot outpatient medical office & clinic.

The location of the property is the south-west corner of Coors Boulevard and Western Trails NW, Zone Atlas Page – F-11-Z. The legal description for tract 3-B is Tract 3-B Plat of TRS 1-4 Coors Village and is ±6.8 acres.

The anticipated public hearing for this request will be on December 13, 2018 at 8:30 am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision-making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

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Please contact me with any questions or concerns at [phone number] or via [email].

Useful Links

Integrated Development Ordinance (IDO):
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

City of Albuquerque Planning Department

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

<https://www.cabq.gov/planning>

Sincerely,



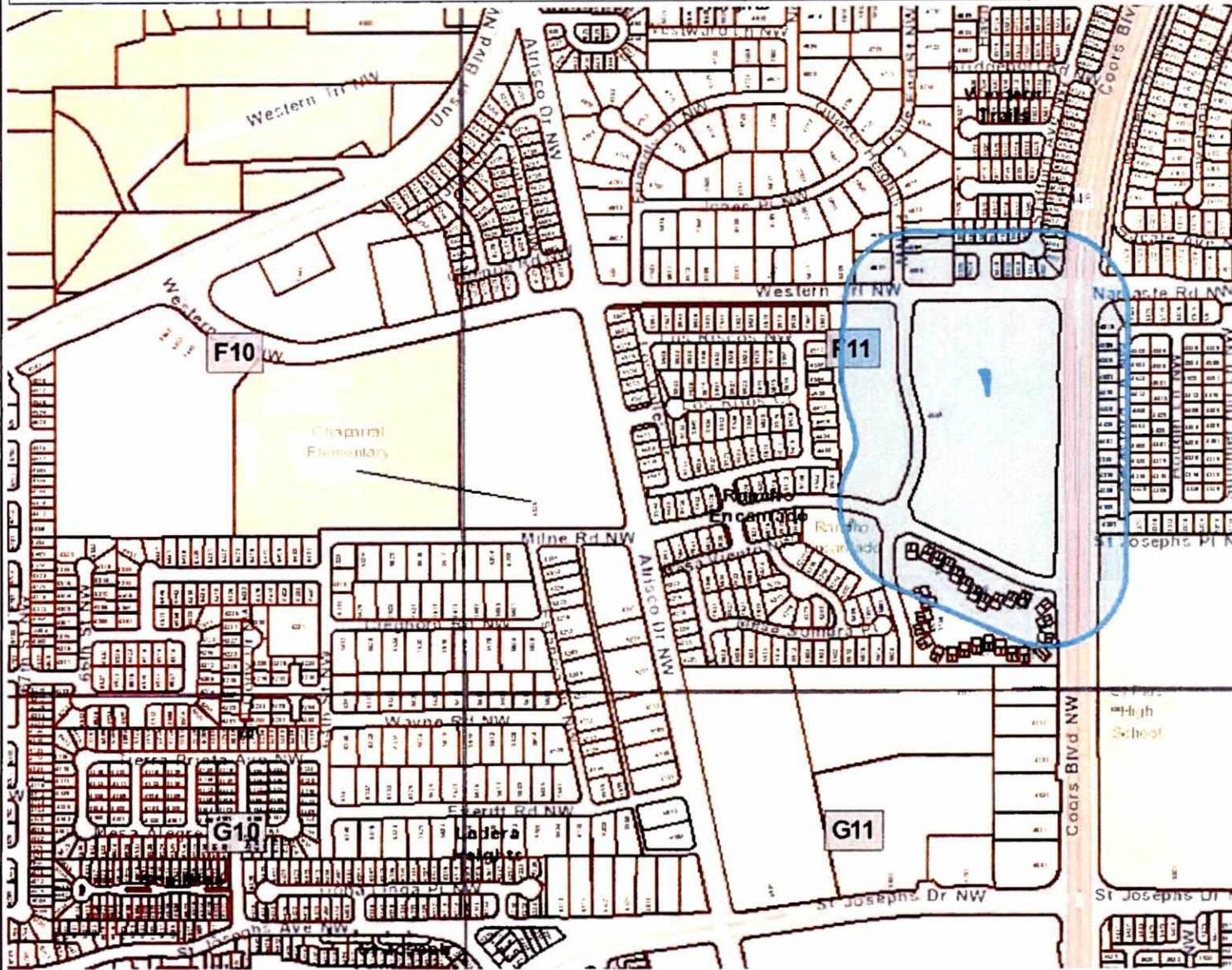
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Whittington
JN:2017017
RRB/rs



Coors Blvd. and Western Trl. NW



Legend

- Zone Grid
- Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 285ft.
 ROW: Coors Blvd. 185ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 8/30/2018 © City of Albuquerque

1:7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARTINEZ MARK A
5740 VALLE ALEGRE WAY NW BLDG 2-
A
ALBUQUERQUE NM 87120-1818

SAVEDRA JULIAN MICHAEL
5744 VALLE ALEGRE RD NW
ALBUQUERQUE NM 87120-1818

SALAZAR DON J & MARTHA D
PO BOX 80361
ALBUQUERQUE NM 87198-0361

MARCELL JENNIFER N
5659 VALLE ALEGRE RD NW
ALBUQUERQUE NM 87120-1817

SANCHEZ PETER A & CLAUDIA
5109 WILD PLUM WAY NW
ALBUQUERQUE NM 87120-1166

ORTEGA CARL D JR
5015 SALA DE TOMAS DR NW
ALBUQUERQUE NM 87120-2721

SANCHEZ PETER & CLAUDIA
5109 WILD PLUM WAY NW
ALBUQUERQUE NM 87120-1166

STEWART BERLINDA FAYE
19502 SWEETGUM FOREST DR
HUMBLE TX 77346-2127

MARTINEZ ROBERTA E & MARTINEZ
ROBERT E & ANITA C
207 E PALACE AVE
SANTA FE NM 87501-2012

VELASQUEZ JOSEPH
5709 VALLE ALEGRE WAY NW
ALBUQUERQUE NM 87120-1819

HUERTA JOSE L & RODRIGUEZ ELVIRA
981 E RIO GRANDE ST
PASADENA CA 91104-2429

HADDAD ADAM F & KELLY JO
5104 RIVER RIDGE PL NW
ALBUQUERQUE NM 87114-1231

MARTINELLI CORRIN M & MARTINELLI
JOSEPH A & MARIANA M
10604 ROYAL BIRKDALE NE
ALBUQUERQUE NM 87111-6571

YURGAE MARGO
5509 VALLE ALEGRE WAY NW BLDG
15B
ALBUQUERQUE NM 87120-1815

MEDINA KATHERINE MAE
5501 VALLE ALEGRE WAY NW BLDG
15C
ALBUQUERQUE NM 87120-1815

KERN PAUL A & JESSICA
5519 VALLE ALEGRE WAY NW BLDG
16A
ALBUQUERQUE NM 87120-1815

SANCHEZ KRISTIN NICOLE
5523 VALLE ALEGRE RD NW
ALBUQUERQUE NM 87120-1815

ARMSTRONG JOHN R & PATRICIA C
5515 VALLE ALEGRE WAY NW BLDG
16-C
ALBUQUERQUE NM 87120-1815

ROBINSON RICKY E
5531 VALLE ALEGRE WAY NW 17-A
ALBUQUERQUE NM 87120-1815

CHAVEZ ROBERT E & OLIVIA T
5535 VALLE ALEGRE WAY NW BLDG
17-B
ALBUQUERQUE NM 87120-1815

GIERSCH JOHN P & DARRLA J
8011 4TH ST NW
ALBUQUERQUE NM 87114-1010

HERRERA ANGELA TRUSTEE HERRERA
FAMILY TRUST
1063 PINATUBO PL NW
ALBUQUERQUE NM 87120-2974

TELLEZ FAMILY TRUST (THE)
2913 REDFERN DR
ROANOKE TX 76262-1559

ARMENTA DANNY J & JULIE B
307 N 7TH ST
BLOOMFIELD NM 87413-5589

MASS CHRISTOPHER L
2350 MIDVALE AVE
LOS ANGELES CA 90064-2104

SISNEROS ROBERT A
5752 VALLE ALEGRE RD NW BLDG 1
UNIT A
ALBUQUERQUE NM 87120-1818

BUSH JAMES D
5748 VALLE ALEGRE WAY NW 1-B
ALBUQUERQUE NM 87120-1818

VIERRA SAMUEL M BLDG 1
5756 VALLE ALEGRE RD NW UNIT C
ALBUQUERQUE NM 87120-1818

SOLIS-CAMPUZANO JAIME A & SOLIS
KARLA L
5635 VALLE ALEGRE WAY NW
ALBUQUERQUE NM 87120-1817

BERRY DICKEY & MARILEE
6906 DELLA CT SW
ALBUQUERQUE NM 87105-7077

PACHECO MATTHEW J & ANGELA M &
BENAVIDES JOHN E
8320 GARDENBROOK PL NW
ALBUQUERQUE NM 87120-5612

GALLEGOS DORA
PO BOX 93224
ALBUQUERQUE NM 87199-3224

BUTTRAM WILLIAM G
5615 VALLE ALEGRE RD NW UNIT 21-C
ALBUQUERQUE NM 87120-1817

WILSON MARK D
5605 VALLE ALEGRE WAY NW BLDG
20-A
ALBUQUERQUE NM 87120-1817

MAESTAS TIMOTHY A
5609 VALLE ALEGRE WAY NW BLDG
20-B
ALBUQUERQUE NM 87120-1817

GUILTY RICARDO P
PO BOX 5043
ALBUQUERQUE NM 87185-5043

GARDUNO VICTORIA ROSINA
5555 VALLE ALEGRE WAY NW BLDG
19-A
ALBUQUERQUE NM 87120-1815

SANCHEZ LORETTA
5559 VALLE ALEGRE WAY NW UNIT B
ALBUQUERQUE NM 87120-1815

HENDRIX LANI C/O LUCIA L BRACKEN
5551 VALLE ALEGRE WAY NW 19C
ALBUQUERQUE NM 87120-1815

CASARES ROSALIA
6572 W CONGRESSIONAL WAY
FLORENCE AZ 85132-5671

BERRY DICKEY J & MARILEE G
6906 DELLA CT SW
ALBUQUERQUE NM 87105-7077

FULLOON PATRICIA H
3820 OXBOW VILLAGE LN NW
ALBUQUERQUE NM 87120-1180

LOPEZ ERICA
5731 VALLE ALEGRE WAY NW
ALBUQUERQUE NM 87120-1819

RIGGS EUGENIA
5735 VALLE ALEGRE RD NW BLDG 27-B
ALBUQUERQUE NM 87120-1819

MARTINEZ DIANE T
5727 VALLE ALEGRE WAY NW BLDG
27-C
ALBUQUERQUE NM 87120-1819

ARAGON JOSEPH R & NILDA B
TRUSTEES ARAGON FAMILY RVT
535 TONDRE RD NW
LOS LUNAS NM 87031-6665

MARTINEZ ROBERT & ANITA
207 E PALACE AVE
SANTA FE NM 87501-2012

MONTGOMERY JOHN J & JUDY K
TRUSTEES MONTGOMERY LVT
931 HEATHER CT
WOODLAND PARK CO 80863-9033

ZUBAIRI MUHAMMAD ATIF & FARHA
JAMIL
4505 BERESFORD LN NW
ALBUQUERQUE NM 87120-3352

BYRD ANGELA
5508 HAVASU AVE NW
ALBUQUERQUE NM 87120-3218

GREEN RICHARD A & KATHLEEN & CO
TR GREEN TRUST
15 VILLA DE PAZ RD
CORRALES NM 87048-8535

FIGUEROA DAVID
5524 HAVASU AVE NW
ALBUQUERQUE NM 87120-3218

WEISHEIT DOUGLAS W
4405 BERESFORD LN NW
ALBUQUERQUE NM 87120-3347

SALAZAR STANLEY R & SUSAN C
4309 BERESFORD LN NW
ALBUQUERQUE NM 87120-3344

SULLIVAN THOMAS E & KOSTY EMILY J
4600 QUAKER HEIGHTS PL NW
ALBUQUERQUE NM 87120

GONZALES JOHNNY M & ELIZABETH A
5512 HAVASU AVE NW
ALBUQUERQUE NM 87120-3218

JOHNSON JEFFREY C & ELIZABETH A
PIERCE -JOHNSON
5809 WESTERN TRL NW
ALBUQUERQUE NM 87120-1701

PERRY ELIZABETH E TRUSTEES PERRY
RVT
4315 BERESFORD LN NW
ALBUQUERQUE NM 87120-3344

GARDUNO JULIO A & JOYCE M
4305 BERESFORD LN NW
ALBUQUERQUE NM 87120-3344

ZAMORA EDWARD A & ARMIDA
ASUSENA-ZAMORA
4415 BERESFORD LN NW
ALBUQUERQUE NM 87120-3347

LEYBA ERNEST E & CATHERINE U
4601 QUAKER HEIGHTS PL NW
ALBUQUERQUE NM 87105-2065

UNIVEST-COORS ROAD LLC
10611 N HAYDEN RD SUITE D-105
SCOTTSDALE AZ 85260

YARA VALERIE A
5519 HAVASU AVE NW
ALBUQUERQUE NM 87120

CRUZ ADAM F
5523 HAVASU AVE NW
ALBUQUERQUE NM 87120

OXBOW NORTH VENTURES
1650 UNIVERSITY BLVD NE SUITE 5-100
ALBUQUERQUE NM 87102-1726

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

ZHAO RUJIAN TRUSTEE ZHAO RVT
15037 N DOGWOOD LN
FOUNTAIN HILLS AZ 85268-2233

TELLES FLORA A
4608 QUAKER HEIGHTS PL NW
ALBUQUERQUE NM 87120-2064

RENSHAW JAMES LESTER & KERRY
TUCKER RENSHAW
650 VALLE DR
BOSQUE FARMS NM 87068-9726

TAYLOR PATRICIA A
5516 HAVASU AVE NW
ALBUQUERQUE NM 87120

THOMPSON MARIA Y
5528 HAVASU AVE NW
ALBUQUERQUE NM 87120

ROSAS ISAAC & VALDEZ ROSA A
5323 DEER MEADOWS TRL NW
ALBUQUERQUE NM 87120-5334

PATEL KUNAL & POOJA
5500 HAVASU AVE NW
ALBUQUERQUE NM 87120

MANCHIRAJU DINAKAR & MULIAPUDI
SMITHA
4509 BERESFORD LN NW
ALBUQUERQUE NM 87120-3352

MENDOZA EDDIE & FLORENCE
4319 BERESFORD LN NW
ALBUQUERQUE NM 87120-3344

LUCERO MICHAEL L
4608 STAFFORD PL NW
ALBUQUERQUE NM 87120

KEMPISTY KIMBERLY
4301 BERESFORD LN NW
ALBUQUERQUE NM 87120-3344

MONTOYA LOUIS
PO BOX 6231
ALBUQUERQUE NM 87197-6231

LAZO JASON P & DARCEE MYERS-LAZO
4409 BERESFORD LN NW
ALBUQUERQUE NM 87120-3347

MESTES LOUIS R & CAROL M C/O
LUCERO MIGUEL & SANDRA L
5505 HAVASU AVE NW
ALBUQUERQUE NM 87120-3219

MORENO APRIL
4600 STAFFORD PL NW
ALBUQUERQUE NM 87120

MONTOYA CARLOS D & JULIA
4501 BERESFORD LN NW
ALBUQUERQUE NM 87120-3352

ARCHDIOCESE OF SANTA FE CATHOLIC
SERVICE BLDG
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

CORDOVA VINCE
5504 HAVASU AVE NW
ALBUQUERQUE NM 87120

BACA MARK
5515 HAVASU AVE NW
ALBUQUERQUE NM 87120-3219

ROSE JERRY W
5501 HAVASU AVE NW
ALBUQUERQUE NM 87120

DURAN EUNICE R
4515 BERESFORD LN NW
ALBUQUERQUE NM 87120-3352

XU ZHANG JIN
6414 WESTPORT DR
PORT RICHEY FL 34668-3553

HOUSE OF LIFE MINISTRIES INC
9408 BLACK FARM LN NW
ALBUQUERQUE NM 87114

STAMBAUGH ALYSON MARIE & NICKS
RONALD KEITH JR
5328 SACATE AVE NW
ALBUQUERQUE NM 87120-4663

FRANCHELL JEREMY & TANYA
4604 STAFFORD PL NW
ALBUQUERQUE NM 87120

D R HORTON INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113

ANDALUCIA HOA
8300 CARMEL AVE NE SUITE 401
ALBUQUERQUE NM 87122

Name	Organization	Email	Phone
1. Ronald R. Bohannon	Tierra West	rrb@tierrawestllc.com	505-858-3100
2. Jeff Turcotte	St. Pius/ Line in Oxtown	jturcotte@spxabq.org	505-440-9370
3. Becky G. Davis	Avalon/Westgate	beedee3@lawyer.com	505-836-3060
4. Marlene D. Seaton	WSC	bugskie@aol.com	505-350-1332
5. Ann Prinz	Neighborhood	balloonprinzess@comcast.net	
6. Shannon Reynolds	Quaker Heights	tells_reynolds@hotmail.com	505-350-2873
7. Flora Telles	Quaker Heights		
8. Jonathan Stein	WSCONA	pannekuchen9@outlook	505-833-4445
9. Michelle Romero		mdromero@cgres.com	505-347-1360
10. Jacqlyn Jones	Western Trails	jacqlynjones@gmail.com	
11. Kathy Adams	La Luz	kadamscairo@yahoo.com	806-773-8358
12. Tom & Emily	Western Trails/ CRS		
13. Susan Chaudoir	WSCONA		
14. Chet & Jeanette Crandall		ccrandall5@aol.com	
15. Marc Ge		mlombardo4@comcast.net	
16. Jamie Barr	La Luz	jbarr1564@gmail.com	

19 People

Agenda Concept PDN/West side/ Uptown/S.V.

Early 2019 6 months construction

24/7 15 rooms ER

Fam Radiology / Lab/ CT/ X-Ray

Ambulance 80-100/ day 30 ER 1 to 2 transportation

Get through traffic (call Elaine)

Community Outreach S. Valley Spanish

Traffic

Agenda

Project No: 18-0103.001
Project: **PHS FSED Coors Village**
Date: 10/25/2018

Introductions:

Jim Jeppson, Presbyterian Healthcare Services

John Laur, Dekker/Perich/Sabatini

Chris Gunning, Dekker/Perich/Sabatini

Ron Bohannon, Tierra West

Discussion Items:

1. Four Quadrants:
 - a. Equitable Distribution of Critical Health Care Services
 - b. Neighborhood Serving
 - c. Availability of Higher Paying Professional Jobs
2. Site:
 - a. 6.8 Acres on the SW corner of Coors and Western Trail
 - b. Coors Blvd. is a "Major Transit Corridor"
 - c. Area of Change
 - d. Access Points
3. Zoning:
 - a. MX-L to MX-M
4. Building Design:
 - a. Contemporary Southwest
 - b. Single Story Buildings Will Not Exceed 26' Height Regulation
 - c. Building materials, glazing, and massing to comply with all design regulations
5. Ambulatory Care Center and Outpatient Clinic:
 - a. Phase 1 – 16,000 Sq. Ft. Ambulatory Care Center
 - i. 60-70% Urgent Care
 - ii. 30-40% Emergency Care
 - iii. 5% of ED patients may need to be transferred to a hospital = 1-1.5 ambulances per day
 - iv. Anticipated Completion Fall of 2019
 - b. Phase 2 – 35,000 Sq. Ft. Outpatient Clinic
 - i. Primary Care, Lab, and Radiology Facilities
 - ii. To Be Constructed Within 3-7 years of Phase 1

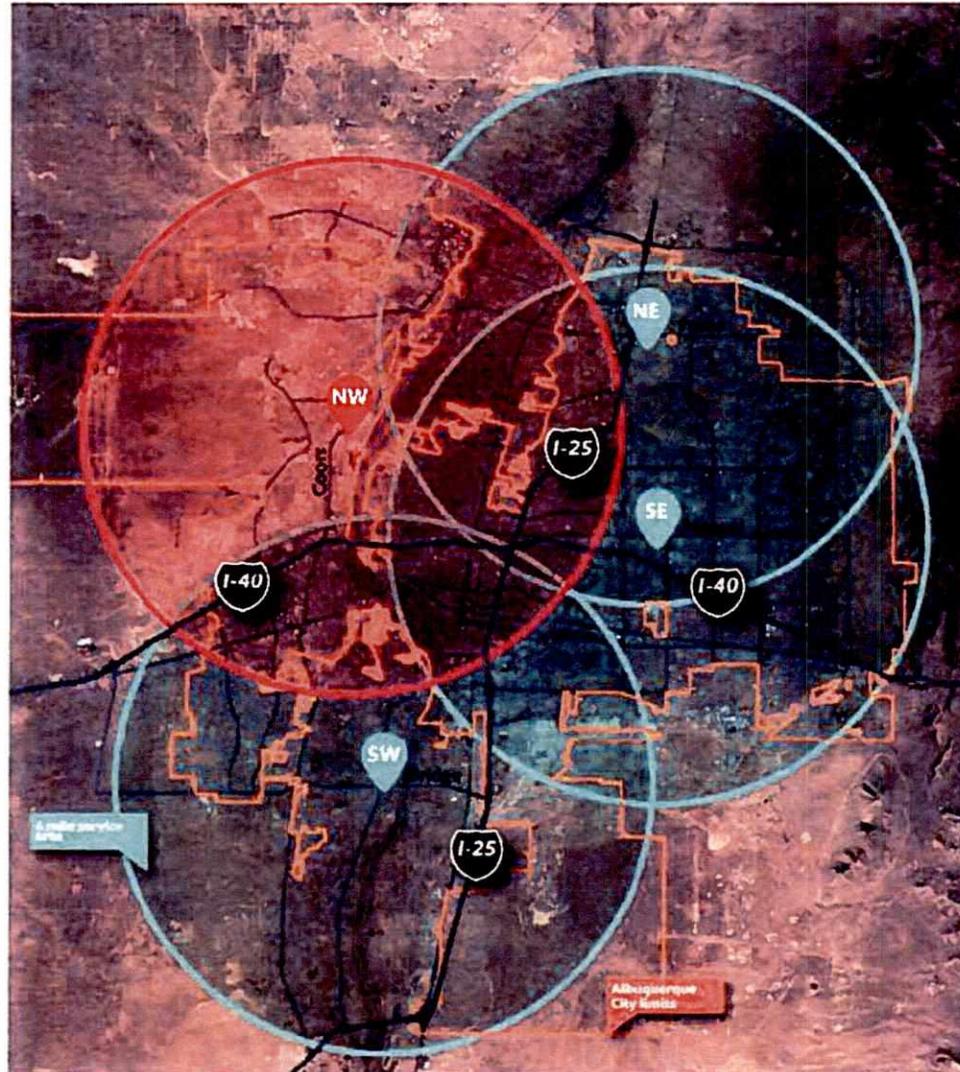
End of Agenda

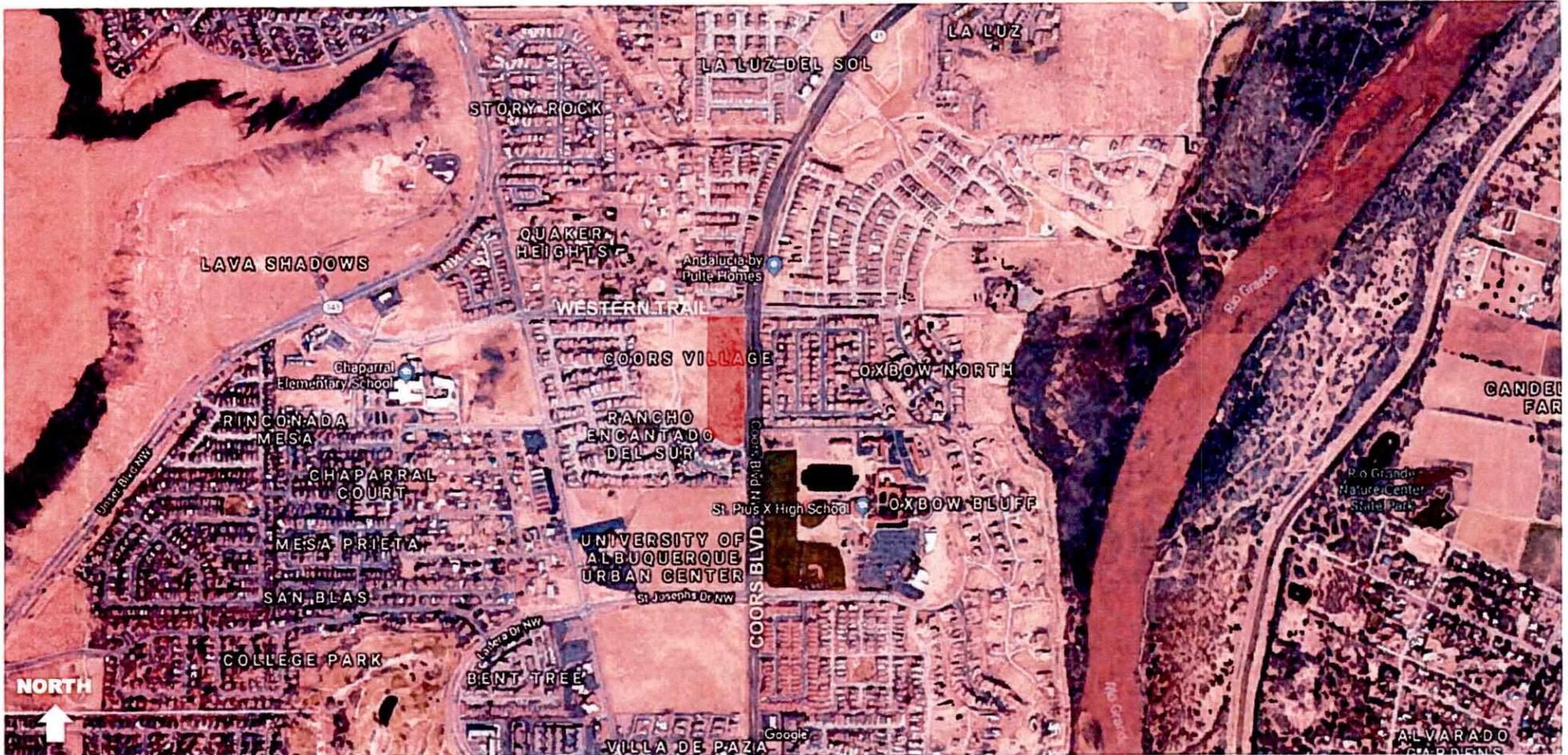
Presbyterian Ambulatory Care Center

October 25, 2018
Neighborhood Meeting

FOUR QUADRANTS

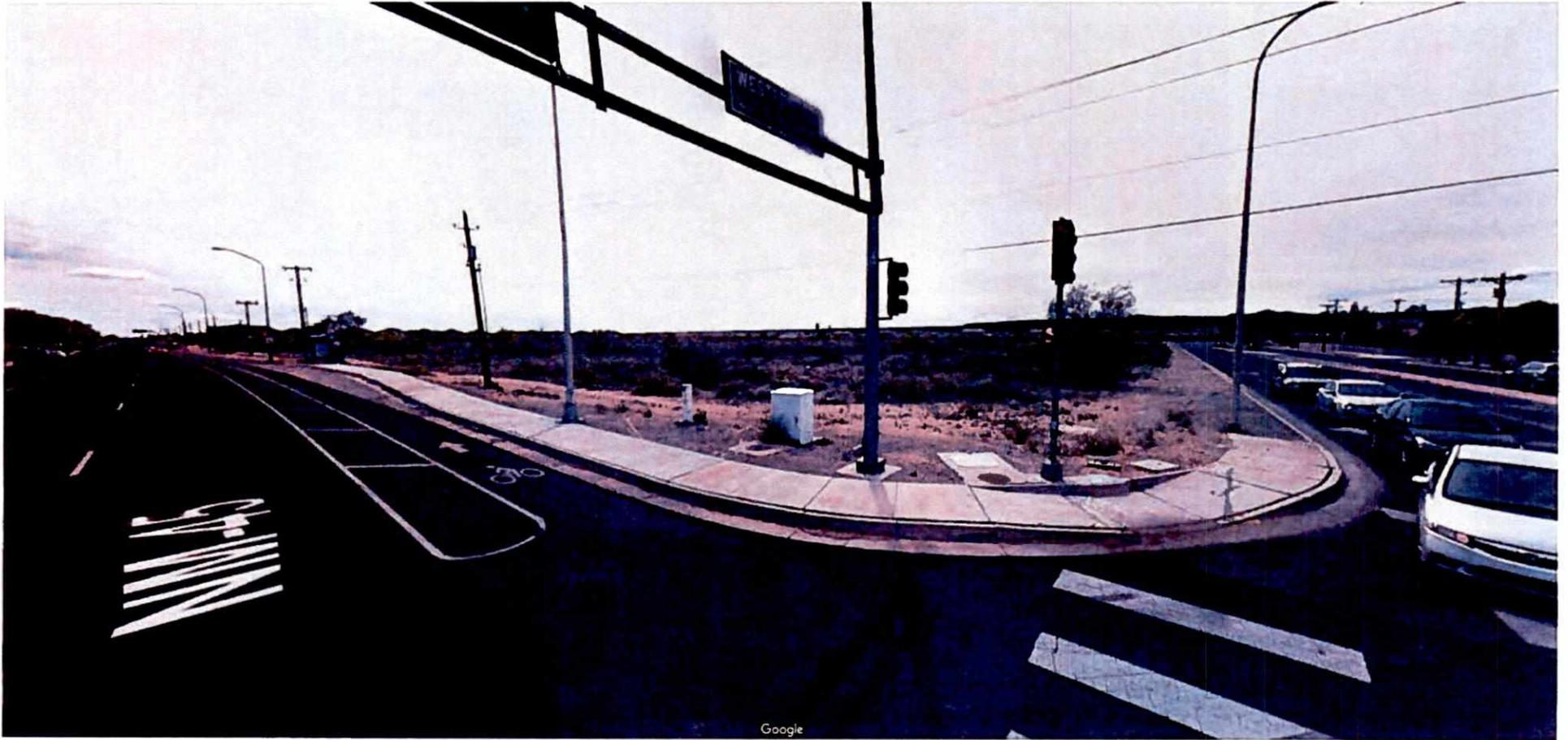
- More Equitable Distribution of Critical Health Care Services
- Neighborhood Serving
- Availability of Higher Paying Professional Jobs





 **PRESBYTERIAN**
Ambulatory Care Center

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Google

VIEW FROM COORS LOOKING SOUTHWEST

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Ambulatory Care Center

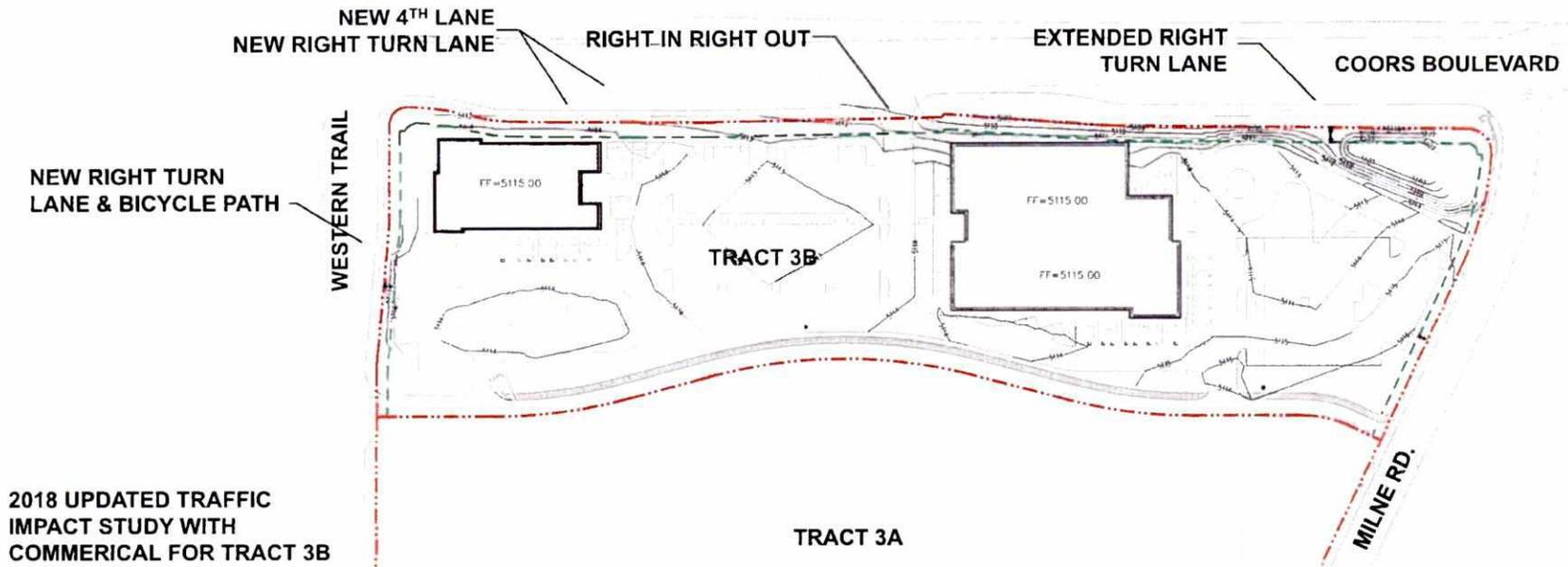
DEKKER
PERICH
SABATINI



VIEW FROM COORS LOOKING NORTHWEST

 **PRESBYTERIAN**
Ambulatory Care Center

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SABATINI



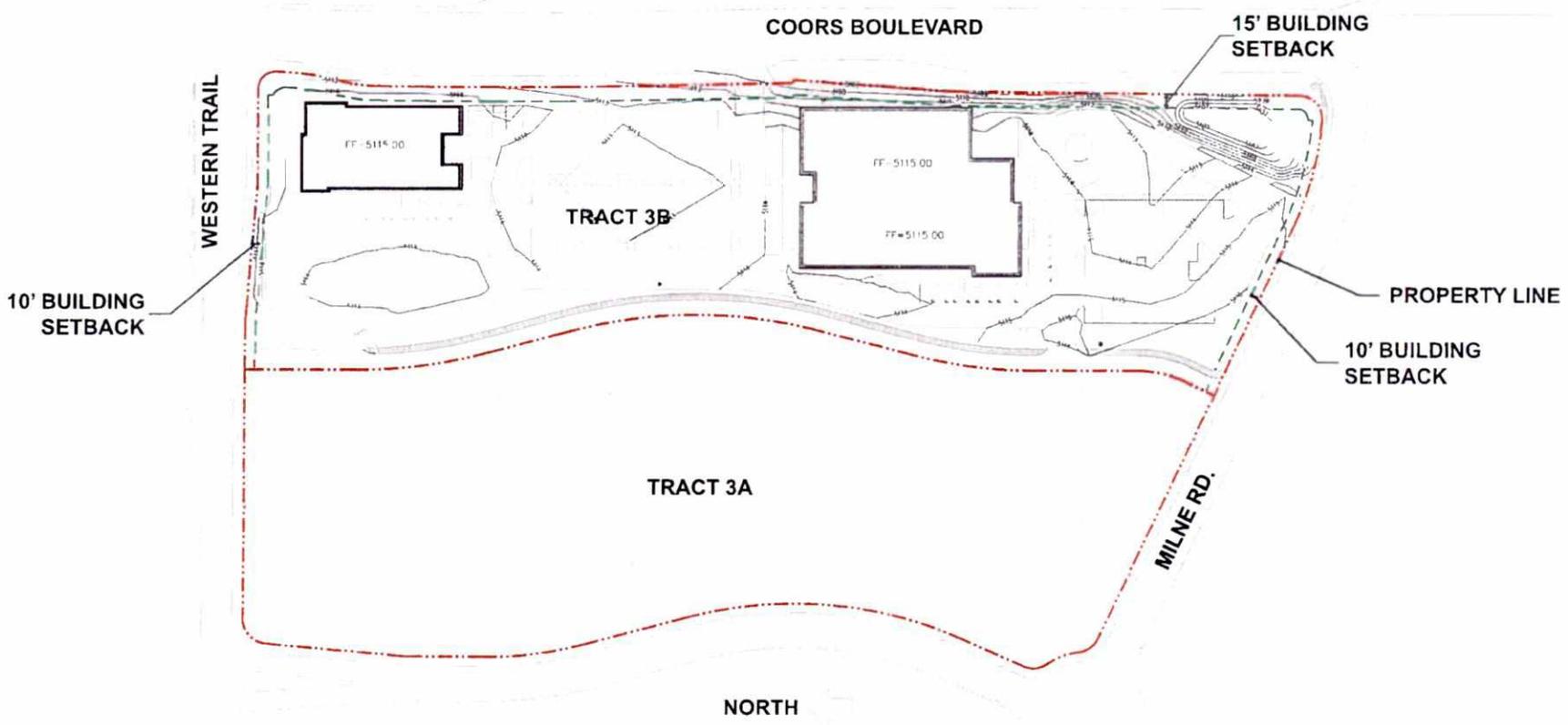
2018 UPDATED TRAFFIC IMPACT STUDY WITH COMMERCIAL FOR TRACT 3B

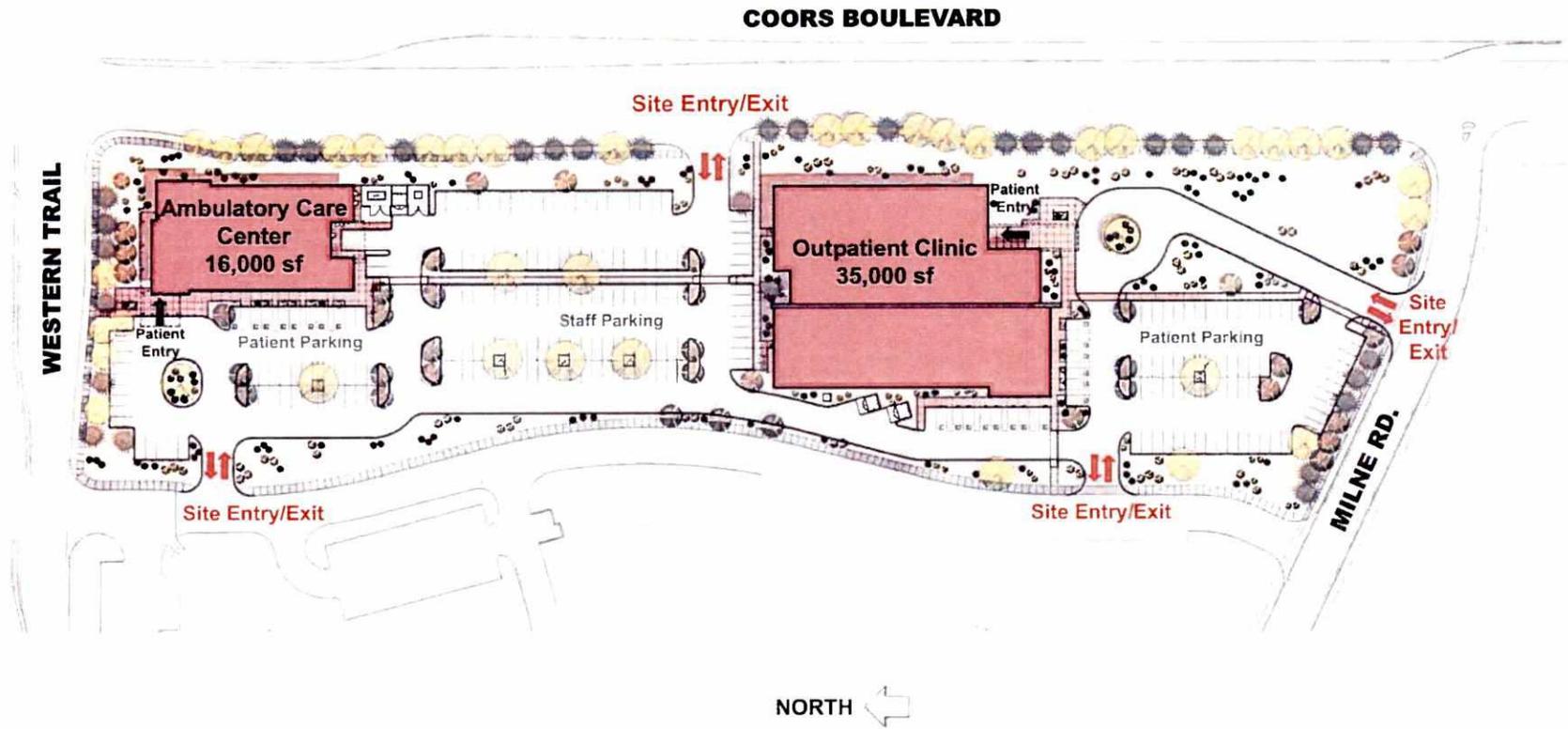
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL GROSS	A. M. PEAK HR.		P. M. PEAK HR.		
			ENTER	EXIT	ENTER	EXIT	
Summary Sheet		Units					
Shopping Center (820)		72.31	4,823	117	71	205	222
Clinic (630)		51.00	1,946	147	41	35	86
Increase (Decrease) in Trips Generated			(2,877)	30	(30)	(170)	(136)
<i>Percentage Increase (Decrease) in Trips Generated</i>			<i>-59.7%</i>	<i>25.6%</i>	<i>-42.3%</i>	<i>-82.9%</i>	<i>-61.3%</i>

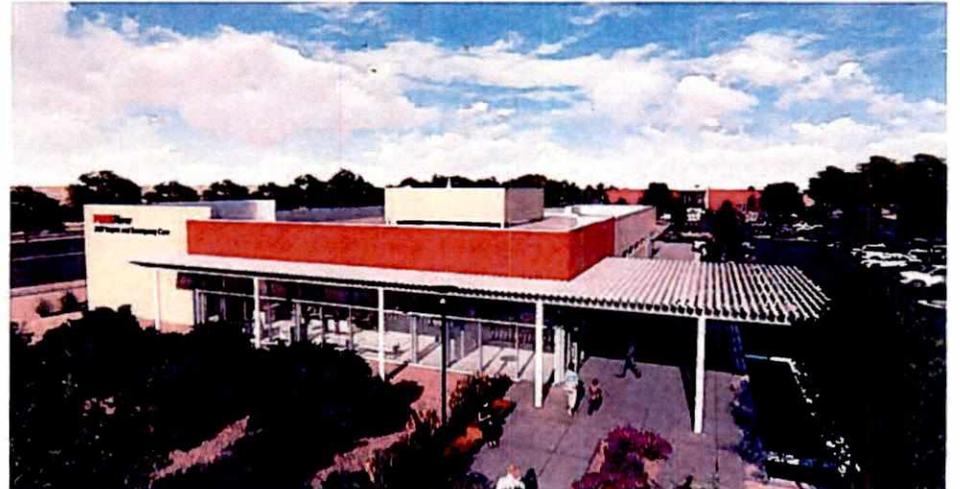
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Proposed Aesthetics



Recently Completed Projects



PMG 528 Clinic

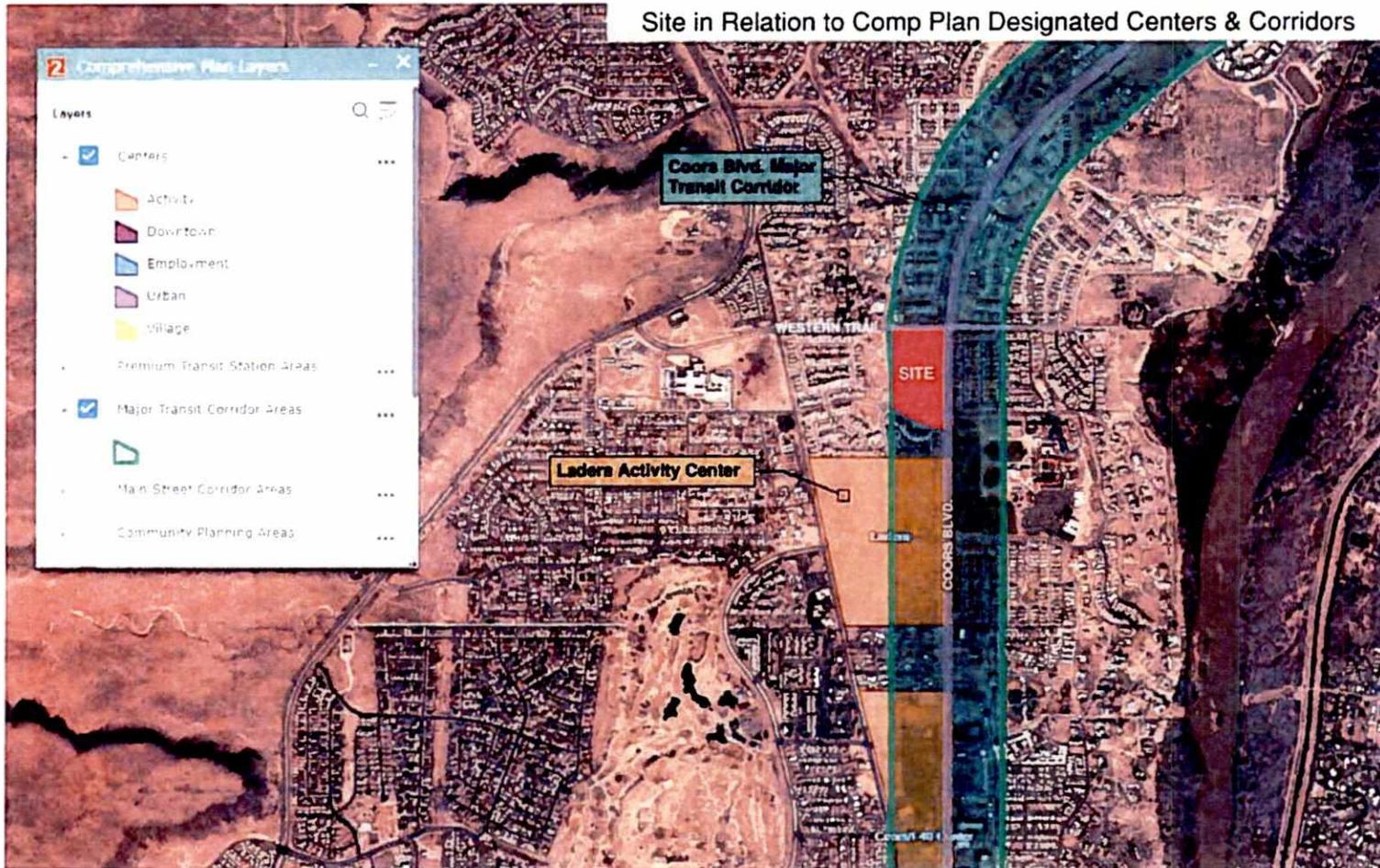


PMG Paradise Clinic

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Site in Relation to Comp Plan Designated Centers & Corridors



**DEKKER
PERICH
SABATINI**

7601 JEFFERSON AV. SUITE 100
HOUSTON, TX 77030
555.741.1729 / CPSCDESIGN.ORG
ARCHITECT

ENGINEER

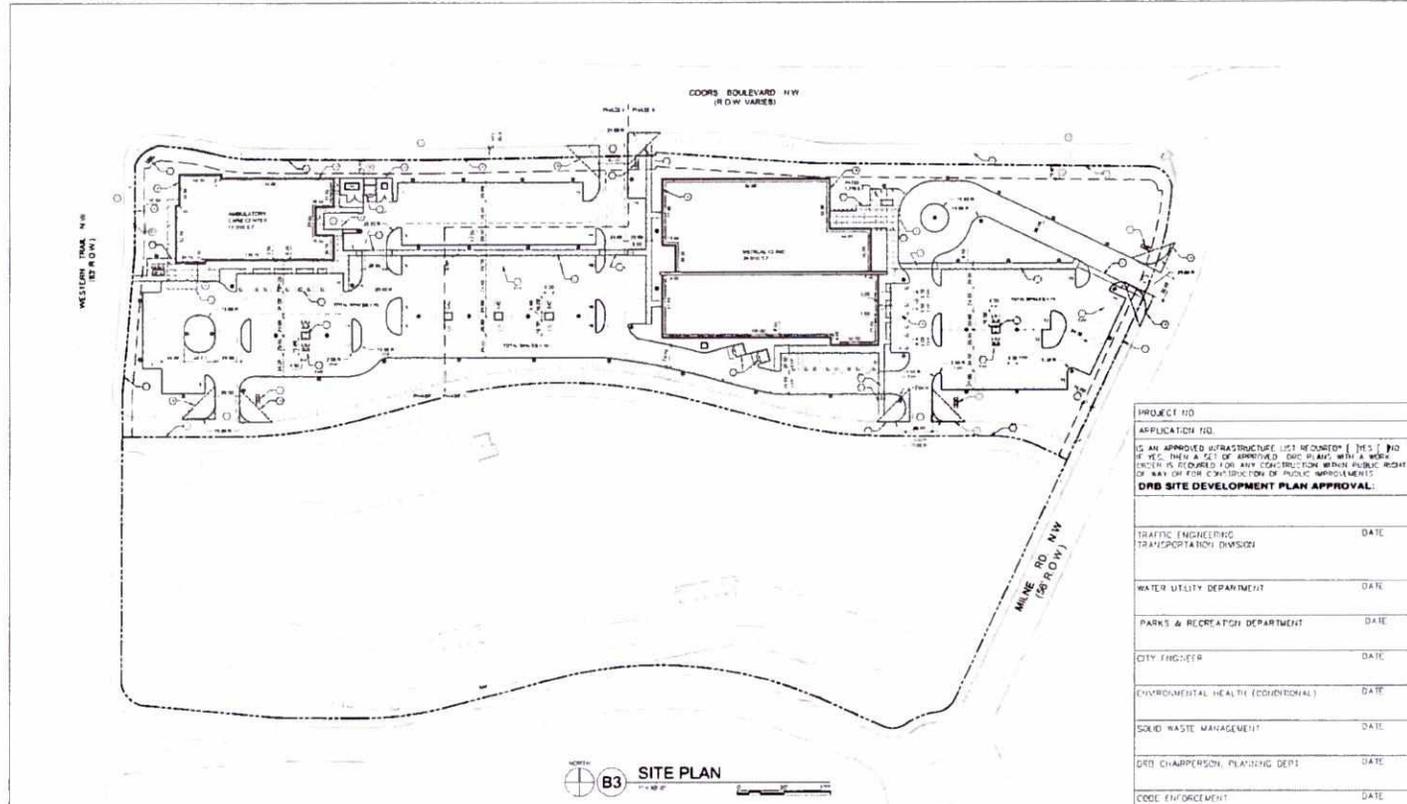
PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLVD, NW
ALBUQUERQUE, NM

REVISIONS

DRAWN BY: ARES
REVIEWED BY:
DATE: 8/23/2018
PROJECT NO: 18-0103-001
DRAWING NAME:
SITE PLAN

SHEET NO:
SDP1-1



B3 SITE PLAN

PROJECT NO:	
APPLICATION NO:	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED (YES / NO) IF YES, THEN A SET OF APPROVED "ONE-DRAW" WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH (COMMERCIAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DEED CHAIRPERSON, PLANNING DEPT	DATE
CODE ENFORCEMENT	DATE

PROJECT DATA	
RAW LAND AREA:	
PHASE 1: 10,000 SQ. FT.	
PHASE 2: 30,000 SQ. FT.	
TOTAL BUILDING AREA: 11,200 SQ. FT.	
COORS BUILDING TYPE: III	
COLLAPSE TYPE: B	
MULTI-TENANT (SPECIALTY) AND SINGLE-SECTION (SPECIALTY) SHALL BE INSTALLED CONCURRENTLY TO THE BUILDING. PRIMARY IDENTIFICATION TO VISITOR GROUP ORIGINATED TO THE AUTHORITY HAVING JURISDICTION FOR THE ALARM SYSTEM SHALL BE PROVIDED.	
PARKING CALCULATIONS	
SPACE	PHASE 1
AMBULATORY CARE CENTER	11
MEDICAL CLINIC	9
TOTAL	20

AMBULATORY CARE CENTER	
15 PROVIDER AT 8 SPACES PER PROVIDER	120 SPACES
4 ACCESSIBLE 2.1 MIN ACCESSIBLE	4
VEHICLE SPACES	17 (20 SPACES)
BI-CYCLE PARKING	2
1 TRIP OF PERSONAL SPACE	2
MEDICAL CLINIC	
PHASE 2	
18 PROVIDER AT 8 SPACES PER PROVIDER	144 SPACES
4 ACCESSIBLE 2.1 MIN ACCESSIBLE	4
VEHICLE SPACES	17 (20 SPACES)
BI-CYCLE PARKING	2
1 TRIP OF PERSONAL SPACE	2

- SHEET KEYED NOTES**
1. PARKING LOT STRIPING
 2. RESURFACING PATIWAY
 3. NEW CURB CUT
 4. LANDSCAPE AND SIGNAGE AREA
 5. LANDSCAPE STRIPING
 6. PATIENT DROP-OFF
 7. FACILITY SIGNAGE MONUMENT SIGN (TYPE AS SEE DETAIL SIGNPOST)
 8. COMPLETE ENCLOSURE, SEE DETAIL SIGNPOST
 9. PROPERTY LINE
 10. CONCRETE ENCLOSURE
 11. BI-CYCLE PARKING
 12. BIKE RACKS
 13. P-HEAVY DUTY SIGN SHALL SEE DETAIL SIGNPOST
 14. NEW BI-CYCLE PARKING
 15. BI-CYCLE PARKING SIGN (TYPE AS SEE DETAIL SIGNPOST)
 16. FREE STANDING UPRIGHT SIGN (TYPE AS SEE DETAIL SIGNPOST)
 17. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR DRIFT
 18. SIGNAGE SHALL BE SET 1.5 FEET FROM THE CLEAR DRIFT
 19. SIGNAGE SHALL BE SET 1.5 FEET FROM THE CLEAR DRIFT
 20. SIGNAGE SHALL BE SET 1.5 FEET FROM THE CLEAR DRIFT

GENERAL SHEET NOTES

1. ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVED
2. ALL SIDEWALKS AND DRIVEWAYS TO BE CONCRETE
3. ALL SIDEWALKS LOCATED IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH PUBLIC WORKS DEPT.

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- BI-CYCLE PARKING
- EXISTING & NEW CONCRETE SIDEWALK
- LANDSCAPE AREA
- POLE LIGHT (IF SIGN HEIGHT) SEE DETAIL SIGNPOST
- SIDEWALK RAMP (RAMP POINTS DOWN)
- BIKE RACK

VICINITY MAP

NOTIFICATION

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF COORS BLVD AND WILSON BLVD. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY.

LEGEND

PLAN: THIS IS A PLAN VIEW OF THE PROJECT. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY.

NOTIFICATION

THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY. THE PROJECT IS A 100,000 SQ FT HEALTH CARE FACILITY.

KEY NOTES

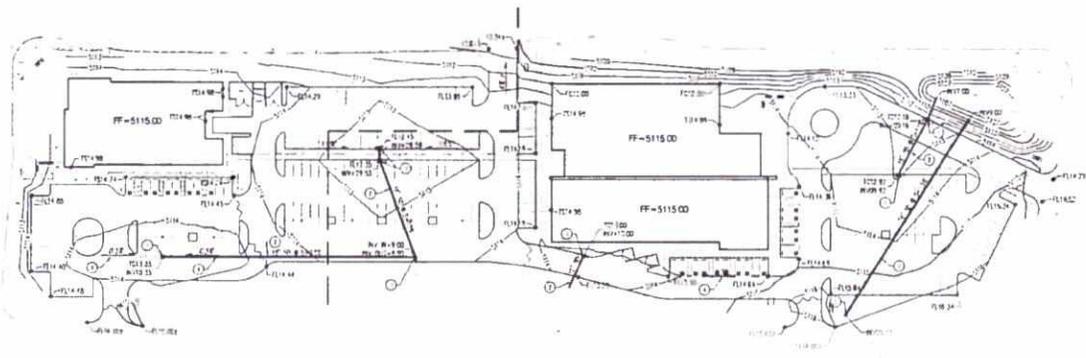
- 1. STORM DRAIN PILE
- 2. STORM DRAIN PIPE
- 3. STORM DRAIN MANHOLE
- 4. CONCRETE VALLY GUTTER

LEGEND

THE CALCULATED FLOW DISCHARGE FROM THE SITE IS 2.5 CFS. THE CALCULATED FLOW DISCHARGE FROM THE SITE IS 2.5 CFS. THE CALCULATED FLOW DISCHARGE FROM THE SITE IS 2.5 CFS.

PHS FSED - COORS VILLAGE
Proposed Ultimate Development Conditions Basin Data Table

Basin ID	Area (SQ FT)	Area (AC)	Land Treatment Percentages				Grass (sq ft)	Grass (AC)	W/E (sq ft)	W/E (AC)	V. Inflow (CF)	V. Outflow (CF)
			A	B	C	D						
1	144,100	3.31	0.0%	0.0%	27.0%	73.0%	1,042	0.024	1,042	0.024	2,251.7	2,251.7
2	13,181	0.30	0.0%	0.0%	15.0%	85.0%	115	0.003	115	0.003	262.7	262.7
3	107,119	2.45	0.0%	0.0%	37.0%	63.0%	1,483	0.034	1,483	0.034	3,254.4	3,254.4
TOTAL	278,400	6.46					2,640	0.061	2,640	0.061	5,768.8	5,768.8



LEGEND

- STORM DRAIN PILE
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- CONCRETE VALLY GUTTER

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON BL. SUITE 100
ALBUQUERQUE, NM 87117
505.741.9763 / EPS@DEKPER.COM
ARCHITECT

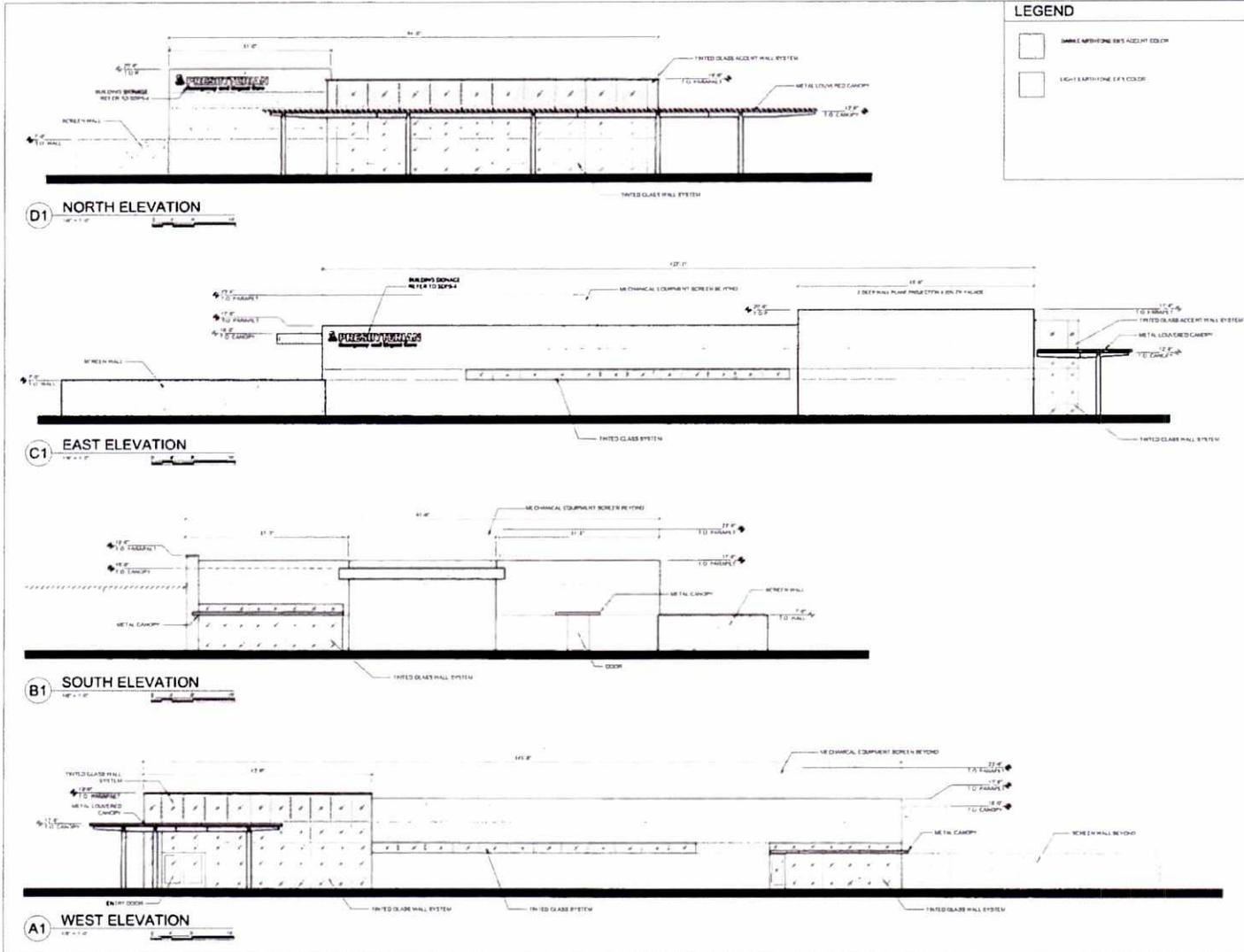
PHS AMBULATORY CARE FACILITY
COORS BLVD. NW
ALBUQUERQUE, NM

DATE BY: 05/01/18
REVIEWED BY: CJSB
DATE: 06/23/18
PROJECT NO: 18-0123-001
DRAWING TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1"=10'
C-101

Bohannon & Huston
www.tbhc.com 400.877.1332

P:\2018\20180518\PHS FSED\PHS FSED.dwg
Date: 05/23/18 4:27 pm. Plotted by: CJSB



ARCHITECTURE / DESIGN / INTERIOR

**DEKKER
PERICH
SABATINI**

7601 DEERBORN AVE. SUITE 100
ALBUQUERQUE, NM 87121
505.741.9700 / OPS@DSI-NM.CORP
ARCHITECT

DATE: 11/15/18

PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLDG. NW
ALBUQUERQUE, NM

NO. VERSIONS
▲
▲
▲

DRAWN BY: ARS
REVIEWED BY:
DATE: 8/21/2018
PROJECT NO: 18-0123-001
DRAWING NAME:

AMBULATORY
CARE CENTER
ELEVATIONS

SHEET NO:
SDP5-1

**DEKKER
PERICH
SABATINI**

7601 HENDERSON RD. SUITE 102
ALEXANDRIA, VA 22304
555 PA 4763 / DP5DESIGN.GRQ
PROJECT 1

ENGINE 01

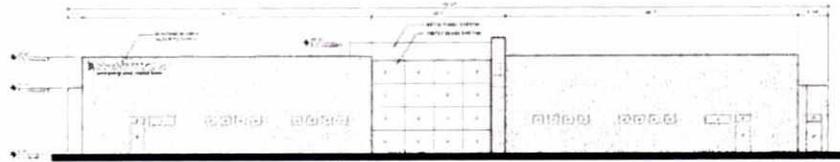
PROJECT 1

PHS AMBULATORY CARE FACILITY
COOPER BLVD. NW
ALBUQUERQUE, NM

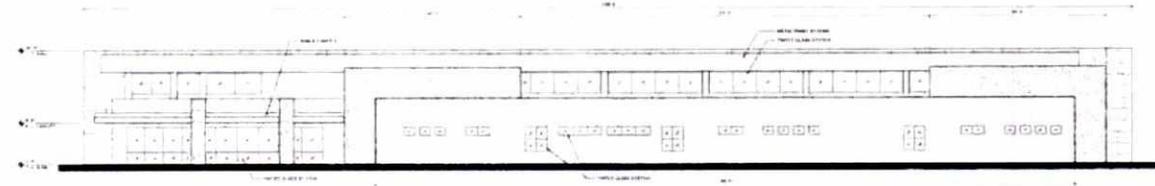
NO. 000001
NO. 000002
NO. 000003
NO. 000004

DESIGNED BY: AHS
PLANNED BY: SDP5-2
DATE: 03/27/2018
PROJECT NO: 18-0133-001
DRAWN BY: AHS
**MEDICAL CLINIC
ELEVATIONS**

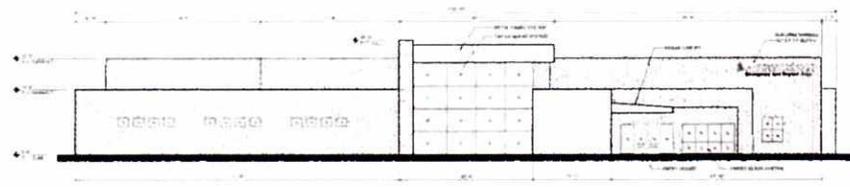
TITLE: **SDP5-2**
OF



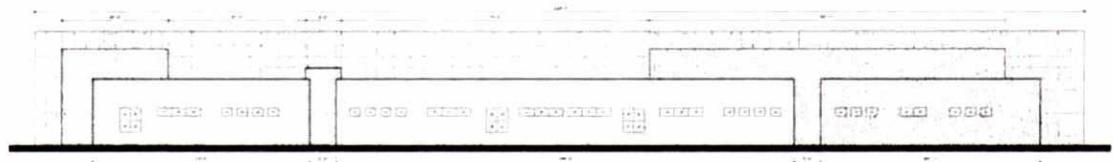
D1 NORTH ELEVATION
1/8" = 1'-0"



C1 EAST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



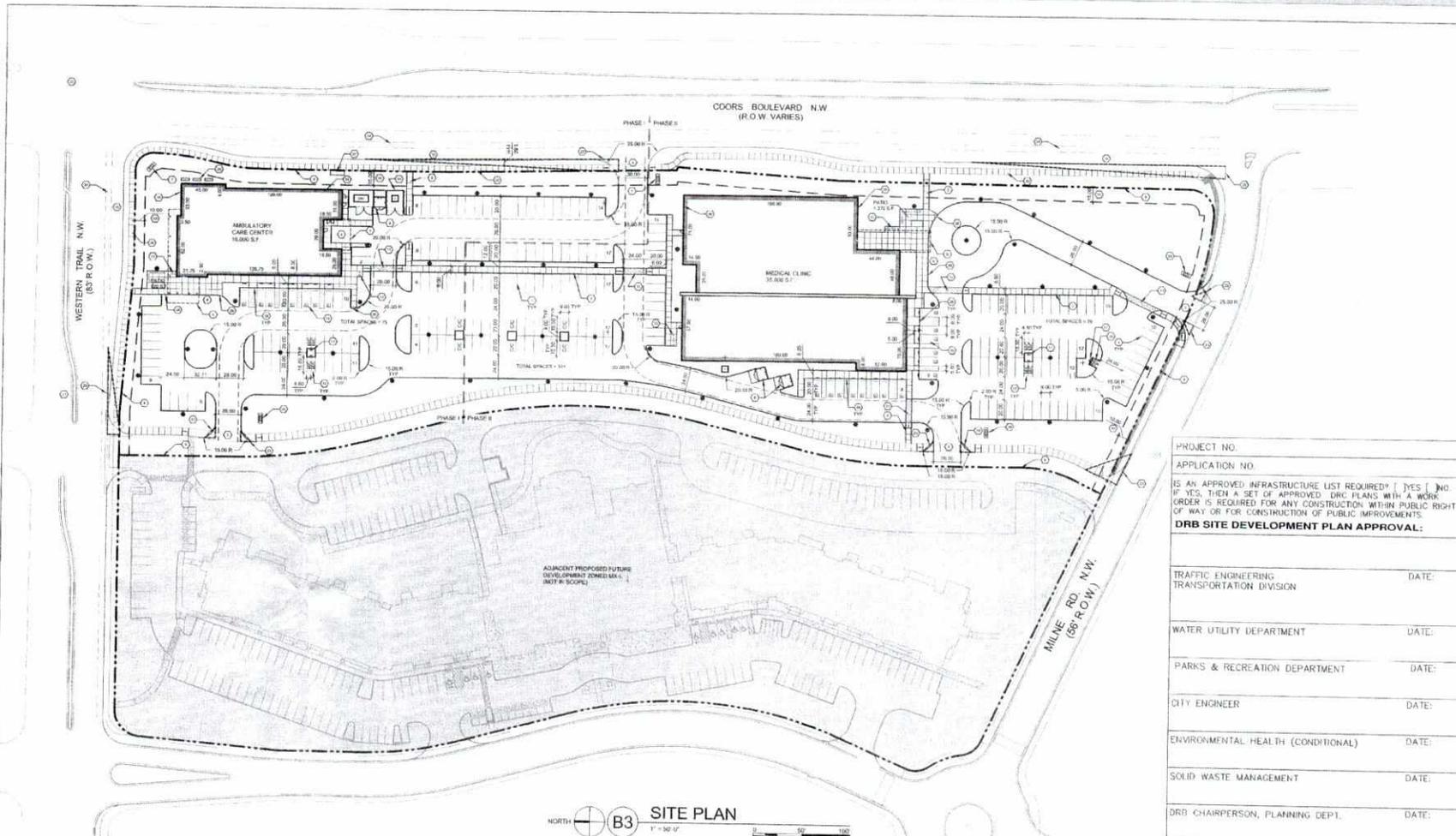
A1 WEST ELEVATION
1/8" = 1'-0"

LEGEND

-  GLASS CURTAIN WALL WITH GLASS DOOR
-  GLASS CURTAIN WALL
-  WINDOW & EXTERIOR DOOR / PARTITION

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Western Trails Estates HOA	Marc	Lombardo	mlombardo4@comcast.net	5512 Bridgeport Road NW	Albuquerque	NM	87120		5058361679
Western Trails Estates HOA	Jacqlyn	Jones	jacqlynjones@gmail.com	5511 Bridgeport Road NW	Albuquerque	NM	87120		
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque	NM	87120	5053605017	
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque	NM	87120	5055030640	
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Taylor Ranch NA	Jolene	Wolfley	sagehome@live.com	7216 Carson Trail NW	Albuquerque	NM	87120		5058909414
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hihen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481

SITE PLAN REDUCTIONS



PROJECT NO. _____
 APPLICATION NO. _____
 IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [YES] [NO]
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE: _____
WATER UTILITY DEPARTMENT	DATE: _____
PARKS & RECREATION DEPARTMENT	DATE: _____
CITY ENGINEER	DATE: _____
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE: _____
SOLID WASTE MANAGEMENT	DATE: _____
DRB CHAIRPERSON, PLANNING DEPT.	DATE: _____
CODE ENFORCEMENT	DATE: _____

B3 SITE PLAN
 NORTH
 1" = 50' 0"

PROJECT DATA

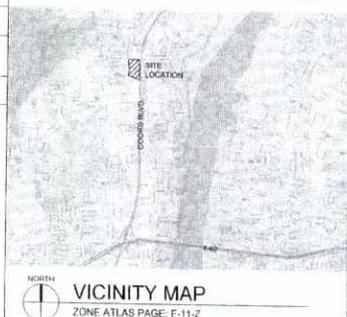
BUILDING AREA
 PHASE I 18,000 SQ. FT.
 PHASE II 35,000 SQ. FT.
 FULL BUILD OUT AREA 53,000 SQ. FT.
 CONSTRUCTION TYPE: III
 OCCUPANCY TYPE: B
 AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING TERRITORY CONTIGUOUS TO ALL OCCUPANCY DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR FIRE ALARM SYSTEM TO BE PROVIDED.

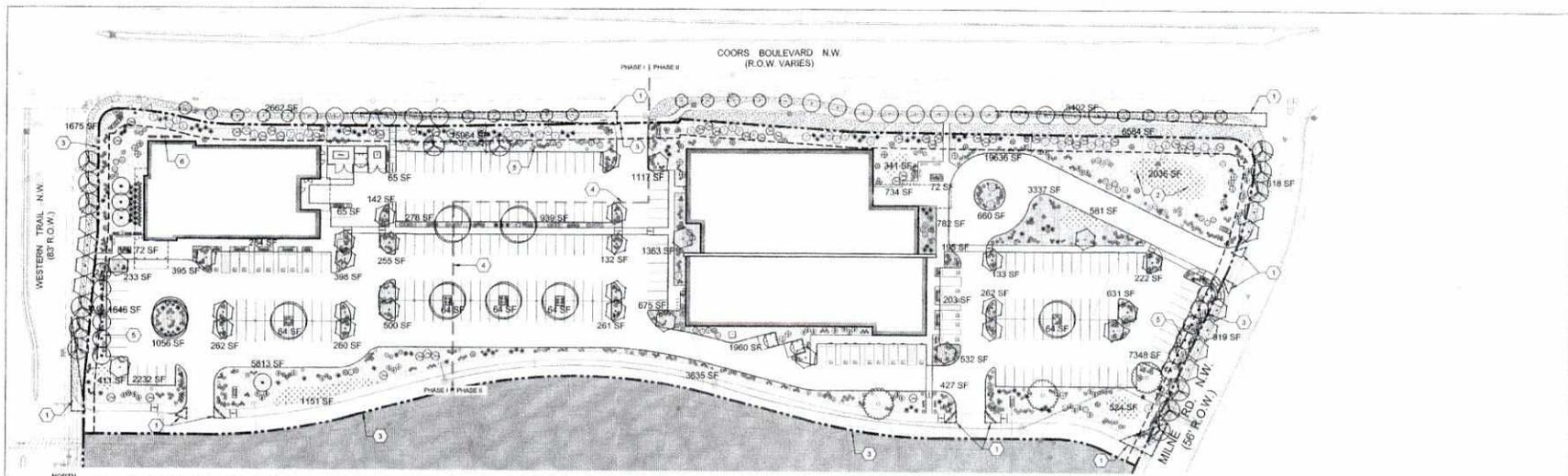
PARKING CALCULATIONS

AMBULATORY CARE CENTER PHASE I - 18,000 SF 5 SPACES PER 1,000 SF	REQUIRED	PROVIDED
ACCESSIBLE PARKING 81-100 SPACES 8 ACCESSIBLE, 2 VAN ACCESSIBLE	REQUIRED	PROVIDED
MOTORCYCLE SPACES 51-100 SPACES	REQUIRED	PROVIDED
BICYCLE PARKING 10% OF REQUIRED OFF-STREET PARKING	REQUIRED	PROVIDED
MEDICAL CLINIC PHASE II - 35,000 SF 5 SPACES PER 1,000 SF INCLUDING 6 COMPACT CAR SPACES + 3%	REQUIRED	PROVIDED
ACCESSIBLE PARKING 10-200 SPACES 10 ACCESSIBLE, 4 VAN ACCESSIBLE	REQUIRED	PROVIDED
MOTORCYCLE SPACES 51-100 SPACES	REQUIRED	PROVIDED
BICYCLE PARKING 10% OF REQUIRED OFF-STREET PARKING	REQUIRED	PROVIDED

- SHEET KEYED NOTES**
- PARKING LOT STRIPING
 - PEDESTRIAN PATHWAY
 - NEW CURB CUT
 - AMBULANCE LOADING AREA
 - CANOPY OVERHEAD
 - PATIENT DROP-OFF
 - FREESTANDING MONUMENT SIGN (TYPE C). SEE DETAIL A33DPS-4
 - CONSPICUOUS ENCLOSURE. SEE DETAIL C33DPS-3
 - PROPERTY LINE
 - BUILDING SETBACK
 - CROSSWALK TO BE CONSTRUCTED OF CONCRETE AND SHALL COMPLY WITH ADA SECTIONS 303.2(3) MATERIALS TO ALERT MOTORISTS
 - MOTORCYCLE PARKING
 - BIKE RACK
 - IF HIGH CURB SCREEN WALL. SEE DETAIL A33DPS-3
 - NEW RIGHT TURN LANE
 - BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL C33DPS-4
 - FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY
 - EXISTING RIGHT TURN LANE
 - H/C PARKING SEE DETAIL C43DPS-3
 - NEW 8' WIDE CONCRETE PUBLIC SIDEWALK
 - NEW LEFT TURN LANE
 - SMALLER IN INTERSECTION
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGN REQUIREMENTS THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL ARE MEASURED FROM THE GUTTER FAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - BIKE LANE
 - FREESTANDING MONUMENT SIGN (TYPE C). SEE DETAIL A33DPS-4
 - BUILD MOUNTED SIGN (TYPE A). SEE DETAIL C33DPS-4
 - BUSH STRIP
 - FLUSH CONCRETE SIDEWALK. SEE DETAIL C33DPS-3
 - W/30"x12" RAISED PLANTERS. SEE SDP-1

- GENERAL SHEET NOTES**
- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING
 - ALL SIDEWALKS AND RAMPS TO BE CONCRETE
- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - FIRE ACCESS LANE
 - 8" WIDE CONCRETE CROSSWALK
 - EXISTING 6" WIDE CONCRETE SIDEWALK
 - LANDSCAPE AREA
 - POLE LIGHT (18' MAX HEIGHT). SEE DETAIL A33DPS-3
 - SIDEWALK RAMP (ARROW POINTS DOWN)
 - FIRE HYDRANT
 - MOTORCYCLE SPACE, 4' X 8' MINIMUM UNLESS NOTED OTHERWISE
 - COMPACT CAR SPACE 9' X 15' UNLESS NOTED OTHERWISE. ALL COMPACT CAR SPACES SHALL BE Labeled WITH THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE





A1 LANDSCAPE PLAN
1" = 50'-0"
0 50' 100'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY
○	ACER TATARICUM	TATARIAN MAPLE	2" CAL	20.00	20.00	MED	18	●	ERICAMERA NAUSEOSA	CHAMISA	1 GAL	5	6"	LOW	48
○	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL	15.00	12.00	MED	20	●	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	3'	4"	LOW	130
○	CHLOPSIS LINEARIS	DESERT WILLOW	24" BOX	20'	20'	MED	16	●	JUNPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER	5 GAL	1'-6"	8"	LOW	45
○	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2" CAL	35	25	MED	40	●	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL	3'	3"	MED	143
○	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL	50	30	MED	3	●	NOLINA MICROCARPA	BEARGRASS	5 GAL	4'	5"	LOW	112
○	ULMUS X ACCOLADE	ACCOLADE ELM	2" CAL	50	50	MED	8	●	RHUS AROMATICA 'ORIO-LOW'	ORIO-LOW FRAGRANT SUMAC	1 GAL	3'	8"	LOW	42
○	ULMUS X FRONTIER	FRONTIER ELM	2" CAL	35	25	MED	14	●	RHUS TRILOBATA	THREE-LEAF SUMAC	1 GAL	8"	8"	LOW	15
○	BACCHARIS X STARN THOMPSON	THOMPSON BROOM	5 GAL	4'	4"	MED	76	●	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	1 GAL	2'	2'-4"	LOW	80
○	CHAMISSA TATARIA MILLEFOLIUM	FERNBUSH	5 GAL	5'	5"	LOW	15	●	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	1 GAL	2'	2'-4"	LOW	80
○	DAURYLIRION WHEELER	GREY DESERT SPOON	5 GAL	5'	5"	LOW	17	●	BOUTELOIDA GRAECLIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	2'-4"	2'-4"	LOW	154
○	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	6'	6"	MED	33	●	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4'	2"	MED	205
○	ERICAMERA LARICIFOLIA	TURPENTINE BUSH	5 GAL	3'	3"	LOW	118	●	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL	3'	2"	MED	97
								●	MUEHLBERGIA RIGIDA 'NASHVILLE' TM	PURPLE MUHLY	1 GAL	2'	2"	MED	47

PARKING BUFFER CALCULATIONS

PARKING BUFFER ALONG WESTERN
PARKING LOT FRONTAGE LENGTH = 82'
REQUIRED = 10' WIDE CONTINUOUS LINE OF EVERGREEN SHRUBS PROVIDED = 8 TREES / 24 SHRUBS
PROVIDED = 6 TREES / 30 SHRUBS

PARKING BUFFER ALONG COORS
PARKING LOT FRONTAGE LENGTH = 199'
REQUIRED = 10' WIDE CONTINUOUS LINE OF EVERGREEN SHRUBS PROVIDED = 30' WIDE CONTINUOUS LINE OF EVERGREEN SHRUBS

PARKING BUFFER ALONG MILNE
PARKING LOT FRONTAGE LENGTH = 91'
REQUIRED = 8 TREES / 24 SHRUBS PROVIDED = 8 TREES / 24 SHRUBS

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90-DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS AND WATER CONSERVATION ORDINANCES.
- TRIMMING OF LANDSCAPE INSTALLATION: TRIMMING OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 90 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- IRRIGATION SYSTEM: ALL LANDSCAPE AREAS SHALL BE COVERED WITH SEEDING, VEGETATION OR MULCH.
- LANDSCAPE FINISHING AND SIGNING: FINISHING WILL NOT INTERFERE WITH CLEAR SIGN IT REQUIREMENTS. THEREFORE, SIGNING SHALL BE COMPLETED BETWEEN 7 AND 8 AM (AS MEASURED FROM THE GUTTER PANEL) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MINIMUM PLANT SIZE: AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIBER TREES, 6" HEIGHT SHRUBS, AND 1 GALLON SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, SHALL BE RESTORED TO ORIGINAL CONDITION.
- ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEM. REFER TO CIVIL.
- ALL VEGETATIVE SCREENING SURROUNDINGS: GROUND-MOUNTED TRANSFORMERS AND UTILITY POLES SHALL BE CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- PHASING: THE PROPERTY WILL BE DEVELOPED IN TWO PHASES.
- THERE IS NO EXISTING VEGETATION THAT WILL BE PRESERVED ON THE SITE.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LINES AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHED RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

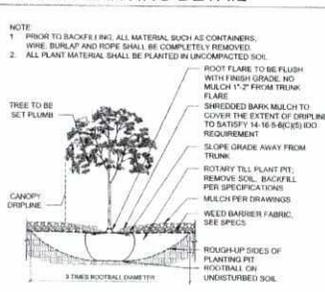
SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE.
- PONDING AREA, SEE CIVIL.
- PROPERTY LINE.
- PHASE LINE.
- PARKING LOT BUFFER PER COA (D), SEE PARKING BUFFER CALCULATIONS.
- 90-GALVEY RAISED PLANTERS WITH SURFACE PLANTED TO ACHIEVE A MINIMUM OF 75% VEGETATIVE COVERAGE AT MATURITY.

PERVIOUS AREA LEGEND

SYMBOL	NOTES	QTY
[Pattern]	7/8" GRAVEL MULCH 3" DEPTH OVER FILTER FABRIC MOUNTAINAIR BROWN	60,511 SF
[Pattern]	7/8" GRAVEL MULCH 3" DEPTH OVER FILTER FABRIC MOUNTAINAIR BROWN IN RIGHT OF WAY, NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS	15,843 SF
[Pattern]	SHREDDED SCREENED WOOD MULCH 3" DEPTH	14,981 SF
[Pattern]	IRRIGATED NATIVE SEED MIX	5,045 SF

TREE PLANTING DETAIL



LANDSCAPE CALCULATIONS

GROSS LOT AREA = 8,808 AC = 287,888 SF
AREA OF LOT COVERED BY BUILDINGS = 51,000 SF
NET LOT AREA = 246,888 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA = 37,035 SF (15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA = 80,872 SF (33% OF NET LOT AREA)
(SEE NOTE REGARDING EXCESSIVE FROM ALBUQUERQUE AREA)

REQUIRED TREES
TREES PER PARKING SPACES: REQUIRED = 1 TREE / 8 PARKING SPACES
TOTAL NUMBER OF PARKING = 200 SPACES
REQUIRED NUMBER OF PARKING LOT TREES = 43 TREES
PROVIDED NUMBER OF PARKING LOT TREES = 43 TREES
REQUIRED STREET TREES = 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE
STREET TREES =

WESTERN TRAIL FRONTAGE = 302'
REQUIRED / PROVIDED STREET TREES = 10 / 10
COORS BLVD FRONTAGE = 1,131'
REQUIRED / PROVIDED STREET TREES = 38 / 38
MILNE RD FRONTAGE = 302'
REQUIRED / PROVIDED STREET TREES = 12 / 12

REQUIRED VEGETATIVE COVERAGE
TOTAL VEGETATIVE COVER REQUIRED = 60,658 SF (25% OF LANDSCAPE AREA)
TOTAL VEGETATIVE COVER PROVIDED = 60,721 SF (25% OF LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 20,219 SF (8% OF LANDSCAPE AREA)
TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 20,508 SF (8% OF LANDSCAPE AREA)

ROCK MULCH COVERAGE
TOTAL ROCK MULCH COVER ALLOWED = 60,658 SF (25% OF LANDSCAPE AREA)
TOTAL ROCK MULCH COVER PROVIDED = 60,654 SF (25% OF LANDSCAPE AREA)

INTRODUCTION

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF COORS BLVD NW AND WESTERN TRAIL NW (TRACT 30 COORS VILLAGE). THE PURPOSE OF THIS GRADING PLAN IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE PRESBYTERIAN HEALTHCARE SERVICES CLINIC AND EMERGENCY DEPARTMENT FACILITIES WITH THIS SUBMITTAL. WE ARE REQUESTING APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

LOADING CONDITIONS

TRACT 30 IS A 6.84 ACRES SITE THAT IS CURRENTLY UNDEVELOPED. THE SITE ADJACENT TO THE EAST TO RETENTION POND AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SITE. A DRAINAGE MASTER PLAN FOR COORS VILLAGE SUBDIVISION DATED FEBRUARY 29, 2000 IS THE BASIS OF THIS DRAINAGE ANALYSIS AND PLAN. HOWEVER, THIS MASTER DRAINAGE REPORT SPECIFICS THAT RUNOFF FROM THIS SITE, NOTED AS BASIN 100, WILL BE ROUTED BY A STORM DRAIN TO LAGUNA POND 100. THE PEAK DISCHARGE FROM THIS SITE IS BASED ON LAND TREATMENTS OF 1.08 IN. PER HOUR AND 0.88 IN. PER HOUR TO A 15-MIN STORM FLOW RATE OF 4.02 CFS/ACRE OR 26.4 CFS. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 5506R0314H.

METHODOLOGY

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE OPW. THE SITE IS LOCATED WEST OF THE 100 DRAINAGE BASIN PRECIPITATION ZONE. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE CURRENT SITE PLAN.

PROPOSED CONDITIONS

THIS DRAINAGE MANAGEMENT PLAN WAS DEVELOPED BASED ON A FULLY DEVELOPED SITE. THE SITE WAS DIVIDED INTO 3 BASINS, LAND TREATMENT AND PEAK RUNOFF FLOW RATES ARE SHOWN ON THE PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE. SITE STORM DRAIN WILL CONNECT TO A PROPOSED PUBLIC STORM DRAIN IN THE NORTH-SOUTH ROAD ON THE WESTERN END OF THE SITE. THREE STORM DRAIN STUB CUTS ARE PROPOSED, BASED ON THE CURRENT SITE PLAN. THE PEAK DISCHARGE FOR THE ENTIRE SITE IS 3.98 CFS PER ACRE OR 27.2 CFS.

CONCLUSION

THE CALCULATED PEAK DISCHARGE FROM THE SITE IS SIGNIFICANTLY LESS THAN ALLOWABLE AS SPECIFIED IN THE MASTER DRAINAGE PLAN. UNDER DRAINAGE POND WILL NOT BE REQUIRED. THE DRAINAGE AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE PLAN AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL, WE ARE REQUESTING SITE PLAN FOR BUILDING PERMIT APPROVAL.

KEYED NOTES

1. STORM DRAIN INLET
2. STORM DRAIN PIPE
3. STORM DRAIN MANHOLE
4. CONCRETE VALLEY CUTOUT

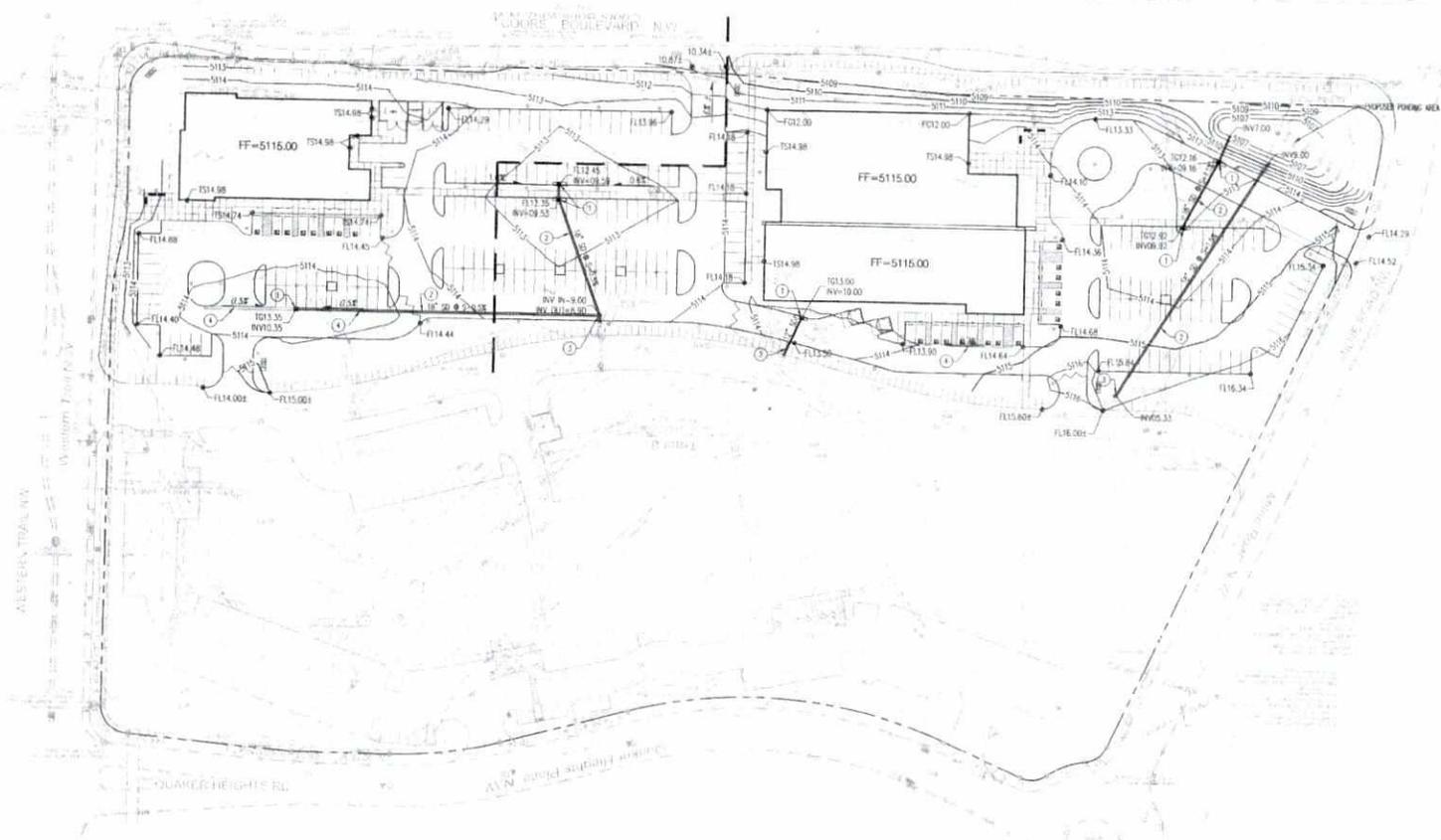
LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- 15'-TOP OF CURB, FL-TOP OF LINE
- 15'-TOP OF CURB, 14'-TOP OF ASPHALT
- 14'-TOP OF CURB, 13'-TOP OF ASPHALT
- 13'-TOP OF CURB, 12'-TOP OF ASPHALT
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK / ROOF OF HIGH POINT
- PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

PHS FSFD - COORS VILLAGE
Proposed Ultimate Development Conditions Basin Data Table

This table is based on the OPW Section 22.2, Zone 1

Basin ID	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q _{15min} (cfs/ac)	Q _{15min} (cfs)	WT E (inches)	V _{15min} (cfs)	V _{15min} (cfs)	CF
			A	B	C	D						
Proposed												
1	144,338	3.31	0.0%	0.0%	27.0%	73.0%	3.97	73.1	1.71	2507.3	33420	
2	33,183	0.76	0.0%	0.0%	15.0%	85.0%	4.15	3.2	7.82	5041	8496	
3	1,011,112	23.2	0.0%	0.0%	37.0%	63.0%	3.82	8.9	1.61	13544	21347	
TOTAL	278633	6.40						29.2				63264



ARCHITECTURE / DESIGN / INSPIRATION

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7601 ALFREDSON NW, SUITE 100
ALBUQUERQUE, NM 87109
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ARCHITECT

ENGINEER

PROJECT

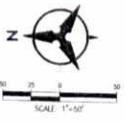
PHS AMBULATORY CARE FACILITY
COORS BLVD. NW
ALBUQUERQUE, NM

REVISIONS
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▲
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DRAWN BY: BO
REVIEWED BY: GSB
DATE: 8/27/2018
PROJECT NO.: 18-0103.001
DRAWING NAME:

CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NO.
C-101
OF



Bohannon & Huston
www.bhinc.com 800.877.5332

P:\2018\20180103\Plan\General\20180226_dpl1.dwg
Wed, 31 Oct 2018 - 9:08 am, Plotted by: EKW

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DRAWN BY: BO
REVIEWED BY: GSB
DATE: 9/27/2018
PROJECT NO: 18-0103.001
DRAWING NAME: CONCEPTUAL UTILITY PLAN

SHEET NO:

C-201
OF

LEGEND

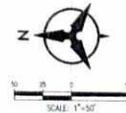
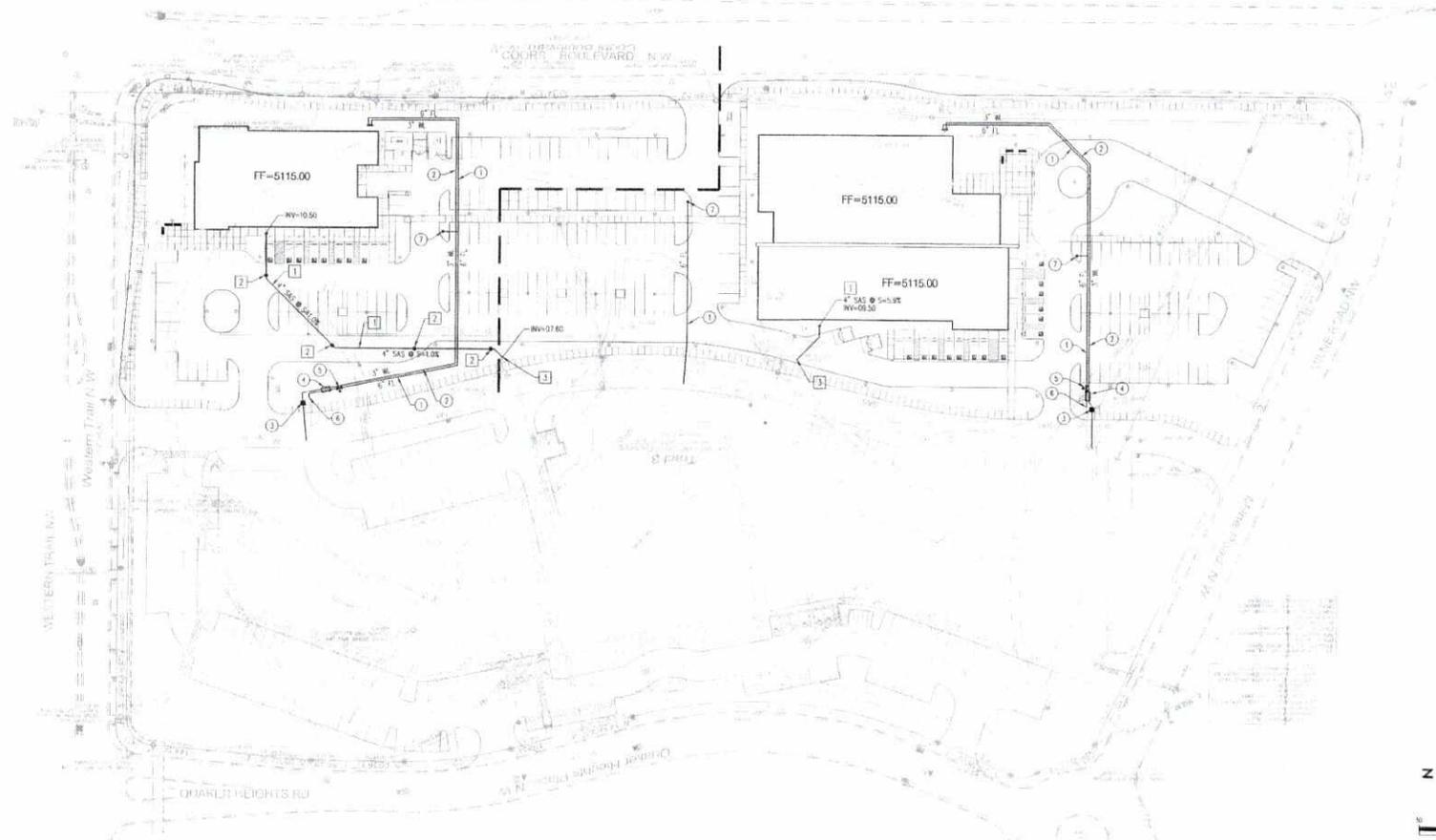
	EXISTING CASIMENT		PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER		PROPOSED CLEANOUT
	EXISTING WATER LINE		PROPOSED WATER METER
	EXISTING COMMUNICATION LINE		PROPOSED VALVE
	EXISTING WALK		PROPOSED FIRE LINE
	EXISTING FIRE HYDRANT		PROPOSED HYDRANT
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CAP
			PROPOSED WATER METER

WATER KEYED NOTES

1. 6" FIRE LINE.
2. 3" DOMESTIC WATER SERVICE LINE.
3. 1 1/2" DOMESTIC WATER METER SERVICE.
4. 3" REDUCED PRESSURE BACKFLOW PREVENTOR & 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTOR IN SINGLE HEATED ENCLOSURE.
5. POST INDICATOR VALVE.
6. CONNECT TO FIRE LINE STUB-OUT.
7. FIRE HYDRANT.

SANITARY SEWER KEYED NOTES

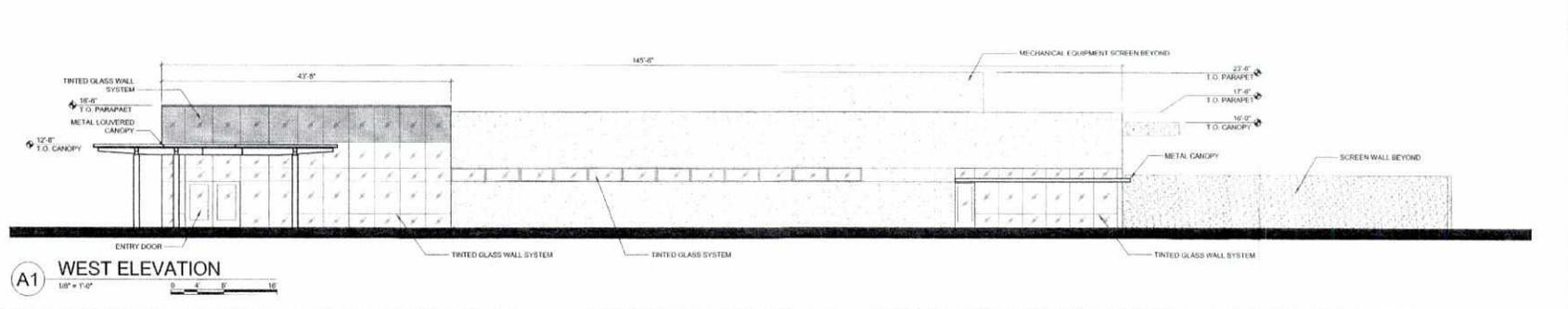
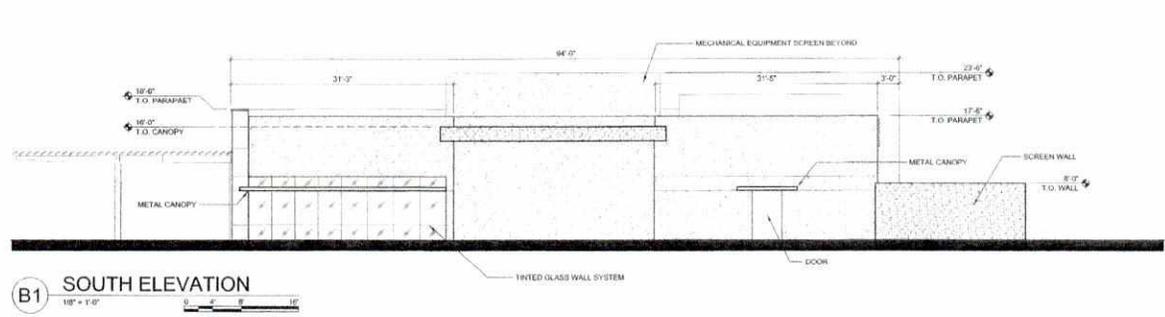
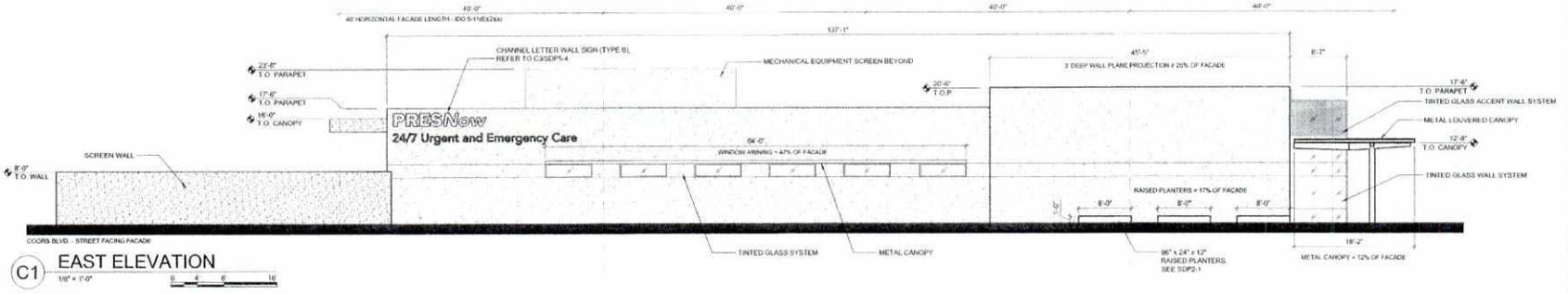
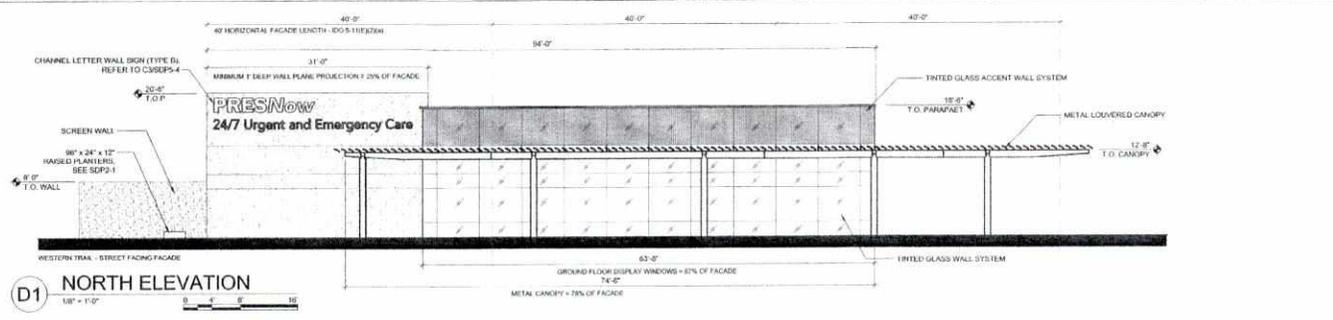
1. 4" SANITARY SEWER SERVICE LINE. SEE PLAN FOR SIZE & SLOPE.
2. SANITARY SEWER CLEANOUT.
3. CLEANED TO SANITARY SEWER STUB-OUT.



LEGEND

■ DARK EARTHTONE EP'S ACCENT COLOR

□ LIGHT EARTHTONE EP'S COLOR



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COORS BLVD., NW
ALBUQUERQUE, NM

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DRAWN BY: ARS

REVIEWED BY:

DATE: 11/1/2018

PROJECT NO: 18-0103.001

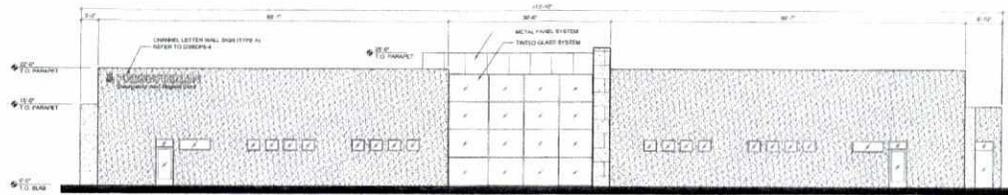
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MEDICAL CLINIC
ELEVATIONS

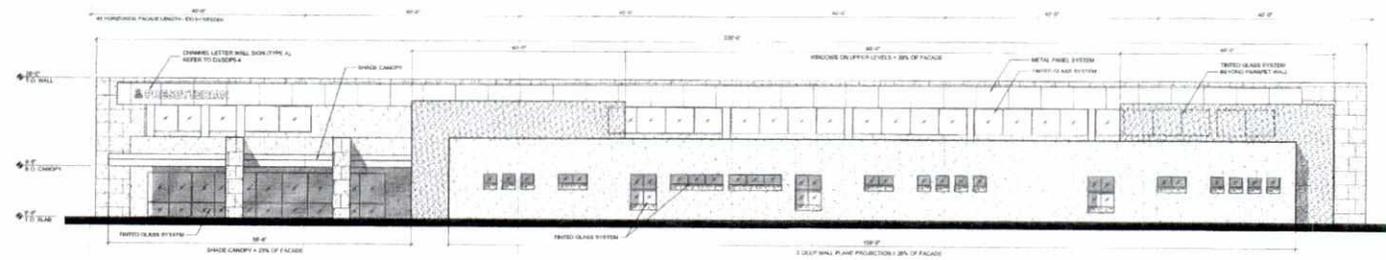
SHEET NO:

SDP5-2

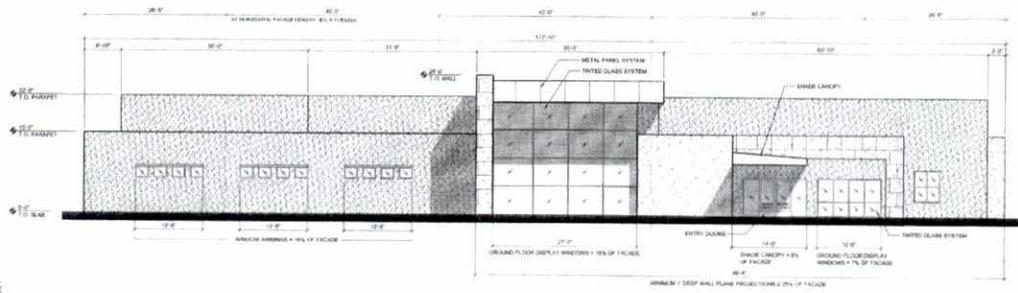
OF



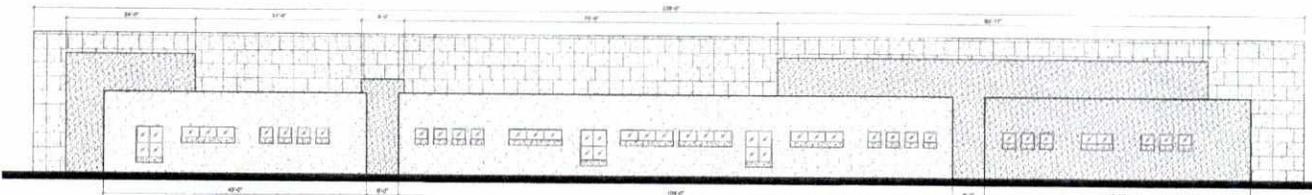
D1 NORTH ELEVATION
3/32" = 1'-0"



C1 EAST ELEVATION
3/32" = 1'-0"
COORS BLVD. - STREET FACING FACADE



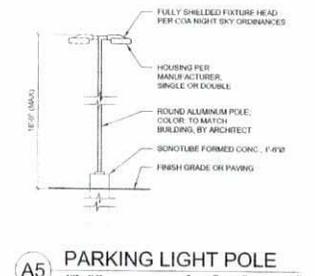
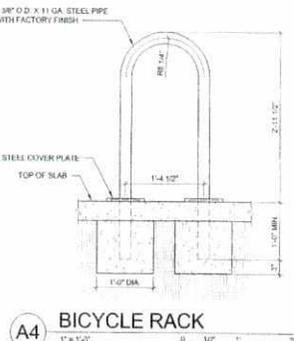
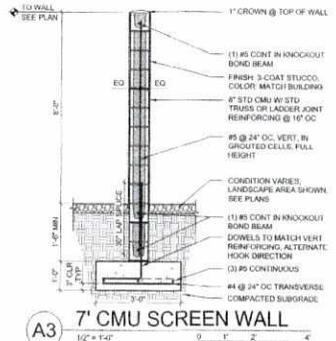
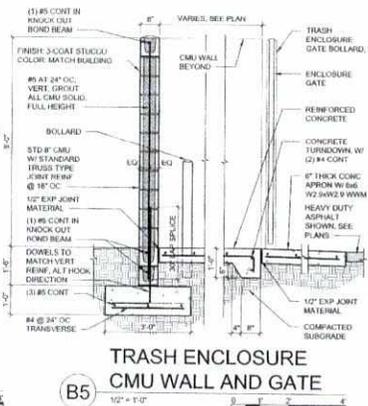
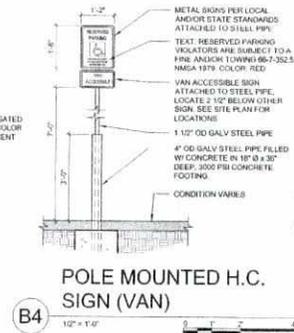
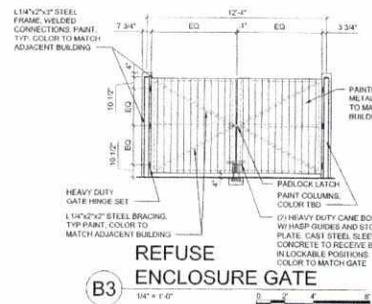
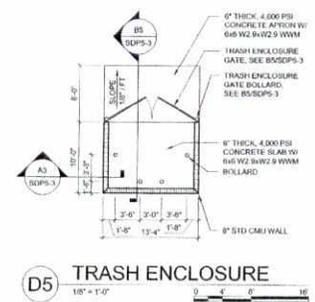
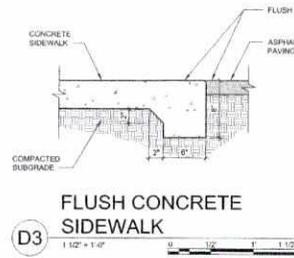
B1 SOUTH ELEVATION
3/32" = 1'-0"
MILNE ROAD - STREET FACING FACADE



A1 WEST ELEVATION
3/32" = 1'-0"

LEGEND

-  DARK EARTHSTONE EIFS ACCENT COLOR
-  LIGHT EARTHSTONE EIFS COLOR
-  EARTHSTONE EIFS COLOR, SCORED PATTERN



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ALBUQUERQUE, NM

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REVIEWED BY

DATE 11/1/2018

PROJECT NO 18-0103.001

DRAWING NAME

SIGN ELEVATIONS

SHEET NO

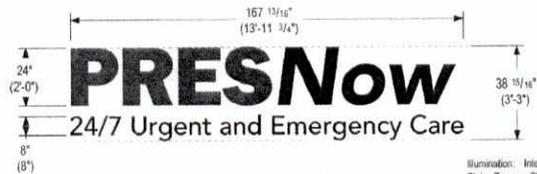
SDP5-4

OF



Illumination: Internal
Style: Reverse Channel Halo Lit
Light Source: LED Modules
Light Source Color: 6500K White
Primary Power Source Input Required: 277V
Circuit Required: 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: TBD
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT

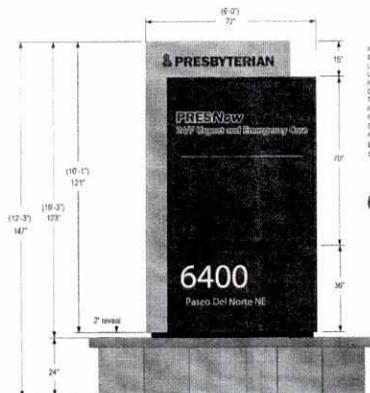
D3 CHANNEL LETTER WALL SIGN (TYPE A)
1/2" = 1'-0"



45 SQ. FT.

Illumination: Internal
Style: Reverse Channel Halo Lit
Light Source: LED Modules
Light Source Color: 6500K White
Primary Power Source Input Required: 277V
Circuit Required: 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: TBD
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT

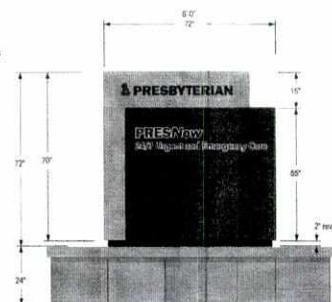
C3 CHANNEL LETTER WALL SIGN (TYPE B)
1/2" = 1'-0"



62 SQ. FT.

Illumination: Internal
Style: Full Face Back Lit Reverse
Light Source: LED Modules
Light Source Color: 6500K White
Primary Power Source Input Required: 277V
Circuit Required: 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: 11.0
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT

A3 MONUMENT SIGN (TYPE C)
1/2" = 1'-0"



36 SQ. FT.

LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS OR 685 NITS AT NIGHT
Illumination: Internal
Style: Full Face Back Lit Reverse
Light Source: LED Modules
Light Source Color: 6500K White
Primary Power Source Input Required: 277V
Circuit Required: 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: 11

A5 MONUMENT SIGN (TYPE D)
1/2" = 1'-0"

Proposed Aesthetics

