Environmental Planning Commission

Agenda Number: 02
Project Number: 1000310
Case #: 15EPC-40071, 72 and 73
January 14th, 2016

Staff Report

Agent	Consensus Planning
Applicant	North I-25 Corporate Center c/o Titan Development
Request	**Sector Development Plan Amendment (Zone Map Amendment), Amendment to Site Development Plan for Subdivision, Site Development Plan for Building Permit.**
Legal Description	Tract 1 North I-25 Corporate Center
Location	Modesto Ave. Between San Mateo Blvd and I-25
Size	55 acres
Existing Zoning	SU-2 for M-1 or SU-2 C
Proposed Zoning	SU-2, SU-1 for HDR

Staff Recommendation

***APPROVAL** of Case 15 EPC 40071, Sector Plan Amendment/Zone Map Amendment based on the Findings beginning on Page 14, and subject to the Conditions of Approval beginning on Page 19.*

15EPC 40073 Amendment to Site Development for Subdivision based on the Findings beginning on Page 20, and subject to the Conditions of Approval beginning on Page 24.

15 EPC 40072 Site Development for Building Permit based on the Findings beginning on Page 25 and subject to the Conditions of Approval beginning on Page 29.

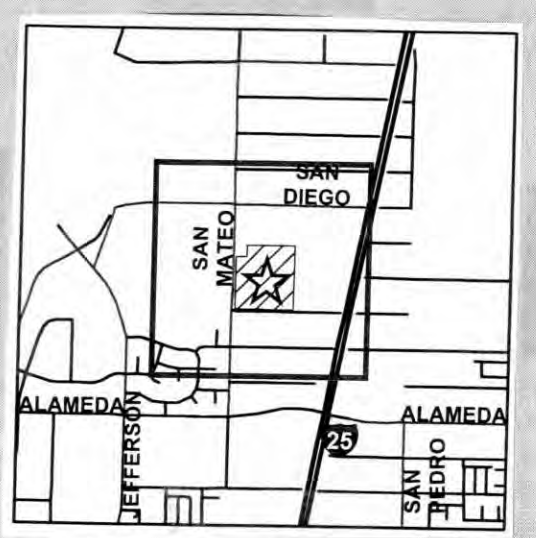
Staff Planner
Maggie Gould, Planner

Summary of Analysis

This is a request for a Zone Map Amendment, Amendment to an existing Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow the development of 224 unit apartment complex with associated amenities. The request is consistent with the applicable goals and policies of the Comprehensive Plan, North Valley Area Plan and the North I-25 Sector Development Plan. The request will add high density housing in proximity to jobs and services and may help to encourage development in the area.

The Wildflower Area NA, District 4 Coalition of NA's and the North Valley Coalition were notifying along with property owners with 100 feet of the site. Staff received letters of support from several area businesses.

There is no known opposition to the request. Staff is recommending approval with conditions of all three requests.



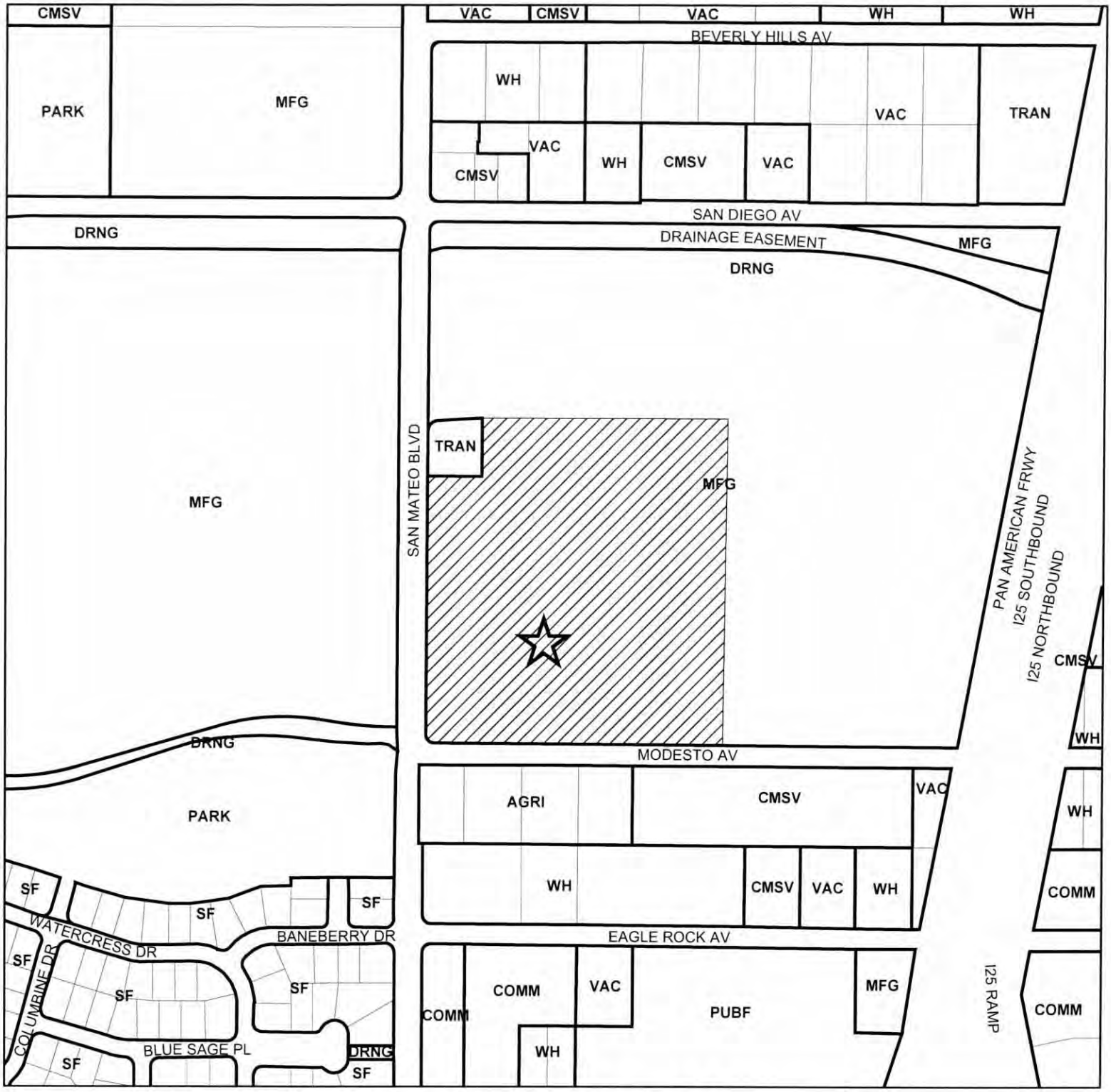
City Departments and other interested agencies reviewed this application from 12/3/15 to 12/18/15
Agency comments used in the preparation of this report begin on Page 34.

ZONING MAP

Note: Grey shading indicates County.

1 inch = 400 feet

Project Number: 1000310
Hearing Date: 01/14/2016
Zone Map Page: B-18
Additional Case Numbers: 15-40071, 40072 & 40073



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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

AGIS

1 inch = 400 feet

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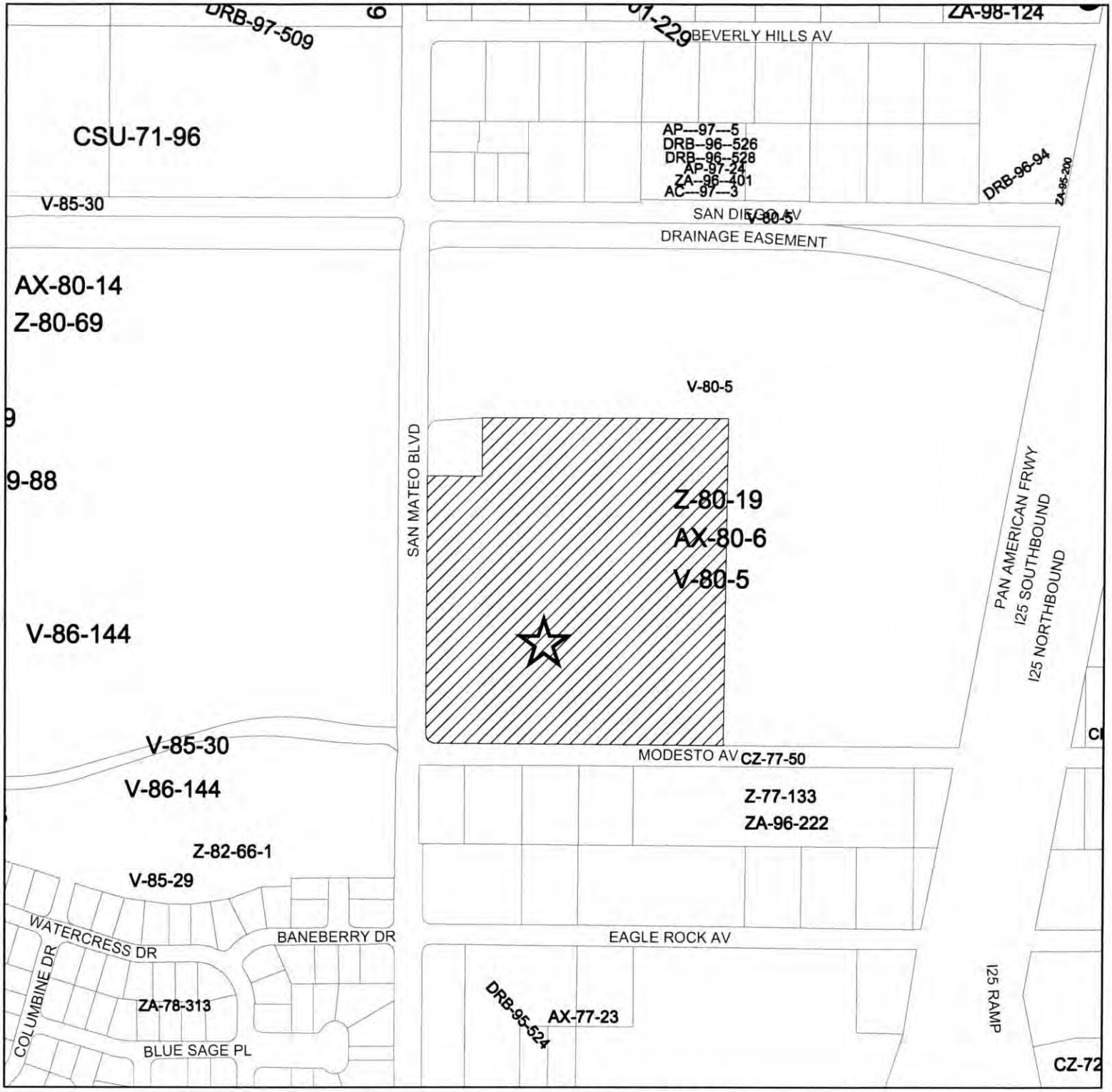

HISTORY MAP

Note: Grey shading indicates County.

1 inch = 400 feet

Project Number:
1000310
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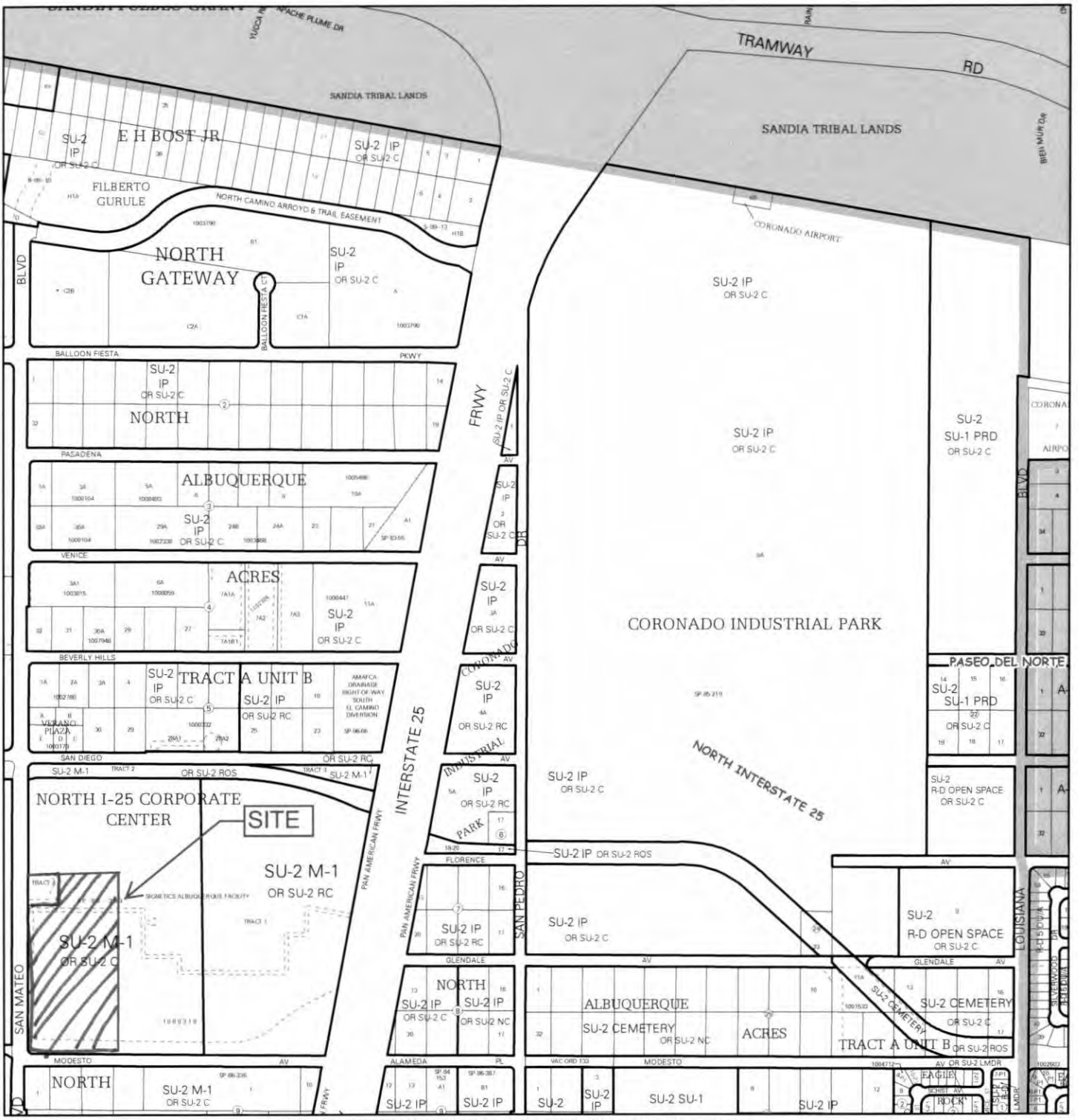
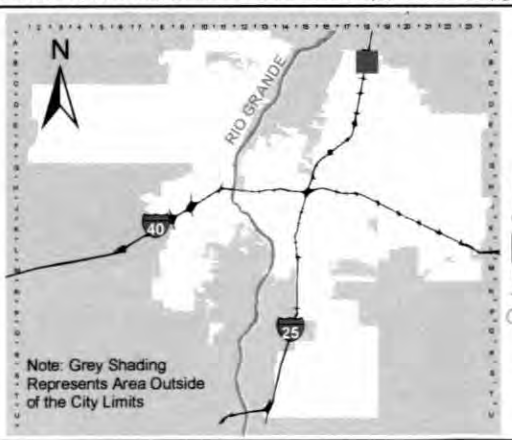


For more current information and details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014



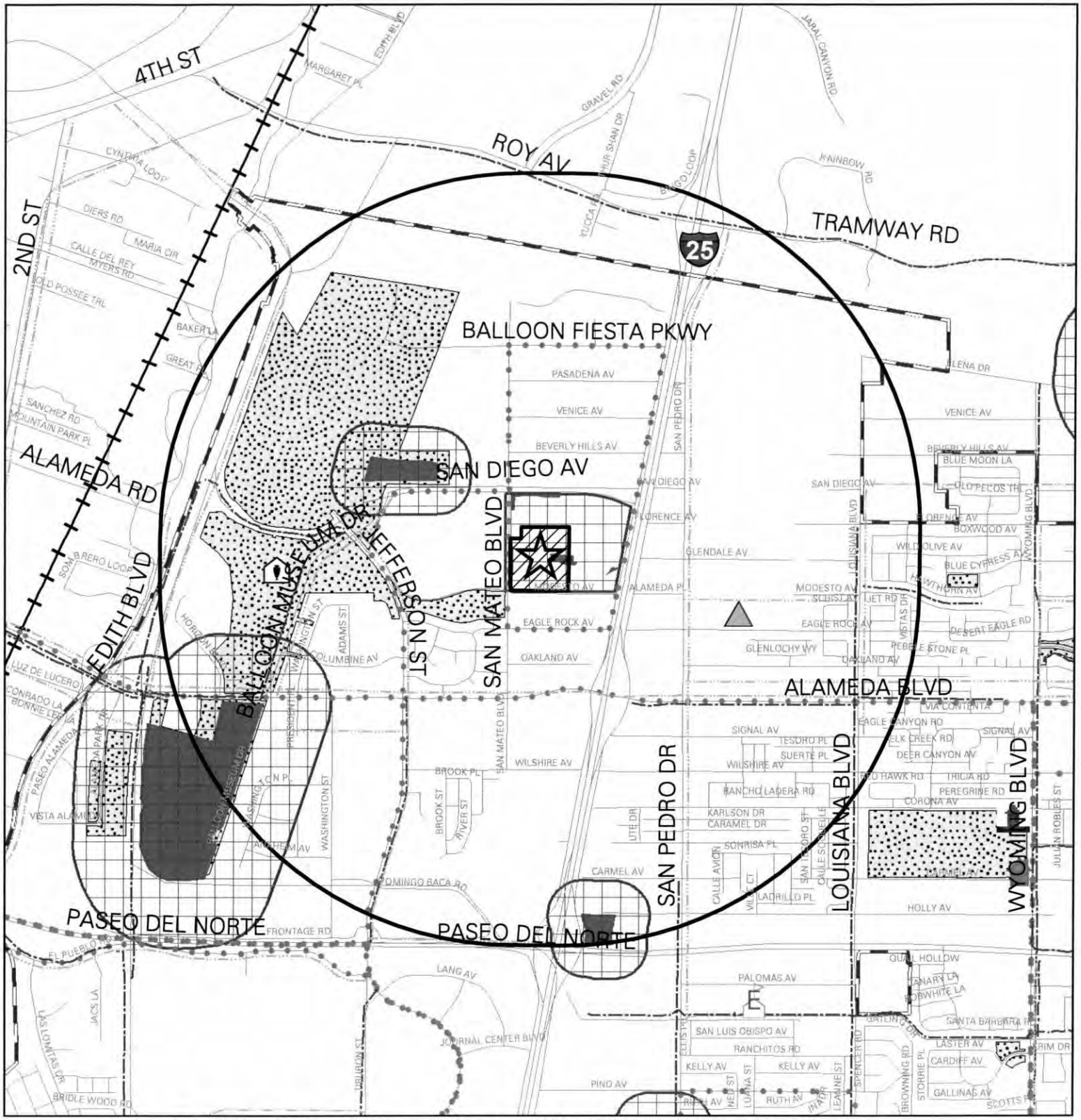
Zone Atlas Page:

B-18-Z

Selected Symbols

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

0 750 1,500 Feet



Public Facilities Map with One-Mile Buffer

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

Project Number: 1000310

0 0.5 1 Miles

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-2 for M-1 or SU-2 C	Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	Vacant
North	SU-2 IP or SU-2 C	Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	PNM substation
South	SU-2 IP or SU-2 C	Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	Commercial
East	SU-2- M-1 or SU-2 RC	Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	Industrial
West	SU- 2 M-1 or SU-2 C	Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	Park, Commercial/Industrial

II. INTRODUCTION

Proposal

This is a three part request for a Sector Development Plan Amendment (Zone Map Amendmnet), Amendment to a Site Development Plan for Subdivision and a Site Development The applicant proposes to amend the existing approved Site Development for Subdivision to remove a 9.96 acre parcel and rezone that parcel from SU-2 M-1 or SU-2 C to SU-1 for HDR (High Density Residential) as listed in the North I-25 Sector Development Plan, and develop a 224 unit apartment complex with associated amenities (Site Development Plan for Building Permit). A re plat will be required at DRB to create the new tract that is the subject site.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all Zone Map Amendment (Zone Change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal].Because the zoning was imposed by the North I-25 Sector Development Plan this zone change constitutes an amendment to the North I-25 Sector Development Plan. Because the subject site for the Sector Development Plan Amendment (Zone Map Amendment) is less than 10 acres the request does not have to go to City Council. This is a quasi-judicial matter.

History/Background

The site is the location of the former Coronado Landfill. Much of the site has been remediated and the trash removed. A portion of the site near San Mateo Boulevard still contains residual trash. This will be removed prior to construction. The project requires coordination with the Environmental Health Department to address possible impacts to the site from any existing trash.

The entire 59 acre site was annexed into the City in 1980. The EPC approved a Site Development Plan for Subdivision for the entire 59 acre site in 2009 (100310 09EPC 40021). This is the existing Site Development Plan for Subdivision that the applicant proposes to amend.

Context

The subject site is vacant. There is a PNM Sub Station to the north of the site and the Albuquerque Studios, movie and television production studio is located to the east of the subject site. There is a neighborhood park and single family residential development to the southwest of the site, across San Mateo Boulevard.

Transportation System

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

The Long Range Roadway System designates Alameda as a Principal Arterial.

The Long Range Roadway System designates San Mateo north of Alameda as a Collector street.

Comprehensive Plan Corridor Designation

Jefferson/San Mateo is designated as an Enhanced Transit Corridor south of Alameda Boulevard,

Alameda Boulevard and I-25 are designated as Express Corridors.

Trails/Bikeways

There are no designated trails or routes adjacent to the site.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The current zoning is SU-2 for M-1 or SU-2 C. The zoning was imposed by the North I-25 Sector Development Plan. The North I-25 Sector Development Plan allowed property to develop under the existing zoning or to choose the new zoning. All development in the plan is subject to the design requirements of the plan.

The existing zoning allows a variety of heavy commercial and industrial uses if developed under the SU-2 M-1 zone. The SU-2 C, Commerce zone, allows a variety of light industrial, manufacturing, warehousing, office and mixed residential and commercial uses. The mixed use category allows residential uses on the second story and higher, but would not allow an entirely residential development.

The proposed zoning will allow the development of multi-family housing without the requirement of a commercial component. The HDR zone references the R-2 and R-3 zones for general requirements; the SU-1 zone allows the applicant to tailor the site plan to fit the needs of the project and requires a Site Development Plan for Building Permit. The Site Development Plan for Building Permit gives the community and the City a clear picture of the development. A Site Development Plan (§14-16-3-11) is also required for the HDR zone by the North I-25 Sector Development Plan.

The North I-25 Sector Development Plan contains design standards that are applicable to the site.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

PolicyII.B5h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25)There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers PolicyII.B5h.

PolicyII.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further PolicyII.B5l.

II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

II.D.4 Transportation and Transit

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

The proposed use will allow the development of multi-family housing

Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request furthers Policy II.D.4 c.

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

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

North Valley Area Plan (Rank 2)

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan. The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation

Relevant goals/policies include the following:

Goal 11 To locate commercial and industrial development within the I-25 corridor …especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

Housing Policy

1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them a home if they need to move. The requests are consistent with Housing Policy1.

2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

North I-25 Sector Development Plan (Rank 3)

The North I-25 Sector Plan was first adopted in 1998, and revised in 2009. The Plan generally encompasses properties between Louisiana Boulevard, the North Diversion Channel, Paseo del Norte

and Sandia Pueblo; specific boundaries are shown on page 2 of the Plan. The main purpose of the Plan is to achieve the City's vision for the Sector Plan area as a regional employment center and to control the residential development that has encroached upon the area on its eastern boundary.

Relevant goals/policies include the following:

Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area.

Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process

Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zoning will allow residential uses and expand the residential options in the area. The allowed use is not a threat to the health, safety, morals or general welfare of the City.

The proposed use will allow high density housing near employment, services and existing amenities. The proposed uses are not a threat to the surrounding area and will compliment the existing development and the allowed development in the area.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The SU-1 designation requires a much higher level of review and provides opportunity for input. The subject site is currently part of master planned area that will include commercial uses and industrial uses.

The proposed use is allowed under one of the existing zones as part of a mixed use development. The proposed zone will allow the development of multifamily housing as a standalone use. The SU-1 zone adds an additional degree of scrutiny that ensures a quality development that is compatible and complimentary with the surrounding uses and architectural styles.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to Applicable Ordinances, Plans and Policies section beginning on page 2 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development

plan. Staff finds that the request is not in significant conflict with adopted elements of the Comprehensive Plan, North Valley Area Plan and North I-25 SDP. The applicant cites:

Comprehensive Plan Policies

II.B.5. d, e: h, i, k, l,- II.C8 and II.C8c , II.D4 and II.D4c and g, II.D5b and d, II.D6 and II.D.6a. Policy II.B5k does apply because the project is not on an arterial street and policy i does not apply because the project is not a employment use. Staff agrees with the inclusion of the rest of the polices.

North Valley Area Plan Housing Policy 1 and 2. Staff agrees that this policy is furthered and also cites goal 11.

The North I-25 Sector Development Plan Land Use Goal and Policies LUZ 2 and 3 and the Community Design Goals and Policies CD3, CD7, CD8 and CD10. Staff agrees that the request is consistent with these goals and policies and with the intent of the plan to discourage zone changes that are not consistent with the Land Use Districts.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Staff's Response (refer to policy analysis for additional information)The applicant states that proposed zone is justified due to changing demographic conditions in the form of both an aging population and younger population wanting flexible housing options. The applicant also states that the proposed use is more advantageous to the community as articulated in the applicable plans and policies.

The site is an appropriate location for the use because it will add housing options in close proximity to jobs and will provide an additional housing option that is currently under represented in the Albuquerque market.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The existing uses will be buffered from the apartments by a combination of parking areas and landscaped setbacks. There are existing residential developments in the area.

The proposed use will not be injurious to the existing development. Multi-family housing in this location will be a compatible and complimentary use. The required landscape buffers help to protect the apartments from any new development. Additional the multifamily use provides a transition from the commercial/industrial development to the east and the park and single family development to the west.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill redevelopment property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Extension of these services will be the responsibility of the developer.

The site has access to the full range of urban services and infrastructure. The applicant or future developers will be responsible for all future development costs.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the determining factor for this zone change request. This multi-family project will provide more housing choices in an area of Albuquerque currently unserved by multi-family living facilities.

The applicant has justified the request by demonstrating that it furthers many goals and policies of applicable plans. The applicant has not stated that economics are the determining factor for this request.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

While the current request is for apartments, the proposed project furthers multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. This zone change seeks to retain the neighborhood commercial feel of the existing land uses zoning, while providing on a multifamily option that is not widely available in this surrounding area.

The applicant has demonstrated that the request furthers many goals and policies of the applicable plans. The location is relevant to the request because the proposed zoning will allow the development of a new housing option in close proximity to jobs, services and transit.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The zone change request to SU-2/SU-1 for HDR is a spot zone; however, it helps realize goals contained in the Comprehensive Plan. Further, multi-family project will create a variety of living options in an area that is predominantly served by single-family residents. The proposed multi-family use also

provides an appropriate transition to the adjacent North I-25 Corporate Center proposed mixed office and commercial uses.

The SU-1 zone is generally a justified spot zone. The applicant has justified the change by demonstrating compliance with goals and polices of the applicable plans.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The present zone change request is not considered "strip commercial zoning". The proposed use is a self-contained gated residential community that is not linearly oriented to an adjacent roadway.

The request would not constitute a strip zone. The subject site will not be developed as strip commercial development.

Other Analysis

The request adds more housing to the east side of Albuquerque and adds it in a location that is close to jobs and services. This helps to address the jobs to housing imbalance between the east and west sides of the city, which according to the Mid-region Council of Governments is about 1.36 jobs per household on the eastside and .56 for the west side.

The development is close to regional amenities, transit, bike paths,employment and services; the site is .5 miles to Balloon Fiesta Park, .75 to CNM and 1 mile to Horizon Healthcare, as well as adjacent to I-25 Studios.

SITE DEVELOPMENT PLAN FOR SUBDIVISION (SPS)

The applicant proposes to amend the exiting approved SPS to remove the 9.9 acre subject site from the SPS. The SPS will be amended to show new calculations for the site acreage, parking, access and land use tables. The amendment also includes removing a .69 acre landscaping tract from the Site Development Plan for Subdivision. The new tract will be covered by the Site Development Plan for Building Permit required by the SU-1 zone. This plan will provide sufficient guidance and information about the future development of the site.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

The North I-25 Sector Development Plan contains site design regulations on pages 29-36. The design regulations are general standards in most cases without specific numeric specifications. The proposed project is consistent with the regulations as summarized below.

a) Views:

The view along the South La Cueva Arroyo is maintained, the development consists of multiple buildings spread across the site this will provide spaces in between the buildings where views to the east and west will be visible. Additional, the buildings will be lower than 65 feet allowed by the plan.

b) Outdoor public spaces:

The site contains several outdoor open spaces located centrally within the site; the open spaces connect with buildings and could be a major focus for activities

c) Building placement:

The proposed design contains buildings to anchor the corners of the site, arranged to define the outdoor spaces and setback within the distance required by the land use district.

d) Non-residential building orientation:

Not Applicable

e) Pedestrian and Bicycle Circulation:

The site will be developed with internal walkways linking the internal green space to the buildings and parking areas, the pedestrian pathways will be clearly marked, the entrance to the site will have distinctive landscaping and the site will have five foot wide sidewalks connecting to the external sidewalk.

f)Internal Vehicle Circulation:

The site complies with standards by minimizing curb cuts, providing a clear entry pint and minimizing the internal roadway widths

g) Site Lighting:

The height, lighting type and placement are consistent with the design regulations.

i) Landscape Design

The design regulations reference the zoning code 14-16-3-10. The site is not subject to the non-residential use requirements.

Site Plan Layout / Configuration

The site contains 9 different building types in 19 housing units and an office/ recreation building and a fitness building.

The site is laid out around the central open areas including the pool, active recreation lawn, game event lawn and dog park.

A loop road connects the parking areas that are adjacent to building or directly across from them.

Public Outdoor Space

The site design shows a total of 180,184 square feet of public open space in the form of two large lawn areas (5,800 square feet and 7,900 square feet), a dog park , a pool area and walkways and small landscaped areas, the Zone Code requirement for the site would 91,300 square feet. The provided open exceeds the requirement and is provided in the center of the site, easily accessible to the majority of the residents. The North I-25 plan also requires open space as part the development but does not contain required square footages.

Vehicular Access, Circulation and Parking

The site takes access takes access from San Mateo Boulevard via 24 foot wide entrance and exit drives. The main internal drive is a lop through the site with small secondary loop at the north end of the site. The zone code requires parking at 1.5 spaces per bath for the one bedroom units, 2 spaces for the two bedroom two bath units and 3 spaces per units for the 3 bedroom 3 bath units. The applicant is providing 385 spaces, 364 are required by the Zone Code.

Pedestrian and Bicycle Access and Circulation, Transit Access

The proposed site plan shows internal sidewalks surrounding the housing units and connecting from the units throughout the site. There existing sidewalk along San Mateo Boulevard and Modesto Avenue, a pedestrian connection is shown to Modesto Ave. in the southeast corner of the site. Staff recommends that additional pedestrian connections be added to increase to ability of the residents to utilize non-motorized travel options.

There is a bus stop on San Mateo.

Walls/Fences

A perimeter fence is proposed around the site consisting of six foot tall tubular steel fencing and stucco finished pilasters.

Lighting and Security

The site will contain a variety of lighting. Light poles ranging from 8 feet in height to 18 feet in height will be used to light the public areas of the site. The height complies with the Zoning Code. Additional lighting in the form of bollards along the internal pathways and lighting on the carports will be provided.

Landscaping

The landscaping plan show a mixture of native and low water plants that are generally appropriate for the area. Staff recommends removing the Octillo from the front landscape area because it does not do well in the winter in the Albuquerque area (see conditions). The front landscape area contains only xeric plants in order to address concerns from the Envorinmental Health department regarding water in this area.The Zone Code requirement for the site would be 94,516 square feet. The applicant is providing 96,201 square feet of landscaping.

Grading, Drainage, Utility Plans

The site slopes from west to east. Drainage will be accommodated in the existing infrastructure along San Mateo, the South La Cueva Arroyo along the south property line of the site and the landscaped areas internal to the site. The landscaped area along San Mateo will not be designed to accept water.

Architecture

The proposed buildings are well articulated with changes in color, material and plane throughout the buildings. The apartments have balconies, distinct entry features, and are clustered around open spaces in accordance with the design standards in the North I-25 Plan. The buildings on the subject site are restricted to 65 feet in height pursuant to the North I-25 Sector Development Pan. The tallest building is 37 feet; well under the allowed height.

Signage

The applicant proposes an entry sign monument sign, the sign as shown will need to meet the standards of the North I-25 plan and will need to be reduced in size to a maximum of 10 feet in length and 4 feet in height (see page 35, section a)3., North I-25 SDP).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant met with the Transportation staff to address questions regarding sidewalk width in the development. The development is acceptable to the Transportation staff; see the e-mail dated January 6, 2016 for concurrence.

The applicant will need to meet with the Environmental Health Department regarding the mitigation plans for the area along San Mateo prior to DRB submittal. Because the site is part of an old landfill the EHD will need to approve the final landscaping plan and plans to address any future methane issues on the site prior to final building permit submittal. (see conditions)

Neighborhood/Public

Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site.

Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare.

Staff has not received any comments from the recognized neighborhoods.

V. CONCLUSION

This is a request for a Zone Map Amendment, Amendment to an existing Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow the development of 224 unit apartment complex with associated amenities. The request is consistent with the applicable goals and policies of the Comprehensive Plan, North Valley Area Plan and the North I-25 Sector Development Plan. The request will add high density housing in proximity to jobs and service and may help to encourage development in the area.

Recommended conditions:

Additional pedestrian gates shall be added so that there is at least gate per side (north, south, east west).

FINDINGS - 15EPC-40071- January 14th, 2016 – Sector Development Plan Amendment - Zone Map Amendment

1. This is a request for a Sector Development Plan Amendment/Zone Map Amendment for a portion of Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto and San Diego and containing approximately 9.9 acres.

2. The applicant proposes to amend the zoning from SU2- for M-1 or SU-2 C to SU-2 SU-1 for HDR. The request will amend the zoning in the North I-25 Sector Development Plan.

3. The subject site is part of a larger master planned area (Site Development Plan for Subdivision) (SPS). A request to remove this proposed tract from the SPS is heard concurrently with this request (15 EPC 40073).

4. A Site Development Plan for Building Permit is also heard with this request as required by 14-16-2-22(15 EPC 40072).

5. The site is the location of the former Coronado Landfill, much of the trash has been removed. The applicant will work with the Environmental Health Department to address any issues related to the former landfill.

6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

   B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

C. PolicyII.B5h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25)There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers PolicyII.B5h.

D. PolicyII.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further PolicyII.B5l.

E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

F. II.D.4 Transportation and Transit

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

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

8. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.
   A. Goal 11 To locate commercial and industrial development within the I-25 corridor …especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them a home if they need to move. The requests are consistent with Housing Policy1.

2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

9. The Subject is within the boundaries of the North I-25 Sector Development Plan.

A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area.

C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process

E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

A. The proposed use will allow high density housing near employment, services and existing amenities. The proposed uses are not a threat to the surrounding area and will complement the existing development and the allowed development in the area.

B. The proposed use is allowed under one of the existing zones as part of a mixed use development. The proposed zone will allow the development of multifamily housing as a standalone use. The SU-1 zone adds an additional degree of scrutiny that ensures a quality development that is compatible and complimentary with the surrounding uses and architectural styles.

C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 2 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds that the request is not in significant conflict with adopted elements of the Comprehensive Plan, North Valley Area Plan and North I-25 SDP. The applicant cites:

Comprehensive Plan Policies

II.B.5. d, e: h, i, k, l,- II.C8 and II.C8c , II.D4 and II.D4c and g, II.D5b and d, II.D6 and II.D.6a. Policy II.B5k does apply because the project is not on an arterial street and policy i does not apply because the project is not an employment use. Staff agrees with the inclusion of the rest of the polices.

North Valley Area Plan Housing Policy 1 and 2. Staff agrees that this policy is furthered and also cites goal 11.

The North I-25 Sector Development Plan Land Use Goal and Policies LUZ 2 and 3 and the Community Design Goals and Policies CD3, CD7, CD8 and CD10. Staff agrees that the request is consistent with these goals and policies and with the intent of the plan to discourage zone changes that are not consistent with the Land Use Districts.

D. The applicant states that proposed zone is justified due to changing demographic conditions in the form of both an aging population and younger population wanting flexible housing options. The applicant also states that the proposed use is more advantageous to the community as articulated in the applicable plans and policies.

The site is an appropriate location for the use because it will add housing options in close proximity to jobs and will provide an additional housing option that is currently under represented in the Albuquerque market.

E. The proposed use will not be injurious to the existing development. Multi-family housing in this location will be a compatible and complimentary use. The required landscape buffers help to protect the apartments from any new development. Additional the multifamily use provides a transition from the commercial/industrial development to the east and the park and single family development to the west.

F. The site has access to the full range of urban services and infrastructure. The applicant or future developers will be responsible for all future development costs.

G. The applicant has justified the request by demonstrating that it furthers many goals and policies of applicable plans. The applicant has not stated that economics are the determining factor for this request.

H. The applicant has demonstrated that the request furthers many goals and policies of the applicable plans. The location is relevant to the request because the proposed zoning will allow the development of a new housing option in close proximity to jobs, services and transit.

I. The SU-1 zone is generally a justified spot zone. The applicant has justified the change by demonstrating compliance with applicable goals and policies.

J. The request would not constitute a strip zone. The subject site will not be developed as strip commercial development.

11. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

RECOMMENDATION - 15EPC-40071- January 14th, 2016

APPROVAL of 15 EPC 40071, a request for Sector Development Plan Amendment / Zone Map Amendment from SU-2 for M-1 or SU-2 C to SU-2 SU-1 for HDR for a portion of Tract 1 of the I-25 Corporate Center, based on the preceding Findings and subject to the following Conditions of Approval .

CONDITIONS OF APPROVAL – 15 EPC 40071- January 14th Sector Development Plan Amendment (ZONE MAP AMENDMENT)

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

2. A replat is required at DRB to create the proposed tract.

FINDINGS - 15EPC-40073- January 14th, 2016Site Development Plan for Subdivision Amendment

1. This is a request for an amendment to a Site Development for Subdivision for Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately 59 acres.

2. The applicant proposes to amend the Site Development Plan for Subdivision (09 EPC 40021) to remove a 9.9 acre tract from the plan and update the SPS new calculations for the site acreage, parking, access and land use tables. The amendment also includes removing a .69 acre landscaping tract from the Site Development Plan for Subdivision.

3. The site is the location of the former Coronado Landfill, much of the trash has been removed. The applicant will work with the Environmental Health Department to address any issues related to the former landfill.

4. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

   B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

C. PolicyII.B5h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25)There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers PolicyII.B5h.

D. PolicyII.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further PolicyII.B5l.

E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

F. II.D.4 Transportation and Transit

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

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area

because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

6. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.
   C. Goal 11 To locate commercial and industrial development within the I-25 corridor …especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

D. Housing Policy

1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them a home if they need to move. The requests are consistent with Housing Policy1.

2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

7. The subject site is within the boundaries of the North I-25 Sector Development Plan.
   G. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

H. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area.

I. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

J. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process

K. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

L. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

8. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

9. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

RECOMMENDATION – 15 EPC 40073- January 14th, 2016

APPROVAL of 15EPC-40073, a request for Site Development Plan an amendment to a Site Development Plan for Subdivision, for Tract 1 of the I-25 Corporate Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15 EPC 40073 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. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS – 15 EPC-40072- January 14th, 2016 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract 1 of the I-25 Corporate Center located San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately and containing approximately 9.9 acres.

2. The applicant proposes to develop a 224 unit apartment complex with associated amenities.

3. An amendment to a Site Development Plan for Subdivision (15 EPC 40073) and a Sector Plan Amendment /Zone Map Amendment (15 EPC 40071) are heard concurrently with this request.

4. The site is the location of the former Coronado Landfill, much of the trash has been removed. The applicant will work with the Environmental Health Department to address any issues related to the former landfill.

5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

   A. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

B. PolicyII.B5h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25)There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers PolicyII.B5h.

C. PolicyII.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further PolicyII.B5l.

D. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

E. II.D.4 Transportation and Transit

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

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

F. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area

because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

H. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

I. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

10. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

A. Goal 11 To locate commercial and industrial development within the I-25 corridor …especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them a home if they need to move. The requests are consistent with Housing Policy1.

2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

11. The subject site is within the boundaries of the North I-25 Sector Development Plan.

A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area.

C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process

E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

12. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

RECOMMENDATION – 15 EPC 40072

APPROVAL of 15EPC-40072, a request for Site Development Plan for Building Permit, for a portion of Tract 1 of the I-25 Corporate Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 15 EPC 40072 January 14th 2016 -Site Development Plan for Building Permit

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner and a representative from Environmental Health to get an update regarding mitigation measures for the existing trash on the site.

4. Prior to issuance of a building permit the Environmental Health Department will approve the mitigation plan for the remaining trash. No permit shall be issued if the plan does not address the concerns of Environmental Health.

5. If necessary for the trash migration plan, the landscaping plan may be altered as long as the landscaping plan still complies with the zoning code and sector plan requirements.

6. All structures, devices or other equipment needed for trash migration shall be designed so as to be architecturally integrated into the site.

7. The signage shall comply with standards of the North I-25 Sector Development Plan.

8. The Ocotillo shown on the Landscape Plan sheet L1.30 shall be replaced with a similar xeric plant, shrub or tree.

9. The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicap parking details as presented at the hearing and as reviewed and approved by City Transportation.

10. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.

11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould
Planner

Notice of Decision cc list:

Consensus Planning	302 8th Street NW	ABQ, NM	87102
North I-25 Corporate Center c/o Titan Development	6300 Riverside Plaza Lane SW,	ABQ NM	87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Please replat at DRB to create the new lot.

Office of Neighborhood Coordination

Wildflower Area NA (R)

District 4 Coalition of NA's

North Valley Coalition

Long Range Planning

a. Introduction of residential on this location will be complementary to existing and future employment opportunities in the North I-25 corridor.
b. Recommend a designated pedestrian access point from proposed multifamily at the NE corner of site to the adjacent North I-15 Corporate Center. This will benefit residents who may work in the planned, adjacent employment area to the northeast with a direct pedestrian connection rather than having to walk around the site, and to minimize conflicts with vehicle circulation and access points.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

The following comments need to be addressed prior to DRB:

☐ Show all drive aisle widths and radii.

☐ List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger.

☐ Parking spaces cannot overhang ADA access ramps.

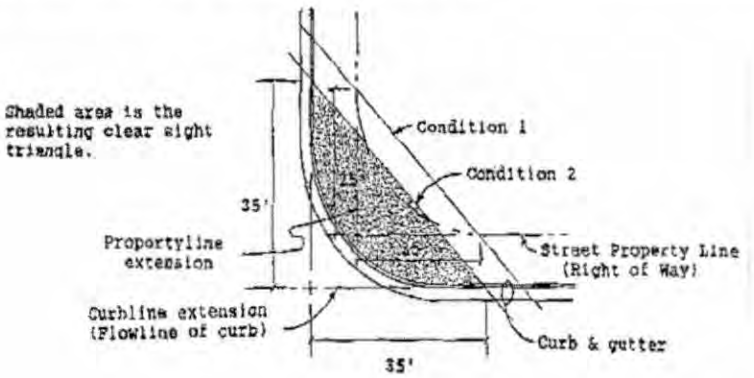
☐ Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details, including dimensions of walkways crossing drive isle.

☐ Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. In review of drawing, with 2ft. overhang the pathway will only be 4 ft. wide.

☐ 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."**

□ The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

□ Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail at the entrance/exits on San Mateo Blvd. and Modesto Ave.



□ Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

New Mexico Department of Transportation (NMDOT):

□ NMDOT has not comments.

Hydrology Development

Hydrology has no comments at this time for your projects 1000310

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 15EPC-40071 Site Development Plan for Subdivision Amendment

a. The availability statement is in process for the tract that is directly located in the northeast corner of San Mateo Blvd. and Modesto Ave. Fire flow requirements were requested from the engineer but have yet to receive them.

b. There are existing waterlines that currently serve the existing studio. These waterlines exist in easements and shall be relocated within the roadway corridors as proposed on the site plan. If the roadways are to be private, any public waterline or public sanitary sewer must be within a public water/sewer easement.

c. An availability statement shall be requested for the entire property to determine water and sanitary sewer needs. An infrastructure list is likely for water and sanitary sewer extensions.

2. 15EPC-40072 Site Development Plan for Building Permit

a. The availability statement is completed and shall provide the requirements for service. The statement includes waterline extensions to allow for domestic and fire flow service.

ENVIRONMENTAL HEALTH DEPARTMENT

As to project 1000310 at the I-25 Studios site area by Titan Development, I have concerns with areas fronting San Mateo. This project will need to follow their development plan as to landfill gas mitigation and have an engineer approve any deviations. In addition, I have conerns about irrigation or water lines along the San Mateo property lines. I understand that there may be street tree or vegetation requirements. I would like to work with you and the applicant to reduce the potential for water instruction along this property line due to trash located here. It is likely that this trash may still undergo chemical decomposition with the addition of water. This will not only cause settlement of the roadway and sidewalk area, but may also increase gas production.

PARKS AND RECREATION

Planning and Design

Project#1000310 –
15EPC-40071- Site Development Plan for Subdivision Amendment
Parks and Recreation Department has reviewed and has no adverse comments for this request.
15EPC-40072- Site Development Plan for Building Permit
Parks and Recreation Department has reviewed and has no adverse comments for this request. The onsite recreational facilities proposed on the Site Development Plan and proximity to the City's Wildflower Park provides a good variety of recreational opportunities for the residents.
15EPC-400073 – Sector Development Plan Map Amendment (Zone Change)
Parks and Recreation Department has reviewed and has no adverse comments for this request.

Open Space Division

Open Space Division has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

- Roadway, parking lot and pedestrian lighting appears to provide adequate illumination. However, the pedestrian access points into the property from all directions could use additional illumination.

- The number of pedestrian access points should be reduced to improve overall property access control. Recommend reducing the number of ways to enter the property on foot. If the number of access points is reduced, more attention could be placed on the remain locations. Once the number has been reduced, additional lighting and natural surveillance can be incorporated.

- Each pedestrian access point should be reinforced with lighting and a video surveillance system. Additionally, all low-level landscaping should be removed from these locations to further open the area and provide more visibility.

- Large tree-variety landscaping should not be planted immediately adjacent to proposed pole, bollard or building mounted lights. Once the trees become mature they will reduce the effectiveness of available illumination.

- A facility-wide video surveillance system should be incorporated into the plans. Cameras should be positioned to cover all vehicle and pedestrian access points, walkways, common areas, parking lots and recreational amenities. Each camera should have the capability to be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1000310 **15EPC-40071** SITE DEVELOPMENT PLAN SUBDIVISION AMENDMENT **15EPC-40072** SITE DEVELOPMENT PLAN FOR BUILDING PERMIT **15EPC-40073** SECTOR DEVELOPMENT PLAN MAP AMENDMENT (ZONE CHANGE) FOR ALL OR PORTION OF TRACT 1, NORTH I-25 CORPORATE CENTER, ZONED SU-2 FOR M-1 OR SU-2C TO SU-2/SU-1 FOR HDR, MODESTO AVENUE NE, BETWEEN SAN MATEO BOULEVARD NE AND I-25, CONTAINING APPROX 10 ACRES. (B-18-Z)	Adjacent and nearby routes	Route #140, San Mateo route, passes the site on San Mateo in the southbound direction.
	Adjacent bus stops	There is an existing bus stop adjacent to the North east edge of the property serving the above-mentioned route in the southbound direction
	Site plan requirements	Transit requests the applicant to install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the existing bus stop located adjacent to the property on San Mateo. Please provide access from the proposed development to the bus stop via a 5' wide concrete sidewalk.
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment

ALBUQUERQUE PUBLIC SCHOOLS

Project #1000310
15EPC-40071 SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT
15EPC-40072 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
15EPC-40073 SECTOR DEVELOPMENT FOR PLAN MAP AMENDMENT (ZONE CHANGE)

North I-25 Corporate Center, Tract 1, is located on Modesto Ave NE between San Mateo Blvd NE and I-25. The owner of the above property requests approval of a Site Development Plan for Subdivision Amendment, Site Development Plan for Building Permit, and a Sector Development for Plan Map Amendment (Zone Change) from SU-2 for M-1 or SU-2C to SU-2/SU-1 for HDR to allow for the development of 224 multi-family units. This will have impacts to North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools have excess capacity.

Loc No	School	2015-16 40th Day	Capacity	Space Available
268	North Star ES	600	630	30
430	Desert Ridge MS	970	1085	115
525	La Cueva HS	1776	1950	174

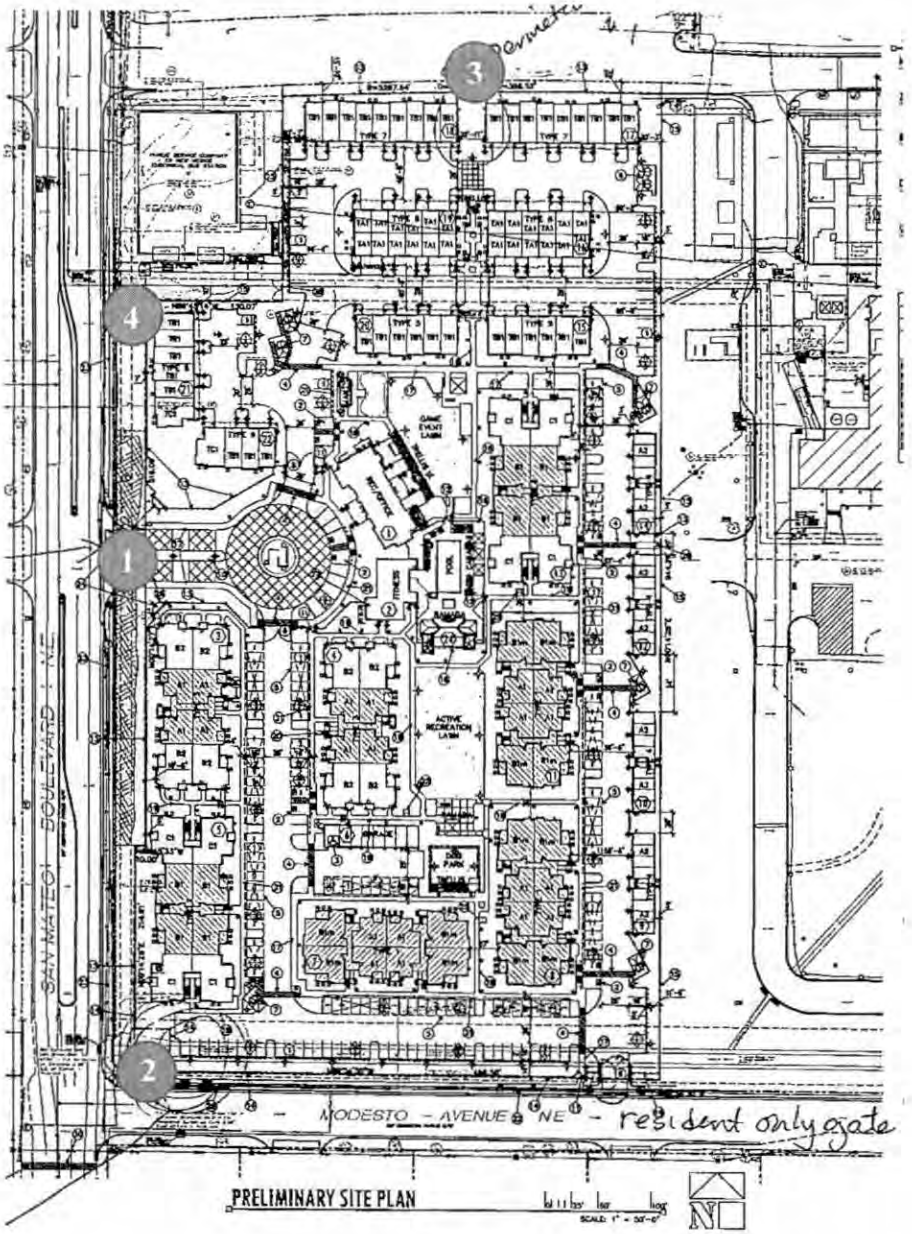
Residential Units: 224
Est. Elementary School Students: 57
Est. Middle School Students: 24
Est. High School Students: 25
Est. Total # of Students from Project: 186
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

MID-REGION COUNCIL OF GOVERNMENTS

The proposed project helps to fulfil the goals of the 2040 Metropolitan Transportation Plan by providing high density infill in a brownfield site east of the Rio Grande with connections to transit (ABQ Ride route 140). Route 140 is an all-day route, which travels along an Enhanced Transit Corridor. In order to encourage transit ridership, MRMPO encourages the applicant to work with ABQ Ride to enhance the pedestrian environment to and around bus stop 6636 (shown as #4 on the map below).

To encourage pedestrian and bicycle travel, the site design should improve pedestrian and bicycle access to San Mateo, Modesto and the currently undeveloped roadway north of the site that connects Honeywell to I-25 Studios. These improvements are listed below:

1. The gate into the community at San Mateo should include a pedestrian access gate.
2. There should be an additional pedestrian gate on the southwest corner of the site to provide better access to the enhanced crosswalk across San Mateo leading to the park.
3. There should be an additional pedestrian gate on the north side of the site to provide pedestrian access to the roadway connecting the Honeywell and I-25 Studios site.



MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. PNM's existing Signetics Substation is located at the northwest corner of the subject property. In addition, an existing overhead electric distribution line is located along San Diego Avenue NE on the northern boundary of the subject property and it is the applicant's obligation to abide by any conditions or terms of those easements.

4. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3425

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

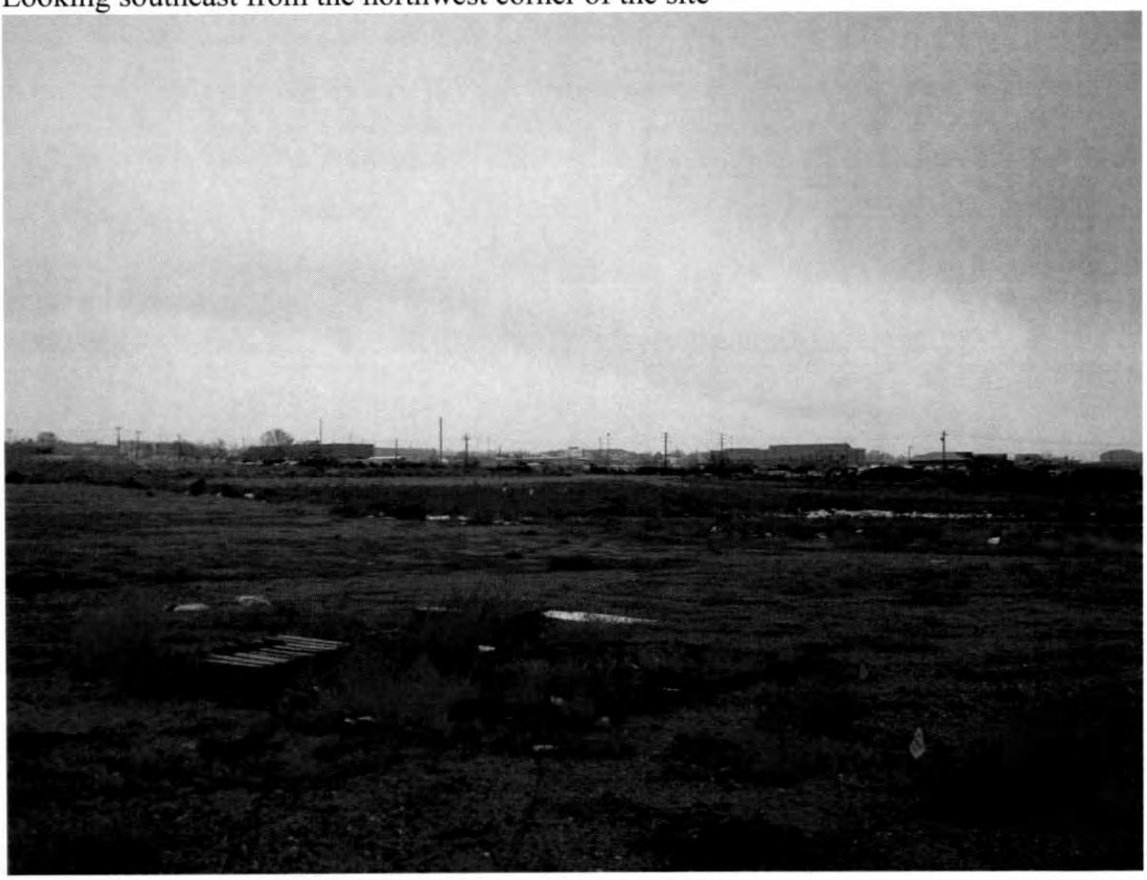
6. The applicant has met with PNM and has partially addressed access needs for PNM's Signetics Substation which is located at the northwest corner of the subject property.

7. PNM requires a commitment from ABCWUA to remove the existing sewer monitoring facility on the south side of Signetics Substation before PNM agrees to vacate the access easement west and south of the substation.

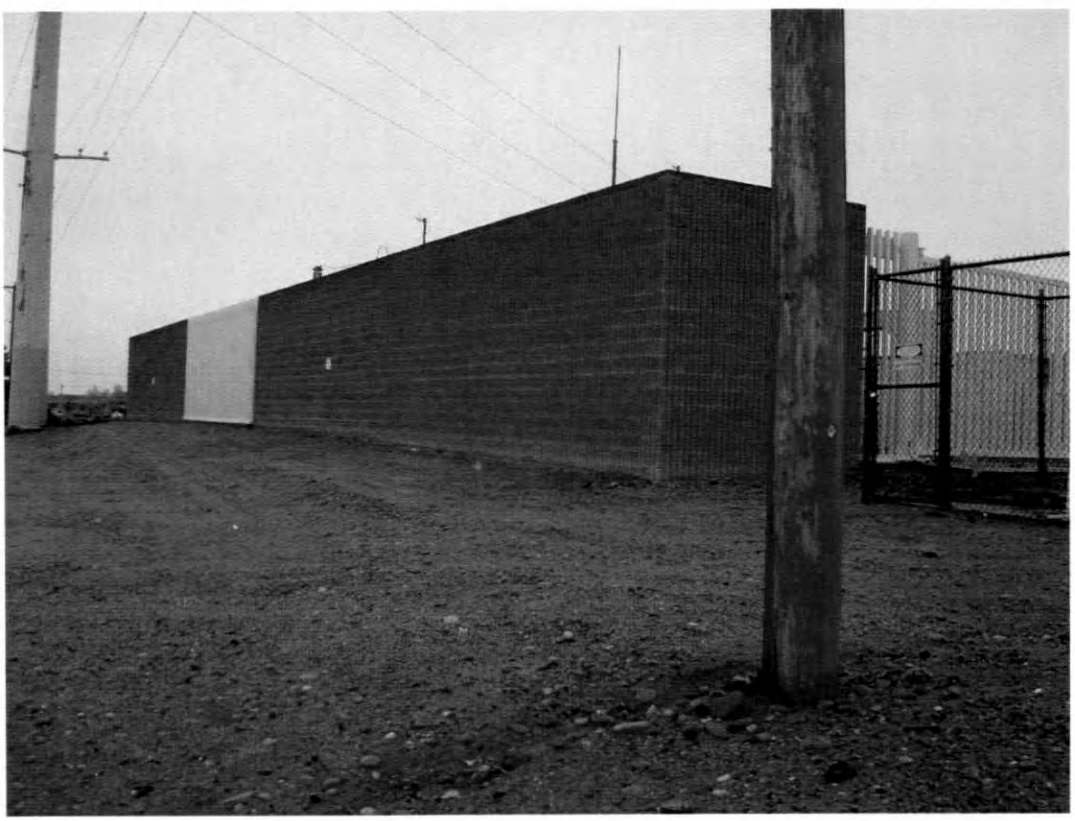
8. There is customer owned underground electric distribution serving I 25 Studios buildings located between the Substation and the Studio building so care should be taken with grading and drainage.

Looking northeast across the southern portion on the site towards I-25 Studios and I-25

Looking southeast from the northwest corner of the site



Southern boundary of the site with South La Cueva Arroyo
Existing PNM substation to the north of the site.



SAN DIEGO AV
SAN MATEO BLVD
MODESTO AV
BANEBERRY DR
EAGLE ROCK AV
EAGLE ROCK AV
GLENDA
ALAMEDA

HISTORY

1C-2

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

Date: September 14, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000310**
09EPC-40020 SITE DEVELOPMENT - BUILDG PRMT
09EPC-40021 SITE DEVELOPMENT – SUBDIVISION

North I-25 Corporate Center LLC
6300 Riverside Plaza Lane N.W.
Albuquerque, NM 87120

LEGAL DESCRIPTION: FBT ARCHITECTS, agents for NORTH I-25 CORPORATE CENTER LLC, request the above actions for all or a portion of blocks 6-8, tract A, unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 M-1, located between SAN MATEO BLVD. AND INTERSTATE 25, AND BETWEEN SAN DIEGO AVE. AND MODESTO AVE., containing approximately 60 acres. (B-18) Catalina Lehner, Staff Planner

On September 10, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1000310/09EPC -40021, a request for a site development plan for subdivision for all or a portion of blocks 6-8, tract A, unit B, NORTH ALBUQUERQUE ACRES, zoned SU-2 M-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The subject request is for a site development plan for subdivision for Signetics Albuquerque Facility, Tract A, Unit B, North Albuquerque Acres, an approximately 60 acre site located between San Mateo Boulevard and Interstate 25, and between San Diego Avenue and Modesto Avenue, zoned SU-2 for M-1.

2. The applicant proposes to subdivide the subject site into 21 tracts. Most would be between 3 and 5 acres. Design standards are proposed and delegation of approval authority to the Development Review Board (DRB) is requested.

3. This request accompanies a request for a site development plan for building permit for an approx. 60,000 sf office building on the proposed Tract 13 (09EPC-40020).

4. Because the subject site is greater than 5 acres in size, it is a Shopping Center (SC) site by definition and is subject to the regulations of Zoning Code §14-16-3-2.

10. Regarding the North Valley Area Plan (NVAP), the request furthers the following applicable Goals:

A. General Goal 6. The subject site is located in an established commercial/industrial area and is zoned to allow the proposed uses. The proposed design standards would generally encourage quality re-development.

B. General Goal 11. The subject site is located in the I-25 corridor, which is an appropriate location for commercial and industrial development.

11. The request partially furthers the following applicable NVAP policies:

A. Transportation Policy 2. The request would provide pedestrian/bicycle circulation opportunities, but the site layout emphasizes parking and vehicular circulation. Transit service is limited in this part of the Plan area.

B. Community Design Policy 3b: The request is generally consistent with the uses envisioned in the Plan for the North I-25 subarea, though more consideration could be given to potential neighborhood impacts such as traffic.

12. Regarding the Facility Plan for Arroyos (FPA), the request complies with the following relevant design guidelines for Major Open Space Link Arroyos:

A. Policy 1a- Building Orientation. Buildings are required to have windows on the northern sides that look toward the La Cueva Arroyo.

B. Policy 3-Parking & Service Areas. Pedestrian and bicycle access are provided across the parking lots, to the trail along the arroyo. Landscaping along the arroyo would consist of shrubs and trees and function as a screening element.

C. Landscaping Policy 1. Landscaping adjacent to the arroyo would consist of shrubs and drought-resistant shade trees.

13. A Traffic Impact Study (TIS) and an Air Quality Impact Assessment (AQIA) were required. Both have been completed. Concerning the TIS, coordination with the State Department of Transportation continues regarding the location of access points on Interstate 25.

14. The proposed design standards warrant revisions to provide clarity and specificity to benefit future reviewers, which can be achieved with the incorporation of the Conditions of Approval. Delegation of approval authority to the DRB is not warranted at this time, but will be reconsidered when the next site development plan for building permit comes before the EPC.

15. The Noreste Neighborhood Association (NRENA), the Wildflower Area NA (WFANA), the District 4 Coalition of Neighborhood Associations and the North Valley Coalition (NVC) were notified. A facilitated meeting was held on June 2, 2009. Neighbors expressed concern, mostly about traffic issues and the TIS. Staff has received one comment letter from a neighbor. An adjacent property owner submitted a letter of general support.

16. The EPC does not object to the total number of parking spaces (3,159).

B. The arrows depicting pedestrian walkways shall align with the walkways and, if necessary, be extended to cover the length of the walkways.

C. The pedestrian walkways adjacent to the buildings on Tracts 8-11 shall be shown with the green highlighting (individual business pedestrian walkway access).

8. Conceptual Landscape Plan, Sheet LS-101:

A. Pedestrian pathways shall be depicted in the same locations as shown on the Pedestrian Plan (Sheet AS-103).

B. High water use turf shall be permitted, [+as no more than 40% of a turf blend mix+], in the central commons park/plaza.

Sheet A-701:

9. Introductory Language:

The first sentence in paragraph 2 shall read as follows: "The purpose of these design standards is to provide ~~a flexible guideline~~ [+guidance+] for future ~~design~~ [+development+].

10. Introduction- Land Use Concept:

A. Standard A1 shall read as follows: "The master developer shall maintain control of the site through the development process and asset ownership. Maintenance of the common area and each landscaped area on individual tracts will be under the purview and oversight of a management entity controlled by the master developer pursuant to the covenants, rules and restrictions established for the master development."

B. Standard A2, which discusses three distinct topics, shall be separated into three standards. The phrase "The two drive aisles..." shall start the new Standard 3 and the phrase "Key points" shall start the new Standard 4. Subsequent standards shall be renumbered accordingly.

C. The renumbered Standard 5a (was 2a) shall read as follows: "Food and drink ~~drive-thru facilities for off site consumption~~ [+uses with drive up service windows+] ~~shall not be permitted (per existing zoning)~~ [+are not allowed pursuant to the subject site's current zoning (SU-2/M-1)+] ~~unless permitted in future sector plans for the area~~ [+and will not be permitted unless allowed by a future, applicable sector development plan.+]"

D. The following corrections shall be made: renumbered Standard 7- use the word "requirements"instead of "guidelines", and renumbered Standard 8- use "pursuant to" instead of "per."

11. Introduction- General Site Design:

A. The phrase "whenever possible" shall be removed from Standard B4. Shared entries are encouraged.

B. It shall be specified herein (as it is on Sheet AS-101) that the pedestrian crossing leading to the Wildflower neighborhood shall be made of textured, colored concrete.

C. Standard B.9 shall read as follows: "Pedestrian connections shall link buildings to [+any small plaza areas on individual tracts and to+] the [+larger+] central commons park/plaza." [NVAP].

Sheet A-702 and Sheet A-703:

16. Landscaping- general:

A. The minimum size of tree planter wells shall be 64 sf and shall be noted in this Section.

B. If allowed by appropriate government authorities, the applicant shall landscape the I-25 right-of-way in front of the retail buildings.

C. There will be no pedestrian sidewalks along I-25.

17. Landscaping- plant palette:

A. All Buffalo juniper shall be female.

B. High water use turf shall be limited to no more than 40% of the turf blend used.

Sheet A-704:

18. Sustainability:

A. The sentence "Bicycle storage must include the number of outdoor bicycle racks required by the City of Albuquerque" shall be deleted. (Standard 7.G)

B. Bicycle storage inside of a building shall be provided at the rate of 1 space for every 15,000 sf of GLSF. [note: this is what the site development plan for building permit provides]. (Standard 7.G)

C. Green building materials shall be required [note: language found in the introduction, should be under Sustainability as well].

19. Architectural Expression:

A. The following phrase shall be modified : "...and ~~the overall~~ [+these+] design standards ~~of the master plan~~".

B. Standard C.4, regarding block walls, shall be dealt with in the Walls/Fences section.

C. Standard B.13 shall read verbatim from the NI25SDP, p. 53, as follows: "All loading areas used for loading and unloading of commercial vehicles shall be setback from the public right of way [+line+] and from all property lines to reduce the visual impact of large commercial vehicles ~~in~~ [+and+] loading areas."

D. Large, block like structures having long, uninterrupted exterior walls are prohibited (Standard 8.C2). Long shall be defined as 100 feet or greater. [ref: ZC §14-16-3-18].

Sheet A-705:

20. Signage- general:

A. The following language shall be reinstated: "All signage shall be designed to be consistent and complement the materials, colors and architecture of the building and/or site location."

F. Pedestrian crossing signage for the crossing at San Mateo Blvd. and Modesto shall be provided.

G. Information signs shall not exceed 7 or 8 feet in height.

Sheet A-706:

25. Walls/Fences:

A. The sentence shall be revised as follows: "~~Except at locations described in these design standards, yard~~ [+perimeter+] walls are not permitted".

B. Exposed, untreated block walls shall be prohibited.

C. Chain link fencing shall be prohibited. [standard design standards language]

26. Process:

A. There shall be a process section. [standard design standards language]

B. Variation of building area in excess of areas shown by 10% or more, despite any future delegation to the DRB, shall return to the EPC for reconsideration.

C. The site development plans for building permit shall be reviewed by the EPC. Delegation of approval authority to the DRB shall be discussed and decided upon at that time.

27. Minor and Other "clean up":

A. All remaining instances of "should" or "may" shall be changed to "shall."

B. The description of Tract #18 on Sheet AS-101 shall be "vacant/signage".

C. The language on Sheet AS-101 shall not be all capital letters.

D. Sheet AS-101: A portion of Line 3 under Phasing shall read as follows: "Design standards and ~~restrictions~~ [+requirements+] outlined in this site development plan."

E. The location of the bus stop shall be shown on Sheet AS-102.

F. Acronyms such as NSDP and TBFP shall be spelled out the first time they are used (ex. Section 2E).

G. Spelling errors shall be corrected including, but not limited to, those on Sheet AS-101 and in Standard 9.A15.

H. Parking lot ~~lights~~ [+light poles+] shall be…" (Standard 10.B2)

I. The subjective statement regarding and environment conducive to mass transit shall be removed from Standard 2.H.

28. CONDITIONS OF APPROVAL FROM PNM:

A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

B. PNM has existing facilities at the project site. Due to the addition of new streets, PNM will require adequate access to the existing PNM substation. Adequate access will be necessary to accommodate

ZONING

Please refer to the Zoning Code for specifics of
The SU-1, zone and the North I-25 Sector Development PLan

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision Amendment
- X for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- V X Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) — SECTOR PLAN MAP AMENDMENT
- P ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
ADDRESS: 302 Eighth Street NW FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
APPLICANT: North I-25 Corporate Center, LLC c/o Titan Development PHONE: (505) 998-0163
ADDRESS: 6300 Riverside Plaza Lane SW, Suite 200 FAX:
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: ddolan@titan-development.com
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision Amendment; Site Development Plan for Building Permit; ~~Zone Map Amendment~~; and Sector Plan Map Amendment

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

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

Lot or Tract No. Tract 1 Block: Unit:
Subdiv/Addn/TBKA: North I-25 Corporate Center
Existing Zoning: SU-2 for M-1 or SU-2 C Proposed zoning: SU-2/SU-1 for HDR MRGCD Map No
Zone Atlas page(s): B-18-Z UPC Code: 101806507508130110

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1000310

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? Yes
No. of **existing** lots: 1 No. of **proposed** lots: 2 Total site area (acres): 9.96 acres of Tract 1, SU-2 for M-1 or SU-2 C portion.
LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE
Between: San Mateo Boulevard NE and I-25
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 11-6-15

SIGNATURE DATE December 3, 2015
(Print Name) James K. Strozier Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 11/2014**

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15EPC-40071	ASDM		$ 735.00
15EPC-40072	SDP		$ 385.00
15EPC-40073	ASBR		$ 255.00
	ADV		$ 75.00
	CMF		$ 50.00
			Total
			$

Hearing date Jan

12-3-15
Staff signature & Date

Project # 1000310

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

❑ **ANNEXATION (EPC08)**

__ Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
__ Petition for Annexation Form and necessary attachments
__ Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
__ Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
__ Letter of authorization from the property owner if application is submitted by an agent
__ Board of County Commissioners (BCC) Notice of Decision
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
__ Sign Posting Agreement form
__ Traffic Impact Study (TIS) form
__ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

❑ **SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
❑ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
❑ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

__ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
__ Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
__ Zone Atlas map with the entire plan area clearly outlined and indicated
__ Letter describing, explaining, and justifying the request
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
__ Traffic Impact Study (TIS) form (for EPC public hearing only)
__ Fee for EPC final approval only (see schedule)
__ List any original and/or related file numbers on the cover application
Refer to the schedules for the dates, times and places of DRB and EPC hearings. Your attendance is required.

☒ **AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

✓ Zone Atlas map with the entire property clearly outlined and indicated
__ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
✓ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
__ Sign Posting Agreement form
✓ Traffic Impact Study (TIS) form
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☒ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
❑ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

✓ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
✓ Plan to be amended with materials to be changed noted and marked
✓ Zone Atlas map with the entire plan/amendment area clearly outlined
✓ Letter of authorization from the property owner if application is submitted by an agent (map change only)
✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
✓ Traffic Impact Study (TIS) form
__ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

❑ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORTY TEXT (EPC07)**

__ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
__ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
__ Letter describing, explaining, and justifying the request
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

James K. Strozier
Applicant name (print)

12.3.15
Applicant signature & Date

Revised: June 2011

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

Application case numbers
15EPC - 40071
-
-

12-3-15
Staff signature & Date

Project # 1000310

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

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

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
✓ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
✓ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Completed Site Plan for Subdivision and/or Building Permit Checklist
✓ Traffic Impact Study (TIS) form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
__ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
__ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
__ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
__ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
__ Registered engineer or architect's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
NA DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
✓ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
NA Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
✓ Traffic Impact Study (TIS) form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

James K. Strozier
Applicant name (print)
12-3-15
Applicant signature / date

Form revised **November 2010**

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

Application case numbers
15EPC - 40072
15DRB - 40073
____ - ____ - ____

12-3-15
Planner signature / date

Project #: 1000310

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Urban Partners, LLC c/o Titan Development **DATE OF REQUEST:** 11/ 11/ 2015 **ZONE ATLAS PAGE(S):** B-18-Z

CURRENT:

ZONING SU-2 for M-1 or SU-2 C

PARCEL SIZE (AC/SQ. FT.) 9.95 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 1 BLOCK #

SUBDIVISION NAME North I-25 Corporate Center

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [X] From SU-2 for M-1 or C To SU-2/SU-1 for HDR

SECTOR, AREA, FAC, COMP PLAN [X]

AMENDMENT (Map/Text) [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT [X]

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: 224

BUILDING SIZE: 13,639 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Maryta DATE 11-15-15

(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 [X] BORDERLINE [ ]

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

Notes:

229 apartment units

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 11/15/15

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

Revised January 20, 2011

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
November 10, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: Consensus Planning, Inc.
Applicant: Urban Partners, LLC, c/o Titan Development
Legal Description: Tract 1, North I-25
Zoning: SU-2 for M-1 or C
Acreage: 9.95 acres
Zone Atlas Page: B-18

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED ((ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

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

TITAN
DEVELOPMENT

December 3, 2015
Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87012

Re: A Portion of Tract 1, North I-25 Corporate Center

Dear Mr. Chairman:

As owner of the referenced property, please be advised that we hereby designate Consensus Planning, Inc. to act as our agent in connection with our request for a Site Plan for Subdivision Amendment, a Zone Map Amendment, a Sector Plan Map Amendment, and a Site Plan for Building Permit. This is to include any subsequent action through DRB.

Sincerely,

Drew Dolan
President
North I-15 Corporate Center LLC c/o Titan Development

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 10, 2015

Malak Hakim
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: hakim@consensusplanning.com

Dear Malak:

Thank you for your inquiry of **November 10, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT 1, NORTH I-25 CORPORAE CENTER, LOCATED ON MODESTO AVENUE NE BETWEEN INTERSTATE 25 AND SAN MATEO BOULEVARD NE** zone map **B-18.**

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

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

Sincerely,

Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA AND COALITIONS FOR THIS PLANNING SUBMITTAL.

December 22, 2015

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

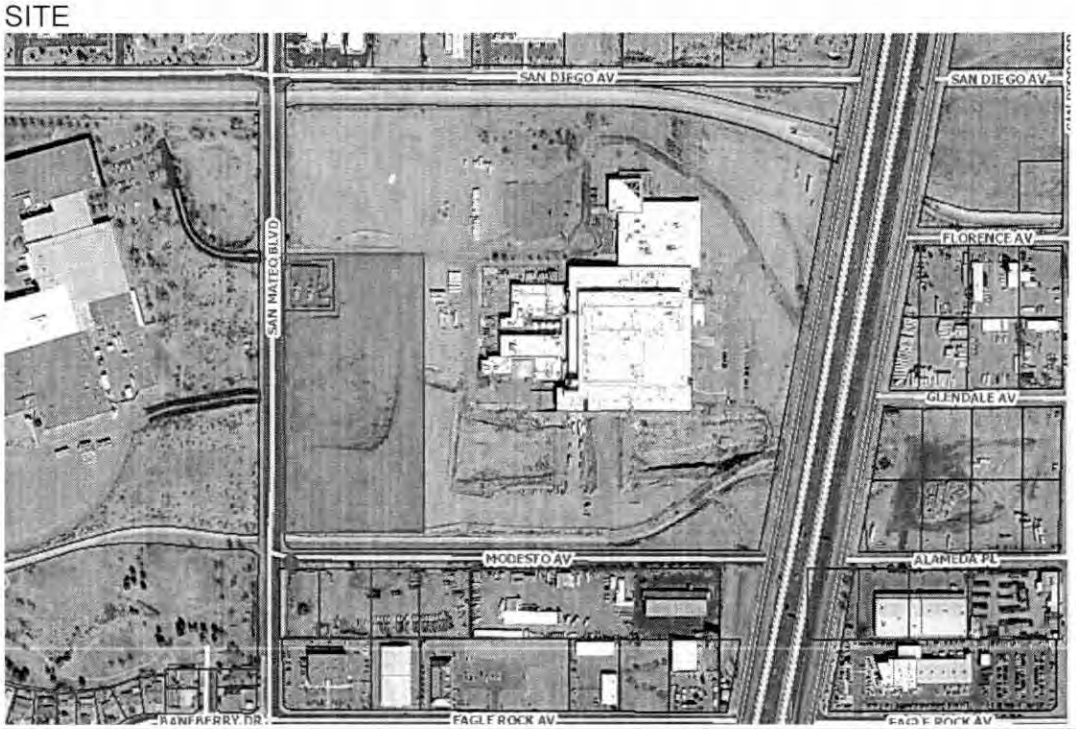
Re: North I-25 – Titan Broadstone

Dear Chairman Nicholls and Commissioners:

This is a multi-part request for an Amendment to the Site Plan for Subdivision, a Zone Map Amendment, a Sector Plan Map Amendment, and a Site Plan for Building Permit. The applicant is North I-25 Corporate Center, LLC c/o Titan Development. The subject property is 9.96 acres and is located at Modesto Avenue, west of San Mateo Boulevard, and east of Interstate 25. The property is legally described as a portion of Tract 1, North I-25 Corporate Center. The site is located within the Developing Urban Area, as designated by the City of Albuquerque/Bernalillo County Comprehensive Plan. The property is located within the boundaries of the North Valley Area Plan and the North I-25 Sector Development Plan.

The subject property is within the boundaries of the Coronado Landfill Buffer Zone. Tract 1 is the site of the former Coronado Landfill. ~~The majority of the Coronado Landfill has been excavated and remediated, with the exception of four small strips of land within Tract 1, one of which is on the western edge of the subject property.~~ The eastern portion of Tract 1 was the home of Phillips Semiconductors and is now home to I-25 Studios, a studio for film and television production. The western portion of the subject property is primarily vacant and contains a PNM substation.

SITE



The following is a description of the multi-part request:

1) **Site Plan for Subdivision Amendment** – The existing North I-25 Corporate Center Site Plan for Subdivision was approved by the EPC in March of 2010. The approved Site Plan identifies 21 tracts designated for office, retail, restaurant, and hotel uses as well as private easements and internal circulation. The current application proposes to amend the Site Plan and remove the 9.96 subject property from the North I-25 Corporate Center subdivision boundary. This involves a reconfiguration of the remaining tracts as well as the private roadways. No other changes are proposed at this time.

2) **Zone Map Amendment** – North I-25 Corporate Center, LLC is proposing to change the zoning from SU-2 for M-1 or C to SU-2/SU-1 for High Density Residential (HDR), per the North I-25 Sector Plan zoning description.

3) **Sector Plan Map Amendment** – In order to accommodate the proposed multi-family use, a Sector Plan Amendment is required to the North I-25 Sector Plan "Zoning in the Sector Plan Area" Map located on page 18 and the "proposed Land Use Plan" Map located on page 25. The change will be for Commerce (C) to High Density Residential (HDR).

4) **Site Development Plan for Building Permit** – North I-25 Corporate Center, LLC is proposing to build multi-family residential on the southeast portion of Tract 1, an approximate 9.96 acre property.

SITE CASE HISTORY

The property was annexed into the City in 1980. This property was historically the site of the Coronado Landfill. The majority of the old landfill has been excavated and the Landfill site has been remediated. There remains a landfill buffer zone over the old landfill site.

The North I-25 Corporate Center Site Plan for Subdivision was created in 2003 and fully signed off in 2010. This Site Plan created 21 Tracts of office, retail, restaurant, and hotel uses.

ADJACENT ZONING AND LAND USE

DIRECTION	ZONING	LAND USE
North	SU-2 for M-1 or C	Vacant Land, a Portion of Tract 1
South	SU-2 for M-1 or C	Storage, Pete's Trucking and Materials, LLC
East	SU-2 for M-1 or RC	I-25 Studios
West	SU-2 for M-1 or C	Honeywell Aerospace and BendixKing by Honeywell

PROJECT DESCRIPTION

The project proposed for this infill property is a multi-family residential development at around 22 du/acre on a 9.96 property. Primary vehicular access for the project is from San Mateo Boulevard, an Urban Collector. Secondary access located to the south onto Modesto Avenue.

The design for Broadstone Northpoint, as illustrated on the Site Plan for Building Permit, is intended to provide high quality design. Broadstone Northpoint apartments are 1 to 3-story buildings. In total, Broadstone Northpoint is proposed to prove a total of 224 units on this less than 10 acre site. This equates to approximately 22.4 dwelling units per acre. This ratio is well below the allowable density for apartments and the threshold for a traffic study at 300 dwelling units for multi-family.

The Broadstone Northpoint project will include a wide variety of amenities designed specifically for the residents of this apartment complex:

- Fitness Center
- Pool/Pool House
- Game/Event Lawn
- Putting Green
- Clubhouse
- Fire Pit
- Mail Center
- Administrative offices

POLICY ANALYSIS

The following section justifies the Zone Map Amendment request. *Policy language is italicized;* applicant's responses are in normal text.

Albuquerque/Bernalillo County Comprehensive Plan

This property is within the Developing Urban Area as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. It is also within the boundaries of the North Valley Area Plan and the North I-25 Sector Development Plan. Applicable policies from the Comprehensive Plan, the Area Plan and the Sector Plan are provided below:

II.B.5. Developing Urban Area

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Applicant's Response: The current proposal is located in an area that does not have a variety of housing options. This project will provide a multi-family housing option in an area that predominantly offers single family residential options. The Wildflower single family residential subdivision is the only residential use in this North I-25 area. The proposed project would increase residential uses in the area. The proposed project would create more balance in the region by providing additional residential options and fostering a live, work, and play community located near existing park facilities and employment opportunities.

The property is adjacent to manufacturing and commercial uses that are buffered by existing roadway easements to the north, south, and west of the property. Furthermore, the location of the property is in an area that provides nearby neighborhood amenities and services such as Wildflower Park (located southwest of the property), Central New Mexico Community College (located two blocks south of the property along Eagle Rock Avenue), as well as a gas station/convenience

store and restaurant. The proposed project will provide living options for those working in the area. The property is located within an area well served by transit.

An example of the proposed development can be found at the Santa Monica Place project, located at the previous Del Rey Mobile Home Park, that has been developing over time with high quality individual projects including the Broadstone Santa Monica a multi-family complex. The applicant and developer for this current request is the same as the Santa Monica Place project. The quality and success of Santa Monica provides an existing example of what can be expected on the subject property.

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

Applicant's Response: The multi-family project will be site plan controlled, a process that helps maintain the integrity and values of existing adjacent uses and neighborhoods by catering the development towards the context of the site. ~~Historically, the property was a landfill that was later excavated and remediated. Landfill remnants remain in a narrow strip west of the subject property.~~ The Site Plan will control the design of the property and allow the project to accommodate restriction regarding this landfill consideration. The applicant's multi-family project adds more variety to the existing surrounding uses, as well as adjacent neighborhoods. The project will provide a wide slate of social, cultural, and recreational options to its future multi-family residents in an area conveniently located to employment options and neighborhood services and the City's transportation system.

This property is located in an area that is nearby existing neighborhood amenities that include a park, community college campus, a gas station/convenience store, and restaurant. The proposed multi-family development will respect the existing neighborhood values by developing a compatible use. Furthermore, the intensity of a multi-family development is appropriate on this site as it is adjacent to commercial and manufacturing uses, which would not be appropriate for a low-density residential use such a single family development. The site layout and setbacks provide appropriate buffers to the adjacent manufacturing land use.

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

Applicant's Response: The proposed project is infill development. The subject site is currently vacant and contiguous to existing urban facilities and services with access to the major street network. The site is adjacent to San Mateo Boulevard, an Urban Collector, and access to Interstate 25 is convenient. Bus Route 140 runs along San Mateo Boulevard and a bus stop is adjacent to the property along to San Mateo. The development will be site plan controlled, which will help ensure the integrity of the existing neighborhoods. Furthermore, the location of the property is in an area that is contiguous to existing amenities and services such as Wildflower Park (located southwest of the property), Central New Mexico Community College (located two blocks south of the property along Eagle Rock Avenue), as well as a

gas station/convenience store and restaurant.

Policy h: *Higher density housing is most appropriate in the following situations:*

- *In areas with excellent access to the major street network.*
- *In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.*
- *In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.*

Applicant's Response:
The subject property is not within a designated Activity Center. However, it is in an area with excellent access to the major street network and within an existing mix of commercial, manufacturing, institutional, and residential uses. The subject site is proposed for a multi-family residential development in an area that has limited residential options, those of which are predominantly single family homes. The property is also appropriately located in an area that is adjacent to more intensive development. The proposed development will accommodate approximately 22 dwelling units per net acres. This multifamily use is in an area where a mixed density pattern is needed and will be compatible with existing area land uses and where adequate infrastructure is available. The proposed addition of density and housing types provides a finer, more interesting grain to the neighborhood and greater housing choices.

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

Applicant's Response: The proposed multi-family residential project will complement the existing commercial and industrial uses adjacent to the property by providing living options for those who are working in the area. A CNM building is located two blocks south of the property. The proposed development would provide staff and students at CNM a multi-family residential housing option nearby their place of work or study.

The apartments fit well within the designated property and are designed to minimize any adverse effects of noise, lighting, or traffic on the adjacent residential environments. Vehicular access is provided off of Modesto Avenue and San Mateo Boulevard. Pedestrian and bicycle access is also proposed at the corner of Modesto Avenue and San Mateo Boulevard. Additional access points are proposed for the northeast and southeast corners of the property that could potentially connect to future uses to the east of the property. These access points are currently shown as view fences on the Site Plan. They will be converted to access gates if and when that is appropriate.

Policy k: *Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.*

Applicant's Response: The proposed apartment development is designed to have good visibility from San Mateo Boulevard; however, vehicular access will be from San Mateo Boulevard, and Modesto Avenue. The property is buffered by industrial uses. This buffer will prevent any harmful effects of traffic on the nearby single family residential neighborhoods.

Policy I: *Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

Applicant's Response: The proposed multi-family development has been designed to ensure a superior level of design that is demonstrated by other Broadstone developments within the City. The roadways, streetscapes, grading and drainage, and utilities have been planned as part of this project. Similar to other Broadstone projects around the City, this development employs quality and innovation in design by providing a wide variety of on-site amenities designed specifically for the future residents of this apartment complex. These amenities include a fitness center, pool, event lawn, putting green, clubhouse, fire pit, mail center, and administrative offices.

II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Applicant's Response: The landscape for the project has been planned to allow for an innovative plant palette. Plant materials are appropriate for this region and microclimate.

Policy c: *Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.*

Applicant's Response: Incidental structures will not impede upon pedestrian activity, and the site will be designed to comply with ADA requirements.

II.D.4 Transportation and Transit

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

Applicant's Response: The overall project has been designed with two primary points of ingress/egress from San Mateo Boulevard (an Urban Collector) and Modesto Avenue. Internal circulation within the site includes sidewalks and landscaped parkways to encourage walking through the community, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include landscape easements along San Mateo Boulevard and landscape easements along Modesto Avenue.

Policy c: *In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encourage close to Major Transit and Enhanced Transit streets.*

Applicant's Response: This project is located along an existing transit route. This multi-family residential project will not in any way destabilize adjacent neighborhoods. Rather, it will have a stabilizing effect by providing a new high quality residential option to the area.

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

Applicant's Response: A pedestrian access is proposed for the corner of San Mateo Boulevard and Modesto Avenue. Additional access points are proposed on the northeast and southeast corners of the property. They are currently shown as view fences on the Site Plan that can be converted to pedestrian access points in the future when development occurs to the east of the site. The purpose of these access points is to promote non-motorized travel access into the subject property and to future development to the east. These access points are also intended to promote transit ridership.

II.D.5 Housing
The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Applicant's Response: The proposed project will provide a mutli-family housing option in an area that predominantly offers single family homes. Multi-family housing provides a variety of housing options in the area and continues to be in high demand and this demand is anticipated to increase amongst "baby boomers" and millennials. The proposed project will help meet the demand for quality multi-family housing. Broadstone is a quality infill project with a wide variety of housing choices both within this community and in the adjacent neighborhoods which are comprised of commercial, industrial, institutional, single family, and limited multi-family uses (i.e. Desert Willow Apartment, west of Jefferson Street NE).

Policy b: *Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.*

Applicant's Response: This multi-family project is proposed for a former landfill site. ~~The majority of this old landfill site has been excavated and remediated. A strip of the original landfill remains on the west side, adjacent to.~~ The proposed project requests an SU-1 designation, which will allow for Site Plan controlled development. ~~This will allow appropriate development of the site consideration for the existing landfill strip. Development of this apartment complex will utilize remediated land through infill development.~~ The proposed project will emulate the high standard demonstrated by other Broadstone projects around the City.

Policy d: *Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.*

Applicant's Response: The proposed multi-family proect will not discriminate on the basis of race, color, religion, sex, national origin, ancestry, or handicapped status. Nor will it discriminate on the basis of sexual orientation. Diversity amongst staff and residents will be encouraged by the community.

II.D.6 Economic Development
The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicant's Response: The proposed project is consistent with the Economic Development Goal because it will bring gross receipts taxes during and after construction, property taxes once the two facilities are opened, and create new jobs for the community both during and after construction. Furthermore, providing adequate housing options for various demographics is an important social goal that the proposed project will help to achieve.

Policy a: *New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.*

Applicant's Response: The proposed project will create temporary jobs during the construction period and permanent jobs with a range of salary levels once apartment complex is operational.

North Valley Area Plan
Housing Policy

1) *The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.*
2) *The County and City shall encourage mixed use development and redevelopment which incorporates housing.*

Applicant's Response: The request for a Zone Map Amendment to accommodate the future development of a multi-family project on the subject site is beneficial to the community because it will fulfill the market demand for Albuquerque's population that is looking for multi-family living options. This project will providing living options that for those looking to downsize, those looking to rent rather than buy a home, and millennials starting their career.

The existing North I-25 Corporate Center Site Plan for Subdivision calls for mixed office and commercial uses. Prior to this Site Plan, this area accommodated heavy industrial uses. The subject site is fit for a new multi-family development based on the changed conditions of the area as well as the proposed uses based on the North I-25 Corporate Center vision.

This project is appropriate for the area, would be an excellent neighbor to the surrounding neighborhoods. This is also an infill project with excellent access to existing services.

Broadstone Northpoint will be a high quality, architecturally innovative development. The expected quality and appearance of this future development is emulated by other existing Broadstone, Titan developments around the City.

North I-25 Sector Development Plan

Land Use Goal

Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

Applicant's Response: The proposed project will create temporary jobs during the construction period and permanent jobs with a range of salary levels once apartment complex is operational. The proposed multi-family development supports economic development in the area by attracting new residents and potential employees of the adjacent businesses.

Policy LUZ2: *Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.*

Applicant's Response: The proposed project will provide a mutli-family housing option for the immediate area. Multi-family housing allows for the area to have a variety of housing options. Multi-family options continue to be in high demand and this demand is anticipated to increase amongst "baby boomers" and millennials. The proposed project will help meet the demand for quality multi-family housing. Broadstone is a quality infill project with a wide variety of housing choices both within this community and in the adjacent neighborhoods which are comprised of commercial, industrial, institutional, single family, and limited multi-family uses.

Policy LUZ3: *Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.*

Applicant's Response: The proposed project will create a mix of uses in an area that is adjacent to manufacturing uses. This proposed multi-family development will create a balance in the time and direction of traffic movement. The new housing option has the potential to reduce vehicular traffic in the area as it provides a living option for those who work in the area. Pedestrian and bicycle access on the site also promotes walking, bicycling, and use of public transportation for the future residents.

Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

Policy CD3: *Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.*

Pedestrian and bicycle access is also proposed at the corner of Modesto Avenue and San Mateo Boulevard. Additional pedestrian access points are proposed for the northeast and southeast corners of the property that could potentially connect to

future employment uses to the east of the property. These access points are currently shown as view fences on the Site Plan. They will be converted to access gates if and when that is appropriate.

Policy CD7: *Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.*

Internal circulation within the site includes sidewalks and landscaped parkways to encourage walking through the community, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue.

Policy CD8: *Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.*

The proposed project will enable a multi-family development that consists of a mix of apartment building types, nine in total. Furthermore, the proposed project includes a variety of amenities that will cater to the residents of this apartment complex. These amenities, the various building types, and the proposed layout of the project foster a human-scale residential community on the subject property.

Policy CD10: *Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.*

There are nine different residential buildings that make up the proposed Broadstone project including a recreational/leasing building, fitness building, and ramada building. Each building contributes to the human scale by featuring a variety of design elements. Furthermore, the layout of the site encourages pedestrian integration by centrally locating recreational amenities.

RESPONSE TO THE CITY OF ALBUQUERQUE RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

A. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

   Applicant's Response: The proposed zone change from SU-2 for M-1 or C to SU-2/SU-1 for HDR will not jeopardize the health, safety, morals, and general welfare of the City. The proposed zoning will allow residential uses, and this request expands residential options in the area. This project will provide a multi-family residential option in an area that is predominantly single-family, commercial, and manufacturing uses.

B. *Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

   Applicant's Response: Multi-family is a use that has become more prevalent over time, and the need to provide appropriately zoned property

for this use has become more acute. Therefore, we are requesting SU-2/SU-1 for HDR zoning to accommodate the proposed use. The SU-1 designation requires a much higher level of review and provides the opportunity for input.

The existing North I-25 Corporate Center Site Plan for Subdivision calls for mixed office and commercial uses. Prior to this Site Plan, this area accommodated heavy industrial uses. The subject site is fit for a new multi-family development based on the changed conditions of the area as well as the proposed uses based on the North I-25 Corporate Center vision.

Stability of land use and zoning must take into consideration and is established by changed conditions. As part of this request, the applicant is proposing to remove the subject property from the North I-25 Corporate Center Site Plan for Subdivision as the conditions of the immediate and overall community no longer support the need for this site to be restricted to office and commercial uses. There is a high market demand for multi-family development. The location of the proposed project is appropriate for this type of residential development as it is in an area that is nearby neighborhood amenities and an established community. Stability of land use is established through recognition of changed conditions.

C. *A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

Applicant's Response: The proposed change is not in conflict with adopted elements of the Comprehensive Plan rather it furthers several goals and policies related to the Developing Urban area, Developed Landscape, Transportation and Transit, Housing, and Economic Development as discussed above. This project also furthers policies within the North I-25 Sector Development Plan and North Valley Area Plan.

D. *The applicant must demonstrate that the existing zoning is inappropriate because:*

1. *There was an error when the existing zone map pattern was created, or*
2. *Changed neighborhood or community conditions justify the change, or*
3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D1) or (D2) do not apply.*

Applicant's Response: Changed community conditions justify the present zone change request. The existing North I-25 Corporate Center Site Plan for Subdivision calls for mixed office and commercial uses. Prior to this Site Plan, this area accommodated heavy industrial uses. The subject site is fit for a new multi-family development based on the changed conditions of the area as well as the proposed uses based on the North I-25 Corporate Center vision.

The need for multi-family housing has increased and will continue to increase as the millennials and "baby boomer" preferences shift to multi-residential. The Urban Land Institute recently released a study that suggests

59 percent of new household formation over the next 15 years will be renters, which will cause an even bigger surge in the demand for multi-family rental housing. To meet this changed condition and the growing demand, the City must address the availability of the supply. Albuquerque's apartment vacancy rate is at a low 3.3 percent, according to the Albuquerque Business Journal. The proposed development, and others like it, is a step towards preparing the City to meet current and future rental housing demands. This project addresses national and local changed market and demographic conditions and will enable the City to adapt effectively ensure that we are meeting the needs and desires of local residents in regard to the availability of multi-family housing options.

The Comprehensive Plan has also changed with policies that stress infill development along corridors that are served by transit and the coordination between land use and transportation. Such policies are furthered by the proposed project, as previously explained in the Comprehensive Plan policy analysis.

The current zone change request will allow a multi-family development, which is more advantageous to the community than industrial uses. There is a growing demand for multi-family housing and the proposed project will meet this demand by providing a high quality facility in a location that is ideal for development of this scale.

E. *A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

Applicant's Response: The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The property is currently vacant and currently zoned for office and commercial uses. The proposed zone and permissive uses would allow a multi-family development. This would not be harmful to the adjacent properties or neighborhood. Furthermore, the uses allowed by the proposed zoning would be site plan controlled by the SU-1 designation. This will allow control over the permitted useson the site as well as the site's design features. Furthermore, the location of the property is in an area that is contiguous to existing amenities and services such as Wildflower Park (located southwest of the property), Central New Mexico Community College (located two blocks south of the property along Eagle Rock Avenue), as well as a gas station/convenience store and restaurant.

The property east of and adjacent to the subject lot is zoned SU-2 for M-1 or RC. According to the North I-25 Regional Commercial Setback Requirements, this M-1/RC property is required to have a minimum front setback of 15 feet. The M-1 zone also requires a minimum 10 foot front setback from the front lot line of a facing lot in a residential zone. The proposed multi-family development and accompanying Site Plan indicate that the subject property has a 5 foot front yard setback. Notably, the parking on the site also provides a buffer from the proposed apartments of 38 feet. The proposed buffer will provide protection on the east side of the property from any potential negative uses. Furthermore, the Site Plan also

provides a 10 foot buffer and provides for an improved access to the PNM substation on the north side of the property.

F. *A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditure by the city may be:*

1. *Denied due to lack of capital funds; or*
2. *Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill redevelopment property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Extension of these services will be the responsibility of the developer.

G. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. This multi-family project will provide more housing choices in an area of Albuquerque currently unserved by multi-family living facilities.

H. *Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

Applicant's Response: While the current request is for apartments, the proposed project furthers multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. This zone change seeks to retain the neighborhood commercial feel of the existing land uses zoning, while providing on a multifamily option that is not widely available in this surrounding area.

I. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

1. *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*

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

Applicant's Response: The zone change request to SU-2/SU-1 for HDR is a spot zone; however, it helps realize goals contained in the Comprehensive Plan. Further, multi-family project will create a variety of living options in an area that is predominantly served by single-family residents. The proposed

multi-family use also provides an appropriate transition to the adjacent North I-25 Corporate Center proposed mixed office and commercial uses.

J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:*

1. *The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*

2. *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

Applicant's Response: The present zone change request is not considered "strip commercial zoning". The proposed use is a self-contained gated residential community that is not linearly oriented to an adjacent roadway.

CONCLUSION

In conclusion, these requests for a Zone Map Amendment, Site Plan for Subdivision Amendment, and a Site Plans for Building Permit are beneficial to the community because they will facilitate the provision of residential options and much needed residential, communal, and recreational space for Albuquerque's population that is looking for multi-family living options. This project will provide options for those looking to downsize, those looking to rent rather than buy a home, and millennials starting their career.

This project is appropriate for the area, would be an excellent neighbor to the surrounding neighborhoods, and would further multiple goals and policies of the Comprehensive Plan relating to the Developing Urban area, Developed Landscape, Transportation and Transit, Housing, Economic Development, etc. This is an infill project with excellent access to existing services.

The applicant, North I-25 Corporate Center, LLC, c/o Titan Development, is proposing an infill development on a former landfill. This project helps to fulfill the property owner's goal in providing a variety of housing types and densities that will complement existing and future uses.

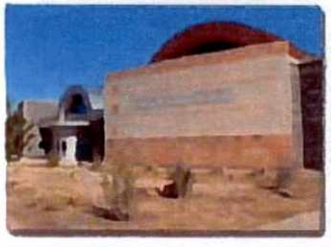
We respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment, Site Plan for Subdivision Amendment, and Site Plan for Building Permit. Thank you for your consideration.

Sincerely,

James K. Strozier, AICP
Principal

Sector Plan Map Amendment to pages 18 & 24.

NORTH I-25 Sector Plan



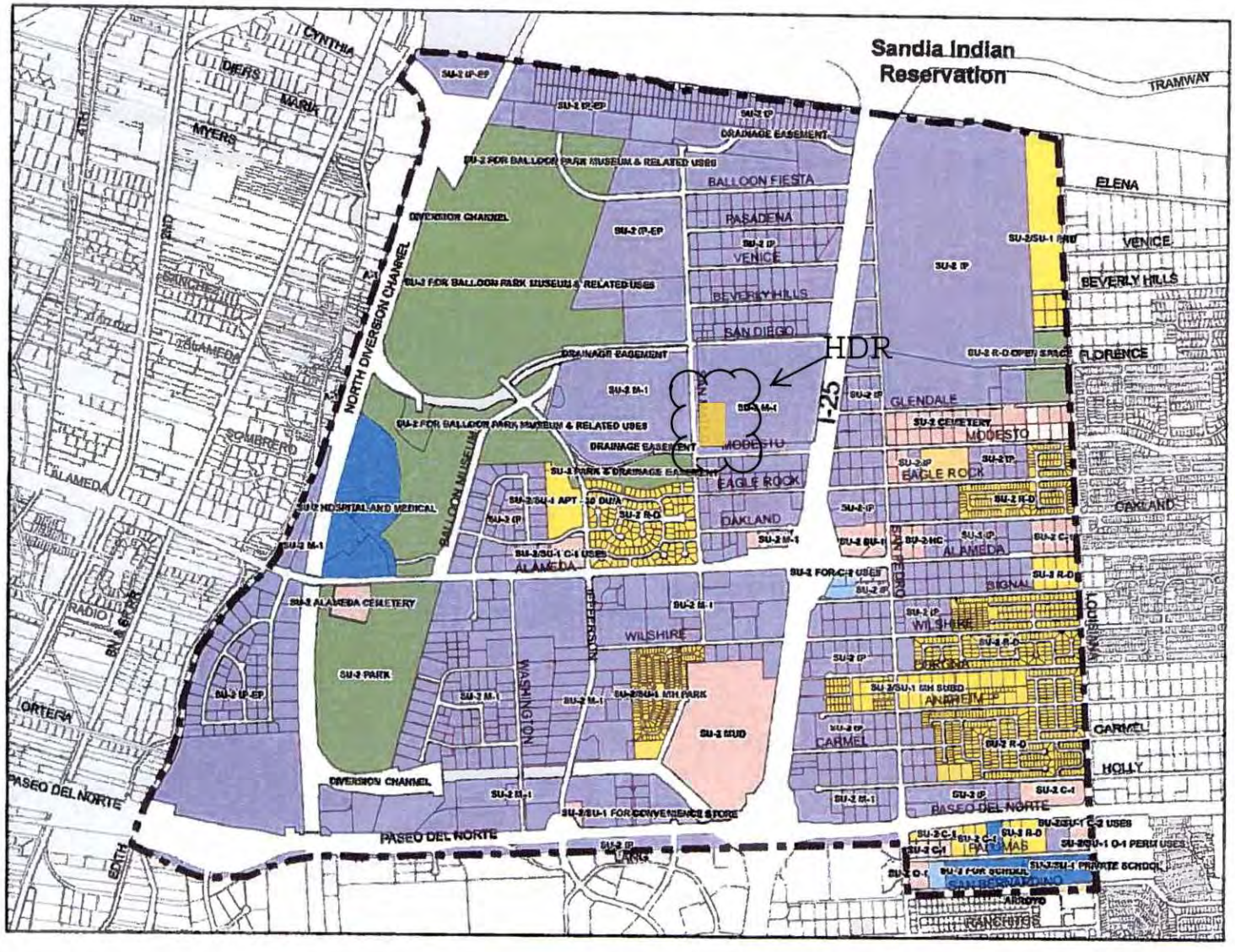


Figure 7

Zoning in Sector Plan Area

Legend

- Plan Boundary
- Commercial
- Industrial/Wholesale/ Manufacturing
- Institutional
- Office
- Open Space
- Residential
- Agriculture
- Utilities

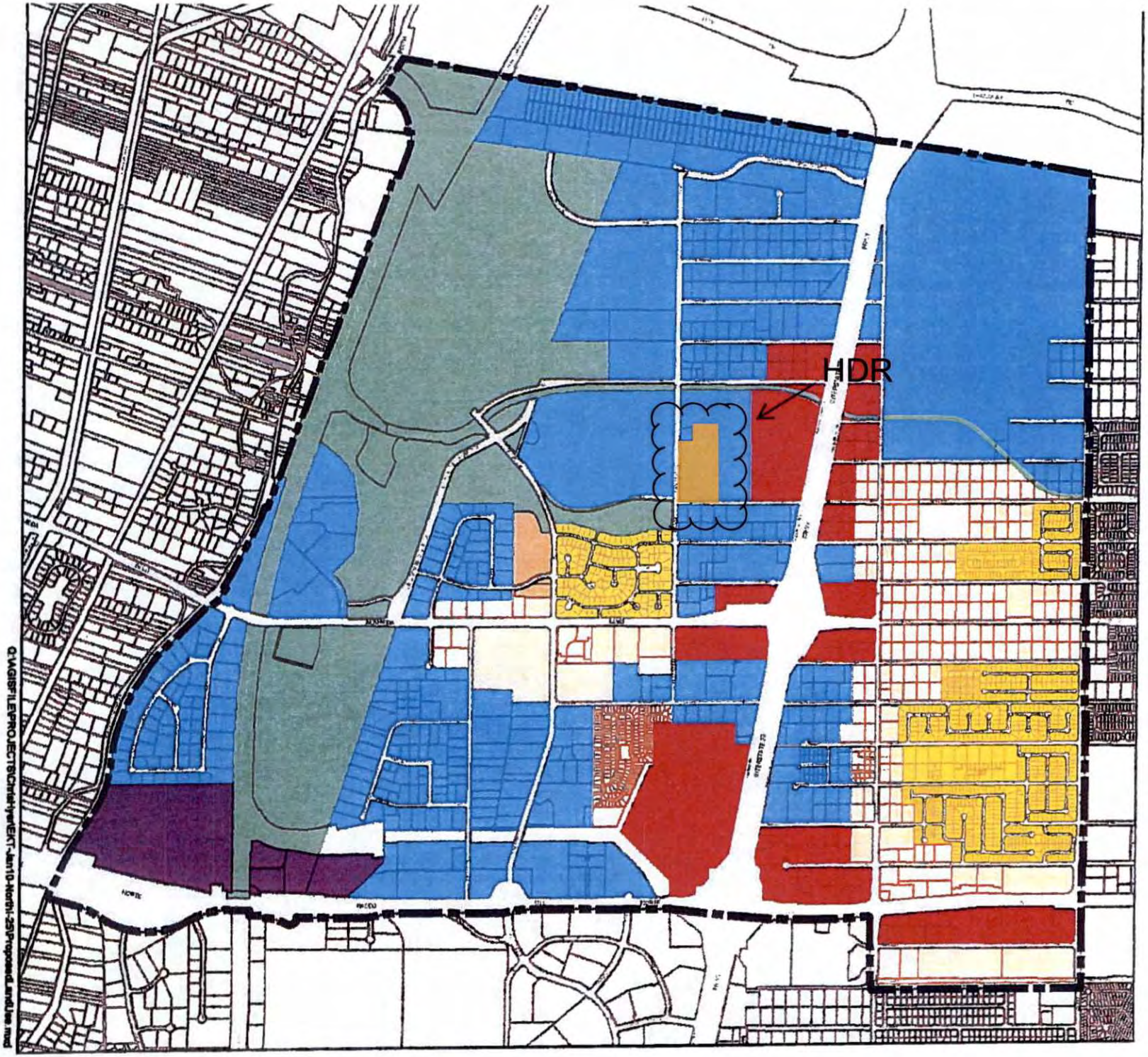


Figure 10

LAND USE DISTRICT OVERLAY

Gould, Maggie S.

From: Sandoval, Gary L.
Sent: Wednesday, January 06, 2016 12:40 PM
To: Jim Strozier; Gould, Maggie S.
Cc: Malak Hakim; 'Josh R. Rogers (Josh) (jrogers@titan-development.com)'; Brian Patterson; 'Kurt Browning (kbrowning@titan-development.com)'
Subject: RE: Resolution of Transportation Comments and Updated Exhibits

These changes are acceptable for the Site Development Plan for Building Permit. Thank you gentlemen.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

From: Jim Strozier [mailto:cp@consensusplanning.com]
Sent: Wednesday, January 06, 2016 12:18 PM
To: Gould, Maggie S.; Sandoval, Gary L.
Cc: Malak Hakim; 'Josh R. Rogers (Josh) (jrogers@titan-development.com)'; Brian Patterson; 'Kurt Browning (kbrowning@titan-development.com)'
Subject: Resolution of Transportation Comments and Updated Exhibits

Maggie,

We met with Gary Sandoval on Monday to review his comments and the draft sidewalk width exhibit and details. Based on this meeting, we have made changes (see attached) and would like to propose a condition to address these changes.

Gary,

Please review and confirm that these exhibits reflect our meeting.

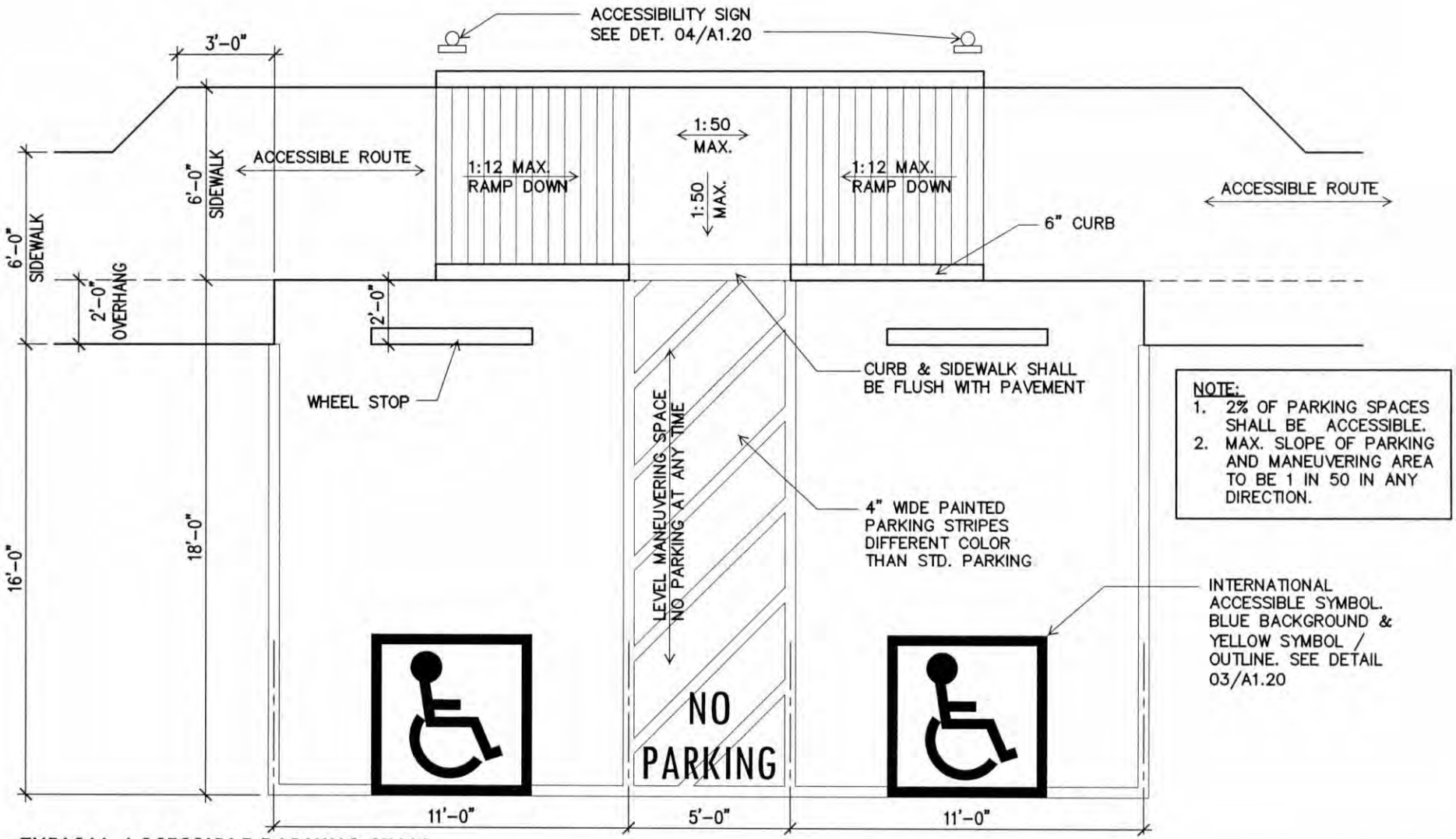
If these changes are acceptable, I would like to propose the following condition for the Site Development Plan for Building Permit:

"The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicap parking details as presented at the hearing and as reviewed and as reviewed and approved by City Transportation."

Let me know if you have any questions or concerns. Thank you.

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

Follow us on



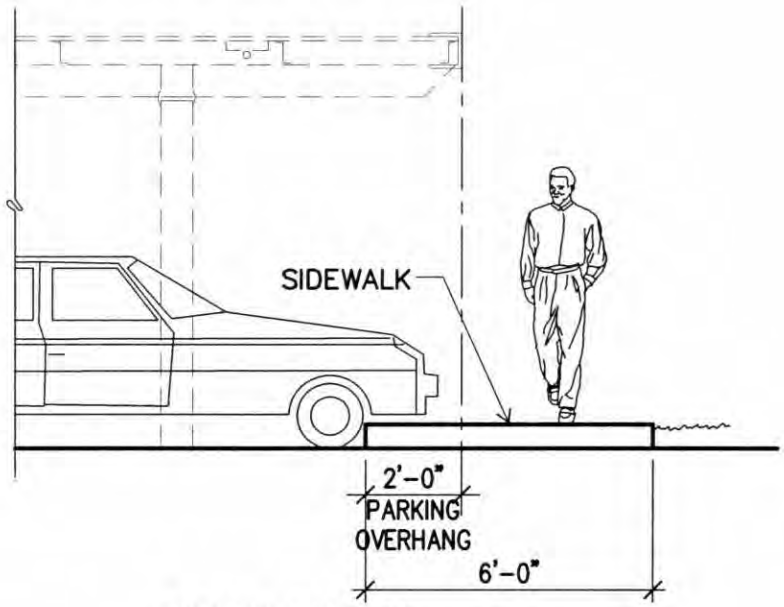
NOTE:
1. 2% OF PARKING SPACES SHALL BE ACCESSIBLE.
2. MAX. SLOPE OF PARKING AND MANEUVERING AREA TO BE 1 IN 50 IN ANY DIRECTION.

PLANS FOR ALK WIDTH

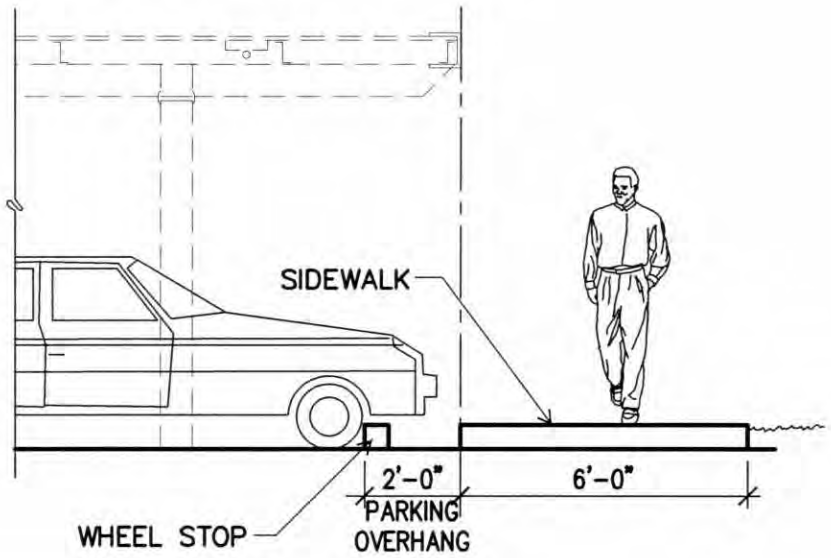
TYPICAL ACCESSIBLE PARKING STALL

05

SCALE: 1/4" = 1'-0"



TYPICAL PARKING

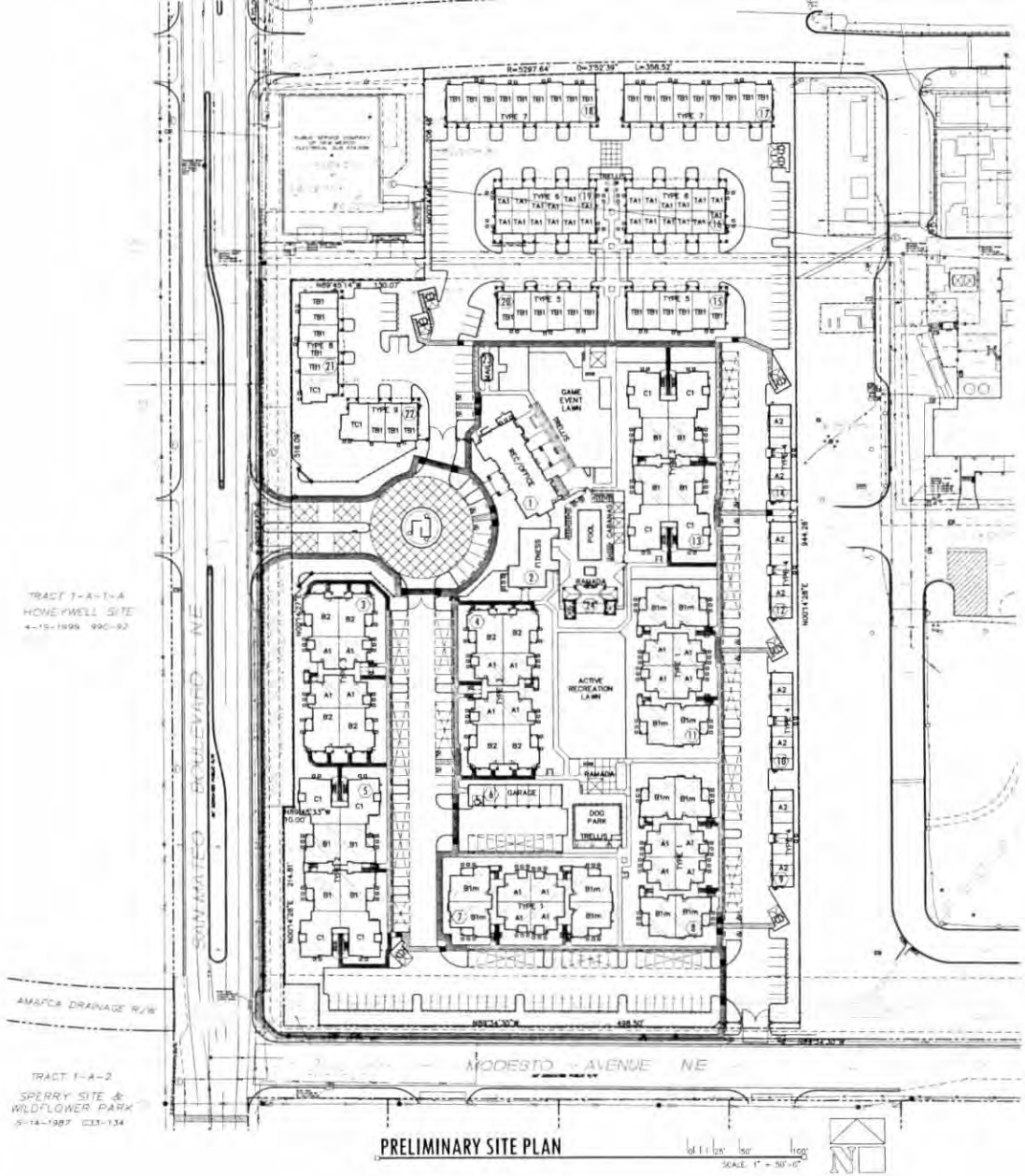


AT ACCESSIBLE PARKING

09

SIDEWALK AT PARKING

SCALE: 1/4" = 1'-0"



PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

VICINITY MAP

NOT TO SCALE

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com
RICH BARBER
NO. 2296

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

AGENCY COMMENT – 6' SIDEWALK
PROPOSED – NO CHANGE

AGENCY COMMENT – 6' SIDEWALK DETACH 24" FROM CURB
PROPOSED – 6' SIDEWALK ATTACHED TO CURB

AGENCY COMMENT – 6' SIDEWALK ACCESS TO BUILDINGS
PROPOSED – 4' SIDEWALK

AGENCY COMMENT – 4' SIDEWALK INTERIOR SITE
PROPOSED – NO CHANGE

BUILDINGS DIMENSIONS

BUILDING	FRONT DIMENSION	SIDE DIMENSION
REC/OFFICE	96'-8"	59'-8"
MAIL	26'-6"	10'-8"
FITNESS	58'-2"	48'-9"
MAIN RAMADA	51'-0"	32'-0"
SMALL RAMADA	15'-0"	15'-0"
TYPE 1	157'-4"	68'-8"
TYPE 2	174'-10"	79'-8"
TYPE 3	156'-0"	68'-8"
TYPE 4	94'-8"	21'-0"
TYPE 5	99'-8"	44'-8"
TYPE 6	99'-0"	63'-10"
TYPE 7	141'-6"	44'-8"
TYPE 8	110'-2"	44'-8"
TYPE 9	78'-2"	43'-8"

DATE: JANUARY 06, 2016 ORB #: 15-212

SIDEWALK VARIANCE EXHIBIT

NOTIFICATION &
NEIGHBORHOOD INFORMATION

ATTACHMENT A

(EPC SUBMITTAL) – TRACT 1, NORTH I-25 CORPORAE CENTER, LOCATED ON MODESTO AVENUE NE BETWEEN INTERSTATE 25 AND SAN MATEO BOULEVARD NE zone map **B-18** for Malak Hakim, Consensus Planning, Inc.

WILDFLOWER AREA N.A. "R"
***Larry T. Caudill**
4915 Watercress NE/87113 857-0596 (h)
Tony Perry
4909 Watercress NE/87113 797-7098 (h)

DISTRICT 4 COALITION OF N.A.'S
***Michael Pridham**
6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)
Robert Stetson
7112-154 Pan American Freeway NE/87109 440-7701 (c),

NORTH VALLEY COALITION
Kyle Silfer
P.O. Box 70232/87197 918-0978 (c)
Doyle Kimbrough
2327 Campbell Rd. NW/87104 249-0938 (h)

***President of NA/HOA/Coalition**

Typical

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 3, 2015

Larry T. Caudill
4915 Watercress NE
Albuquerque, NM 87113

Tony Perry
4909 Watercress NE
Albuquerque, NM 87113

Dear Mr. Caudill and Mr. Perry:

This letter is notification to you and the Wildflower Area Neighborhood Association that Consensus Planning has submitted a multi-part request for an Amendment to the Site Plan for Subdivision, a Zone Map Amendment, a Sector Plan Map Amendment, and a Site Plan for Building Permit. The applicant is Urban Partners, LLC c/o Titan Development. The EPC hearing will be on January 14, 2016 starting at 8:30 am in the hearing room located in the basement of the Plaza del Sol building, 600 N. 2nd Street NW.

The subject property is 9.96 acres and is located at Modesto Avenue, east of San Mateo Boulevard and is legally described as a portion of Tract 1, North I-25 Corporate Center.

The following is a description of the multi-part request:

1) **Site Plan for Subdivision Amendment** – The existing North I-25 Corporate Center Site Plan for Subdivision was approved by the EPC in March of 2010. The approved Site Plan identifies 21 tracts designated for office, retail, restaurant, and hotel uses as well as private easements and internal circulation. The current application proposes to amend the Site Plan and remove the 9.96 subject property from the North I-25 Corporate Center Site Plan. This involves a reconfiguration of the remaining tracts as well as the private roadways. No other changes are proposed at this time.

2) **Zone Map Amendment** – Urban Partners, LLC is proposing to change the zoning from SU-2 for M-1 or C to SU-2/SU-1 for High Density Residential (HDR), per the North I-25 Sector Plan zoning description.

3) **Sector Plan Map Amendment** – In order to accommodate the proposed multi-family use, a Sector Plan Amendment is required to the North I-25 Sector Plan "Zoning in the Sector Plan Area" Map located on page 18 and the "proposed Land Use Plan" Map located on page 25. The change will be for Commerce (C) to High Density Residential (HDR).

4) **Site Development Plan for Building Permit** – Urban Partners, LLC is proposing to build multi-family residential on the southeast portion of Tract 1, an approximate 9.96 acre property.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

CONSENSUS PLANNING

If you have any questions, would like to meet, or desire any additional information, please do not hesitate to contact me at 764-9801 or via email at cp@consensusplanning.com.

Sincerely,

James K Strozier, AICP
Principal

Att: Zone Atlas Map, Proposed Broadstone Site Plan and Landscape Plan, and Example Colored Elevation Exhibits

7013 1090 0000 8258 1872

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$1.42
	$7.67

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Postmark Here
12/03/2015

Sent To: Larry T. Caudill
Street, Apt. No.; or PO Box No.: 4915 Watercress NE
City, State, ZIP+4: Abq. NM 87113

PS Form 3800, August 2006 — See Reverse for Instructions

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	$7.67

0101 03
Postmark Here
12/03/2015

Sent To: Kyle Silfer
Street, Apt. No.; or PO Box No.: P.O. Box 70232
City, State, ZIP+4: Abq. NM 87197

PS Form 3800, August 2006 — See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$1.42
	$7.67

0101 03
Postmark Here
12/03/2015

Sent To: Tony Perry
Street, Apt. No.; or PO Box No.: 4909 Watercress NE
City, State, ZIP+4: Abq. NM 87113

PS Form 3800, August 2006 — See Reverse for Instructio

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$1.42
	$7.67

0101 03
Postmark Here
12/03/2015

Sent To: Doyle Kimbrough
Street, Apt. No.; or PO Box No.: 2327 Campbell Rd. NW
City, State, ZIP+4: Abq. NM 87104

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Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$1.42
	$7.67

0101 03
Postmark Here
12/03/2015

Sent To: Michael Pridham
Street, Apt. No.; or PO Box No.: 6413 Northland Ave
City, State, ZIP+4: Abq. NM 87109

PS Form 3800, August 2006 — See Reverse for Instructio

TRANE

January 4, 2016

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of support for N-I25 – Titan Broadstone

Dear Chairman Nicholls and Commissioners,

Trane U.S. Inc. is in full support for the Titan Broadstone project located at San Mateo and Modesto. As an employer directly adjacent the subject site, we are confident the residential development planned by Titan will transform the underutilized I-25 parcel, and improve property values for area residents. Moreover, we have firsthand knowledge of the fine quality of Titan's construction, as our office building was constructed by Titan.

We look forward to the continued in-fill development in our district, and the retail, restaurants and service amenities which will undoubtedly follow on heels of this development project.

We fully support the Titan Broadstone project and any approvals it needs to be completed.

Sincerely,

Peter Hugenroth, Area Manager
Trane U.S. Inc.

BOSQUE BREWING CO.

8900 San Mateo Blvd. NE, Ste. I
Albuquerque, NM 87113

T: 505.280.3397
E: Jotham@bosquebrewing.com

December 17, 2015

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of support for N-I25 – Titan Broadstone

Dear Chairman Nicholls and Commissioners,

I, Jotham Michnovicz, acting as representative and partner of Bosque Brewing Co. would like to voice my support for the proposed 224-unit multifamily project from Titan Development located on San Mateo and Modesto. An influx of 400 or more residents within walking distance of our establishment would greatly benefit our business. It will provide new clientele and help create a more attractive neighborhood environment for our business and surrounding businesses.

Since our opening in October 2012, we have developed a loyal customer base from surrounding businesses and neighborhoods, including the Wildflower Neighborhood, and have built a local business that the neighbors love. We have no doubt that the residents of Titan Development's new multifamily project will have the same affinity for Bosque Brewing Co., especially considering our proximity to the proposed development.

We have been on an aggressive growth trajectory and having additional residents at our doorstep will fuel continued growth and create new jobs for the City of Albuquerque. Our San Mateo taproom/ brewery is currently under construction to double the dining area; new residents nearby will help fill those additional seats.

I ask you to approve this project to improve our neighborhood and help drive the success of this and other local business. Multifamily development similar to the proposed project can be transformative for a neighborhood and we support the project.

Thank you,

Jotham Michnovicz
Partner of Bosque Brewing Co.

1000315

PRESBYTERIAN

Presbyterian Healthcare Services
P.O. Box 26666
Albuquerque, NM 87125-6666
Phone: (505) 841-1234
www.phs.org

December 24, 2015

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of support for N-I25 – Titan Broadstone Northpoint

Dear Chairman Nicholls and Commissioners,

Presbyterian Healthcare Services (PHS) would like to voice their support for the Titan Broadstone project proposed at San Mateo and Modesto. As one of the largest employers in the area, having a large multifamily project in close proximity will give our 2,000 daily employees a place to live within walking distance of their work. Presbyterian believes this project will be an additional catalyst for development in the area and promote additional positive transformation.

Presbyterian believes this will be a good project for this area and the surrounding neighborhoods. Our employees would appreciate having new development in the area that could bring in future amenities like retailers and restaurants. The entire business park north of Alameda has a few places to eat, shop and for entertainment. The Titan Broadstone project will bring in approximately 400 residents to the area which would be a catalyst for future amenities in the area.

We fully support this zone change and the project.

Thank You,

Clay Holderman,
COO Presbyterian Healthcare Services

JRI/lcv

HB
CONSTRUCTION
Passion. Community. Trust.

December 29, 2015

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of support for N-I25 – Titan Broadstone

Dear Chairman Nicholls and Commissioners,

HB Construction is in full support for the Titan Broadstone project located at San Mateo and Modesto. HB is an employer in the adjacent area, and bringing in a large residential complex will help the area continue its build-out. Adding dense apartments to the district will create a mix of uses which will be beneficial to bringing in much needed new amenities such as retail, restaurants, and services.

HB Construction has called North I-25 home for many years and continuing the development of this district is crucial to the future success of the business park. This area is sorely lacking in amenities and we believe additional residents will be a great fit for this district.

We fully support the Titan Broadstone project and any approvals it needs to be completed.

Thank you,

Jason Harrington

Jason Harrington
President & CEO
HB Construction

HB Construction Headquarters
5301 Beverly Hills Ave. NE
Albuquerque, NM 87113
Phone: (505) 836-0404
Fax: (505) 856-0480

Hobbs Office
726 E. Michigan Street
Suite 405
Hobbs, NM 88240
Phone: (505) 856-0414
Fax: (505) 856-0480

Lubbock Office
3423 S. Loop 289
Suite 240B
Lubbock, TX 79423
Phone: (806) 702-4957
Fax: (806) 368-5629

www.hbconstruction.com

I-25 Studios, LLC
9201 Pan American Freeway NE
Albuquerque, NM 87113

January 4, 2016

Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of support for N-I25 – Titan Broadstone

Dear Chairman Nicholls and Commissioners,

Oh behalf of I-25 Studios, I would like to register full support for the Titan Broadstone project located at San Mateo and Modesto. As an area business for the better part of the last decade, I-25 Studios welcomes the proposed multifamily project. The added housing options for the area businesses along with the aesthetically pleasing transformation of the existing site will be a significant benefit.

I-25 Studios believes this project will immediately enhance the synergy of the area and improve the ability of the business park to attract new service and restaurant options. Continued development is essential to future success of all of the area businesses and immediate community.

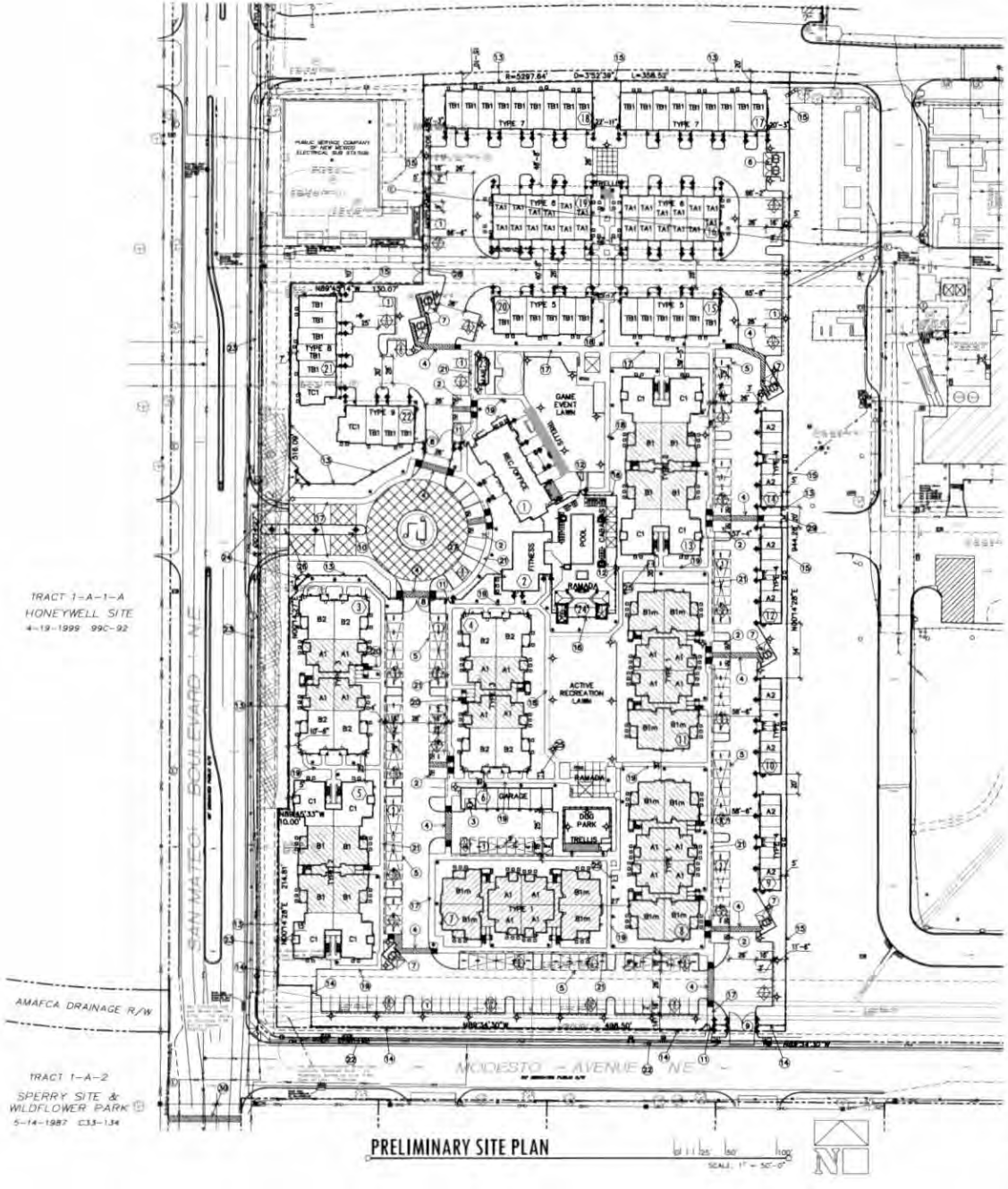
We are in complete support of the Titan Broadstone project.

Thank you,

Rick Clemente
CEO I-25 Studios

Rick Clemente, CEO | O: (505) 822-7115 | M: (505) 688-4148 | E: rick@I-25studios.com

SITE PLAN REDUCTIONS



PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

DEVELOPMENT DATA

NET SITE AREA:
9.9924 ACRES (435,267 S.F.)

ZONING
CURRENT: SU-2/SU-1 FOR HDR

BUILDING HEIGHT
PROVIDED: 37 FEET

DENSITY
PROPOSED: 22.42 DU/ACRE

SETBACKS PROVIDED

	SIDE (N)	REAR (W)	SIDE (S)	FRONT (E)
BUILDINGS	15'	5'	67'	5'
PARKING	NA	5'	14'	38'

VICINITY MAP
NOT TO SCALE

UNIT MIX

	UNIT TYPE												UNITS/	NO.	TOTAL
	A1	A2	B1	B1m	B2.1	B2.2	C1	TA1	TB1	TC1			BLDG	BLDGS	UNITS
LIVABLE	736	963	1,105	1,085	1,086	1,197	1,314	679	1,242	1,559					
STOR/GAR	33	247	21	21	40	21	30	290	501	501					
PAT/BAL	68	15	90	90	90	90	56	56	56	130					
BLDG TYPE 1	12				12								24	3	72
BLDG TYPE 2		12					8						20	2	40
BLDG TYPE 3	12				4	4							20	2	40
BLDG TYPE 4		2											2	4	8
BLDG TYPE 5										6			6	2	12
BLDG TYPE 6								12					12	2	24
BLDG TYPE 7										9			9	2	18
BLDG TYPE 8									5	1			6	1	6
BLDG TYPE 9									3	1	4		1	4	4
TOTAL	60	8	24	36	8	8	16	24	38	2			19		224

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU's	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	82	32,800	
2 BEDROOM	500	114	57,000	
3 BEDROOM	800	18	10,800	
PROVIDED SITE OPEN SPACE				180,184
PROVIDED BALCONY PRIVATE OPEN SPACE				15,716
TOTAL (excess of 81,300 SF)		224	104,600	195,900

PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
UNIT A1, A2, TA1 < 1,000 SF 82 - 1 BR / 1 BATH	1.5 / 1	138
UNIT B1, B2, TB1 > 1,000 SF 114 - 2 BR / 2 BATH	2 / 2	228
UNIT C1 > 1,000 SF 16 - 3 BR / 2 BATH	2 / 2	32
UNIT TC1 > 1,000 SF 2 - 3 BR / 3 BATH	2 / 3	6
PARKING SPACES REQUIRED		404
SUNSET REDUCTION (10%)		-40
Total Parking Spaces Required		364
OPEN PARKING PROVIDED		120
CARPORT PARKING PROVIDED		122
GARAGE PARKING PROVIDED		143
TANDEM OPEN (Provided but NOT to parking ratio)		68
Total Parking Provided		385
Accessible Parking Required		12
OPEN ACCESSIBLE PARKING PROVIDED		8
CARPORT ACCESSIBLE PARKING PROVIDED		4
GARAGE ACCESSIBLE PARKING PROVIDED		1
Total Accessible Parking Provided		13
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)		112
GARAGE		103
BICYCLE RACK		10
Total Bicycle Parking Provided		113

KEYNOTES

1. 9'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A2.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A2.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 08/A2.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A2.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A2.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A3.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A3. PROVIDE KEY BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A3.
12. POOL GATE, SEE DETAIL 24/A3.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A3.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A3.
15. CMU PERIMETER WALL, SEE DETAIL 18/A3.
16. WROUGHT IRON POOL FENCE, SEE DETAIL 18/A3.
17. 8' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. 5' SIDEWALK, MAIN INTERIOR CONNECTION.
19. 4' SIDEWALK, TYPICAL ON SITE.
20. 7'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 8' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 08/A2.
22. 8' SIDEWALK DETACHED 4' FROM STREET CURB AT MODESTO AVE.
23. 8' SIDEWALK DETACH 8' FROM STREET CURB AT SAN MATEO BLVD.
24. MONUMENT SIGN, SEE DETAIL 29/A3.
25. BICYCLE PARKING RACK FOR 8 BICYCLES, SEE DETAIL 30/A3.
26. FLAG POLE.
27. POOL EQUIPMENT AT FITNESS BLDG.
28. EASEMENT ACCESS GATE.
29. FUTURE PEDESTRIAN GATE CONNECTION TO FUTURE COMMERCIAL DEVELOPMENT TO THE EAST.
30. POTENTIAL STREET CROSSING WITH ENHANCED PAVING TO BE COORDINATED WITH CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT.

LEGEND

- — — — DENOTES PROPERTY LINE
- (1) BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- NO. OF PARKING SPACES / NO. OF COVERED SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT.
- TYPE 'SB'. 12' TALL POLE LIGHT.
- TYPE 'SC'. 8' TALL POST TOP LIGHT.
- TYPE 'SD'. 42" HIGH BOLLARD LIGHT.
- TYPE 'SE'. CARPORT LIGHT.
- TYPE 'SF'. WALL SCONCE AT +6'-8" B.O.F. ADA COMPLIANT.
- TYPE 'SG'. FLUORESCENT UPLIGHT.

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

LTC Office of Rich Barber Architecture, ORB

WorldHQ@ORBArch.com

NEW MEXICO RICH BARBER NO. 7395 REGISTERED ARCHITECT

TITAN DEVELOPMENT

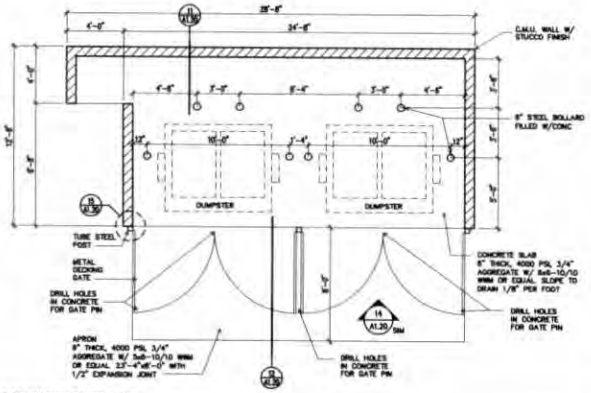
ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1, 2015 ORB # 15-212

A1 of 18

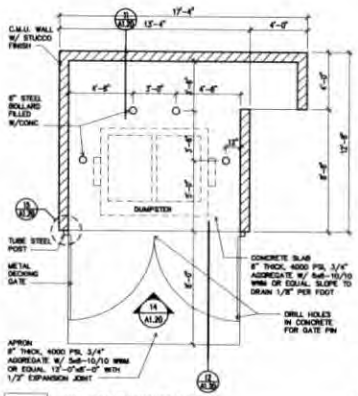
SITE PLAN PRELIMINARY

FILE: \Jobs\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 A110 Site Plan.dwg, USER: Eric DATE: Dec. 03, 2015 TIME: 11:19 am



13 DOUBLE TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

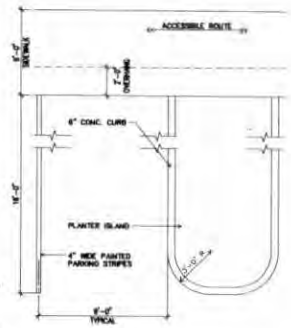


07 SINGLE TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

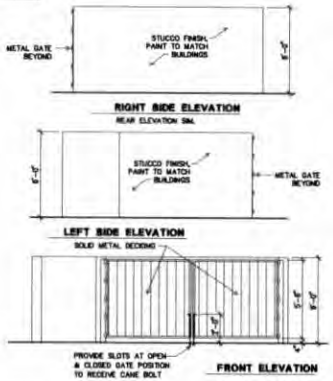
04 ACCESSIBLE PARKING SIGN

NOT TO SCALE



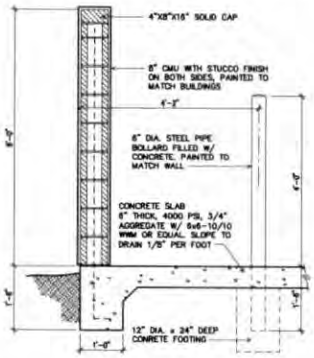
01 TYPICAL PARKING STALL WITH ISLAND

SCALE: 1/4" = 1'-0"



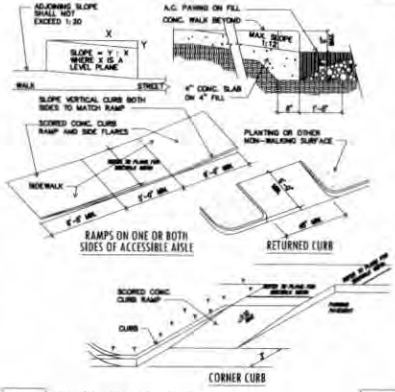
14 REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



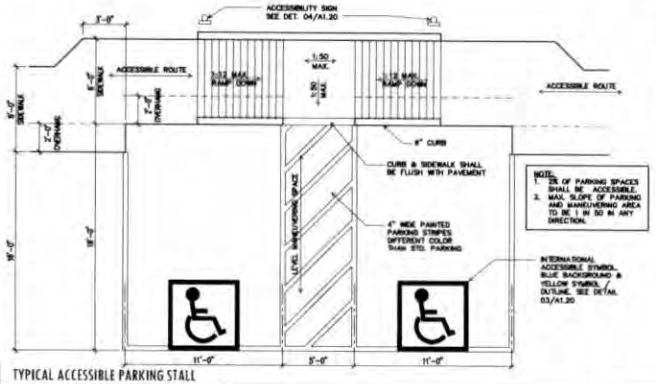
11 TRASH ENCLOSURE WALL

SCALE: 3/4" = 1'-0"



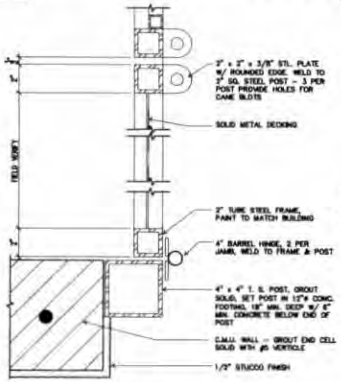
08 TYPICAL ACCESSIBLE RAMP

NOT TO SCALE



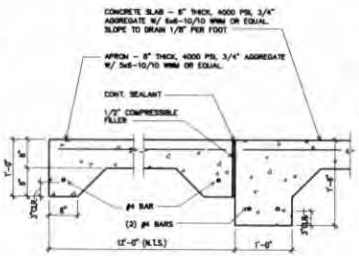
05 TYPICAL ACCESSIBLE PARKING STALL

SCALE: 1/4" = 1'-0"



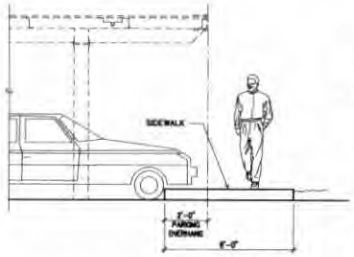
15 TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"



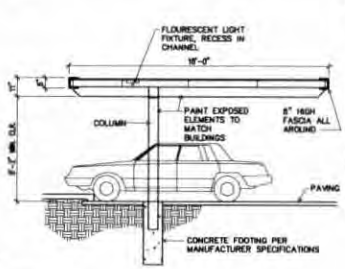
12 REFUSE ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"



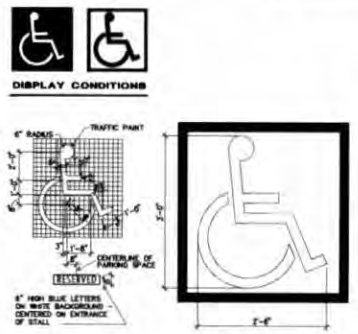
09 SIDEWALK AT PARKING

SCALE: 3/8" = 1'-0"



06 CARPORT DETAIL

SCALE: 1/4" = 1'-0"



03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOT TO SCALE

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

RICH BARBER NO. 13795

TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

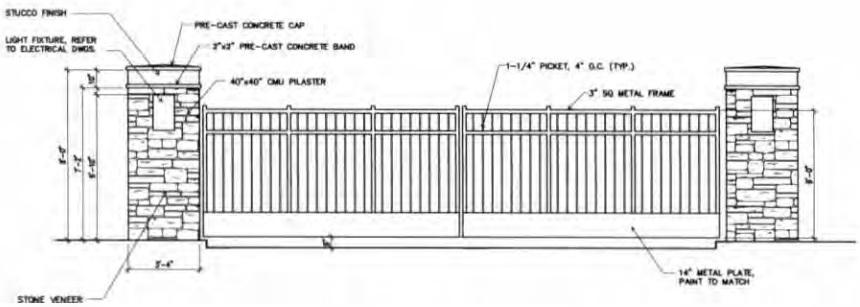
NOTES:

1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL THESE DRAWINGS ARE ARCHITECTURAL ONLY.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

DATE: DECEMBER 1, 2015 ORB #: 15-212

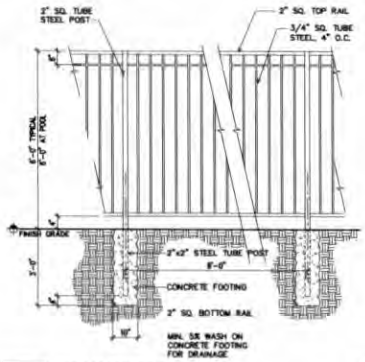
SITE DETAILS 01 - 15

(FILE) T:\Jobs\ORB Jobs\15-212_Titan_Northpoint\CAD Files\Preliminary\13072 A120 Site Details.dwg USER: jbw DATE: Dec. 01 2015 TIME: 11:43 am



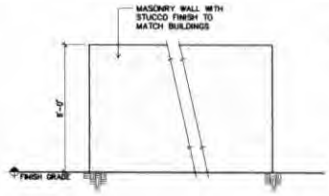
28 VEHICULAR ENTRY GATE

SCALE: 3/8" = 1'-0"



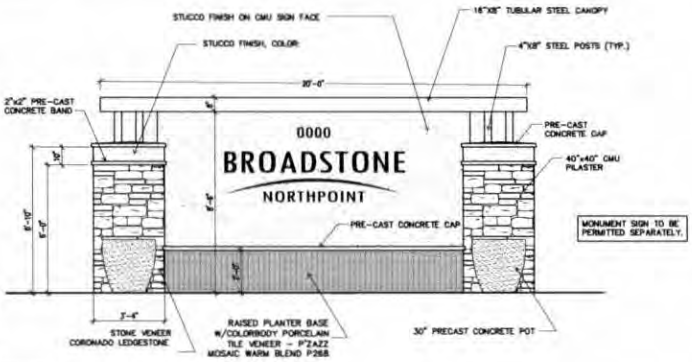
19 TUBULAR STEEL FENCE

SCALE: 1/2" = 1'-0"



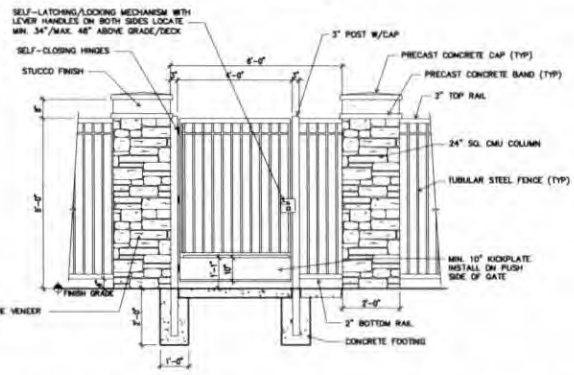
16 PERIMETER MASONRY WALL

SCALE: 3/8" = 1'-0"



29 ENTRY MONUMENT ELEVATION

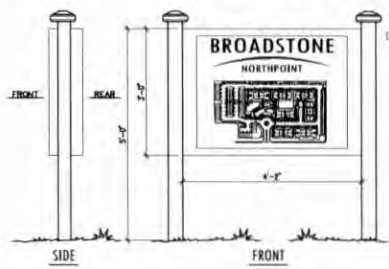
SCALE: 3/8" = 1'-0"



23 PEDESTRIAN ENTRY GATE

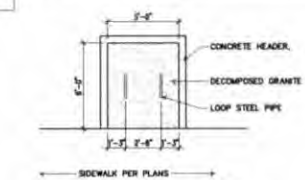
SCALE: 1/2" = 1'-0"

NOTES:
- INTERNALLY ILLUMINATED SITE MAP DIRECTORY
- FACE IS CONTRASTING (3) COLOR SOOTHPAINT LAMINATED TO WHITE OR CLEAR ACRYLIC BACKER WITH OUTER PROTECTIVE FACE, SHOWING BUILDING AND UNIT LOCATIONS.
- PAINTED CABINET IS CONSTRUCTED OF EXTRUDED ALUMINUM WITH (3) 48" HORIZONTAL LAMPS AND (1) HD BALLAST MOUNTED BETWEEN TWO 4" SQUARE WOOD POSTS WITH TOP FINISH CAPS.
- PRIMARY ELECTRIC (120v) SUPPLIED BY OTHERS.



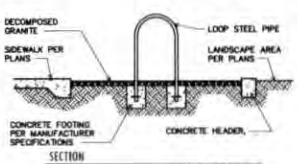
17 SITE DIRECTORY MAP

NOT TO SCALE



PLAN VIEW
4 BICYCLE PARKING

SCALE: 1/4"=1'-0"

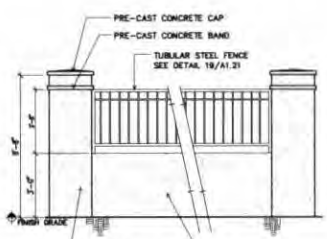


SECTION

SCALE: 1/2"=1'-0"

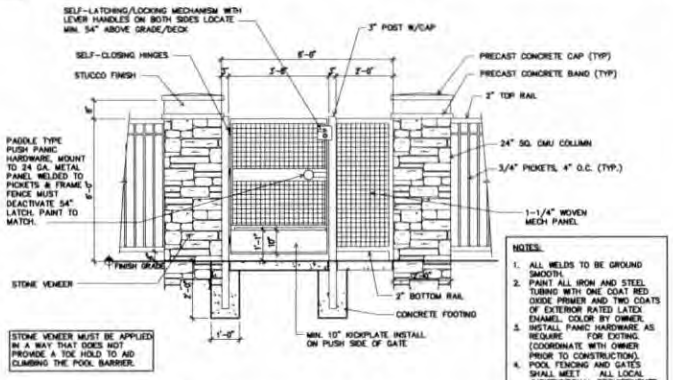
30 BICYCLE PARKING

SCALE: AS NOTED



27 PILASTER AT CMU/TUBULAR COMBO FENCE

SCALE: 3/8" = 1'-0"

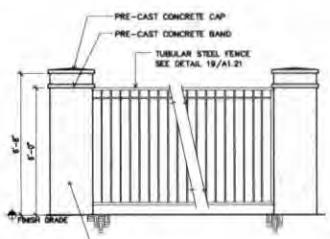


STONE VENEER MUST BE APPLIED IN A WAY THAT DOES NOT PROVIDE A TOE HOLD TO AID CLIMBING THE POOL BARRIER.

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH.
2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER.
3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING. (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION).
4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTIONAL REQUIREMENTS.

24 PEDESTRIAN ENTRY GATE AT POOL FENCE

SCALE: 1/2" = 1'-0"



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE

SCALE: 3/8" = 1'-0"

NOTES:
1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION, TYPICAL. THESE DRAWINGS ARE ARCHITECTURAL ONLY.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

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RICH BARBER NO. 7295

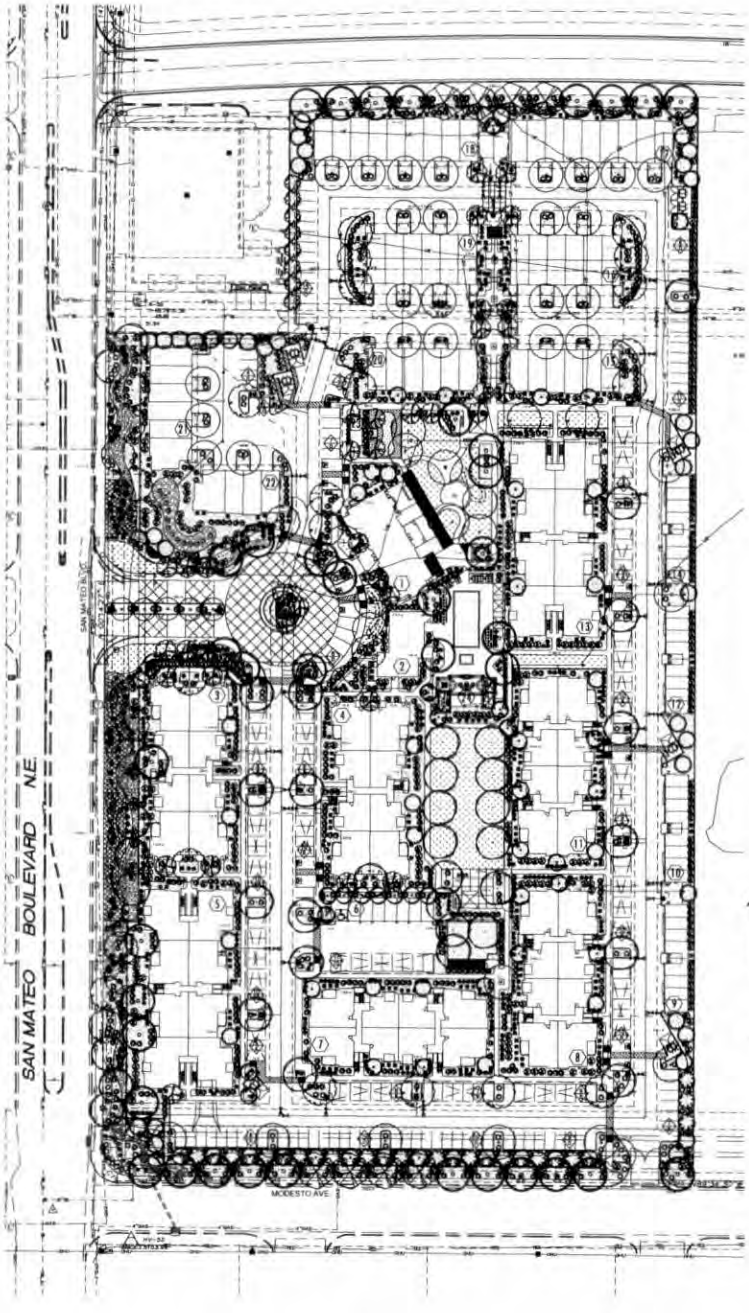
TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1, 2015 ORB # 15-213

A3 of 18

SITE DETAILS
16 - 30

FILE: I:\Orb\2015 Job Files\15-213_Titan_Northpoint\CAD Files\Preliminary\15213 A121 Site Details.dwg, USER: jon DATE: Dec. 01 2015 TIME: 04:28 pm



MATERIALS LEGEND

- BROWN CRUSHER FINES
- 3/4" AMARETTO BROWN GRAVEL
- 1"-2" BLUE BAY GRAVEL
- SOD LAWN
- SYNTHETIC LAWN/PUTTING GREEN
- SYNTHETIC LAWN/ROUGH AREA
- SAND TRAP AT PUTTING GREEN
- ACCENT BOULDER
- BERM

SITE DATA

GROSS LOT AREA	435,267 SF
LESS BUILDING(S)	124,302 SF
NET LOT AREA	310,975 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	46,631 SF
PROPOSED LANDSCAPE	126,042 SF
PERCENT OF NET LOT AREA	40 %
HIGH WATER USE TURF	
MAX. 25% OF LANDSCAPE AREA	25,255 SF
PROPOSED HIGH WATER USE TURF	15,850 SF
PERCENT OF LANDSCAPE AREA	13 %
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	52
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
120 SPACES/10	12
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	120
ONE PER SECOND FLOOR UNIT	64
PROVIDED DWELLING UNIT TREES	184
TOTAL TREE REQUIRED/PROVIDED	248/251
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	77,976 SF
SOD LAWN/100 % COVERAGE	18,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	96,301 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1 PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-19-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1

NO PARKING SPACE SHALL BE MORE THEN 100 FROM A TREE

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

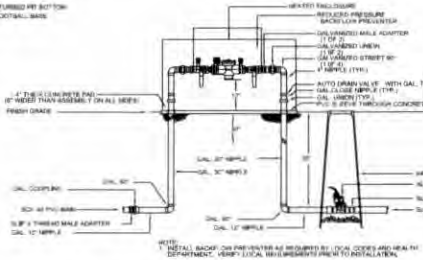
LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET

TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

PLANT LEGEND

Qty	Symbol	Botanic Name / Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
Trees							
50		Fraxinus pennsylvanica New Mexico Olive	15-Gal	15/15'		Medium	6-2 gph
39		Pistachia Autumn Purple Ash	2" B&B	40/40'		Medium	6-2 gph
41		Gleditsia triacanthos inermis Honeylocust	2" B&B	60/30'		Medium	6-2 gph
5		Pyrus Flowering Pear	2" B&B	25/15'		Medium	6-2 gph
34		Pistacia chinensis Chinese Pistache	2" B&B	60/60'		Medium	6-2 gph
46		Celtis Hackberry	2" B&B	40/40'		Medium	6-2 gph
8		Quercus buckleyi Texas Red Oak	2" B&B	40'/35'		Medium	6-2 gph
23		Juniperus Rocky Mountain Juniper	6' HT.	25'/20'		Medium	6-2 gph
37		Malus Crabapple	15-Gal	20'/20'	50 sf/450 sf	Medium	6-2 gph
61		Pinus nigra Austrian Pine	6' HT.	30'/20'		Medium	6-2 gph
Shrubs/Groundcovers							
1569		Buddleia davidii Butterfly Bush	1-Gal	6/6 37 gal/72,816 sf		Medium	2-2 gph
		Calylophella oberdorferae Blue Mist	1-Gal	3/3		Medium	2-2 gph
		Vauquelinia californica Arizona Rosewood	5-Gal	15/8		Low +	2-2 gph
		Rhus aromatica Gro Low Sumac	5-Gal	2/6'		Low +	2-2 gph
		Ericameria laricifolia 'Aguila' Turpentine Bush	5-Gal	3/4'		Low	2-1 gph
		Ilex Burford Holly	5-Gal	6/6		Medium	2-1 gph
		Salvia greggii Cherry Sage	1-Gal	3/3		Low	2-1 gph
		Hesperaloe parviflora Red Yucca	5-Gal	3/4'		Low+	2-2 gph
		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2/6		Low +	2-2 gph
		Lavandula Lavender	1-Gal	3/3		Medium	2-2 gph
		Perovskia atriplicifolia Russian Sage	1-Gal	5/5		Medium	2-2 gph
		Prosmillia hullcoxia Shrubby Cinquefoil	5-Gal	3/3		Medium+	2-2 gph
		Prunus cistena Dwarf Red Leaf Plum	5-Gal	6/6		Medium+	2-2 gph
		Rhus trilobata Three-leaf Sumac	5-Gal	6/6		Low+	2-2 gph
		Rosmarinus officinalis Rosemary	5-Gal	6/6		Low +	2-2 gph
		Mahonia Oregon Grape Holly	5-Gal	6/6		Low +	2-2 gph
		Lagerstroemia Crape Myrtle	5-Gal	15/15		Medium	2-2 gph
		Nepeta Catmint	1-Gal	1'/3'		Medium	2-2 gph
		Salvia Dwarf Red Salvia	5-Gal	3/3		Medium+	2-2 gph
		Kniphofia Red Hot poker	1-Gal	3/2'		Medium+	2-2 gph
		Achillea Moonshine Yarrow	1-Gal	3/3'		Medium	2-2 gph
		Rhododendron Indio Hawthorn	5-Gal	3/3'		Medium	2-2 gph
		Muhlenbergia Deer Grass	1-Gal	4'/4'		Medium	2-2 gph
Desert Accents							
40		Nolina microcarpa Beargrass	5-Gal	6/6	64 sf/2560 sf	RW	drip-water parks
12		Fouquieria Ocotillo	5-Gal	30'/3' 100 sf/1200 sf		RW	drip-water parks
26		Yucca Soapweed Yucca	5-Gal	6/4	50 sf/1,300 sf	RW	drip-water parks

Total Landscape Coverage=77,976 SF

SCALE 1"=50'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505.268.8828 www.iacivil.com

NORTHPOINT TOWNHOMES

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com
growing better Heads Up
LANDSCAPE CONTRACTORS

PRELIMINARY
NOT FOR CONSTRUCTION

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

Contractor must verify all dimensions on project before proceeding with this work.

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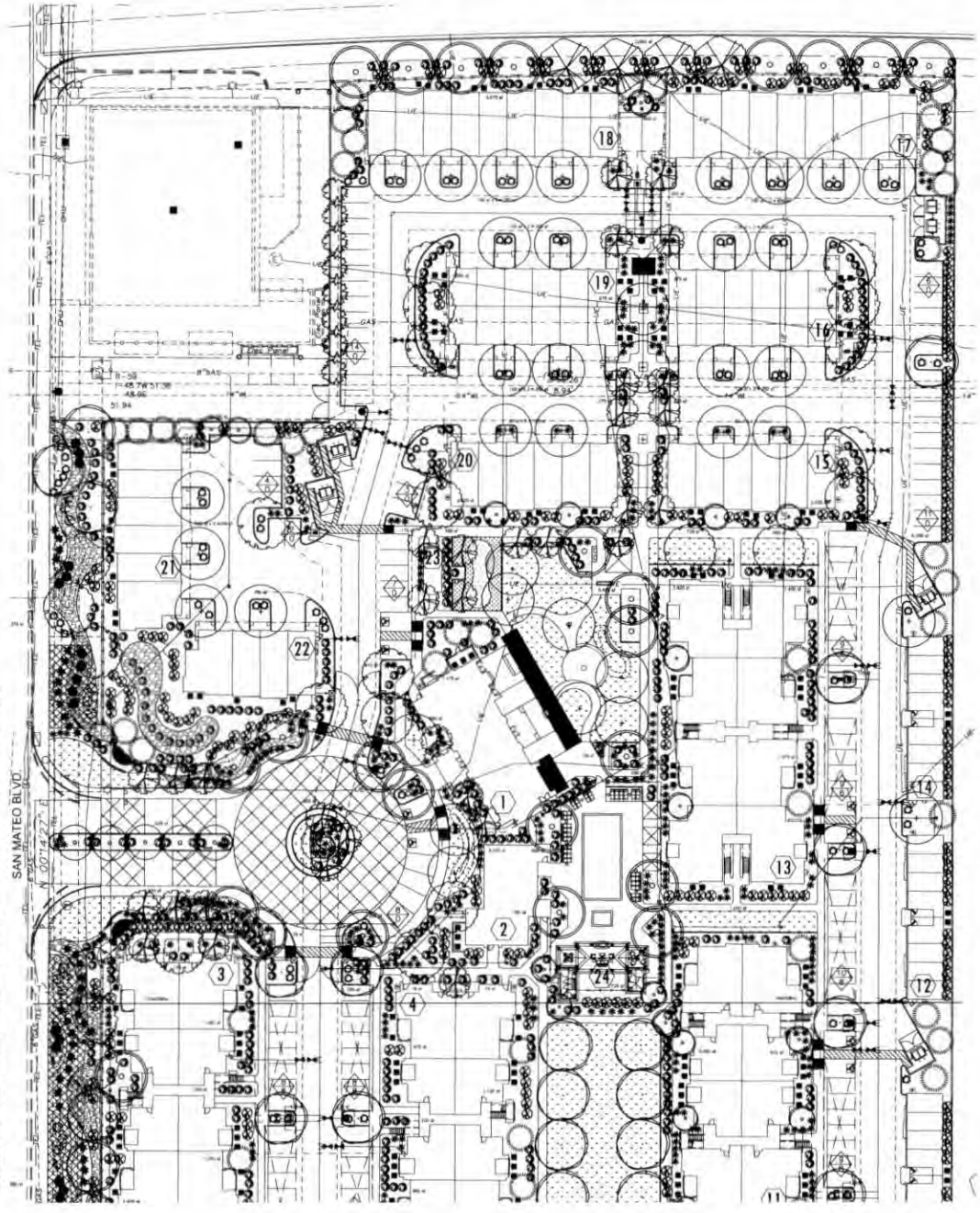
REVISIONS

DATE: OCTOBER 21, 2015 ORB #: 15-212

L1.10

LANDSCAPE PLAN



SITE DATA

GROSS LOT AREA	435,287 SF
LESS BUILDING(S)	124,392 SF
NET LOT AREA	310,875 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	46,631 SF
PROPOSED LANDSCAPE	120,925 SF
PERCENT OF NET LOT AREA	40 %
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	25,205 SF
PROPOSED HIGH WATER USE TURF	15,960 SF
PERCENT OF LANDSCAPE AREA	13 %
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	52
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
120 SPACES/10	12
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	120
ONE PER SECOND FLOOR UNIT	64
PROVIDED DWELLING UNIT TREES	184
TOTAL TREE REQUIRED/PROVIDED	248/257
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL (126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN
PROVIDED GROUNDCOVER COVERAGE	77,876 SF
SOD LAWN 100 % COVERAGE	18,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	96,201 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

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LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

MATERIALS LEGEND

- BROWN CRUSHER FINES
- 3/4" AMARETTO BROWN GRAVEL
- 1-1/2" BLUE SAZ GRAVEL
- SOD LAWN
- SYNTHETIC LAWN/PUTTING GREEN
- SYNTHETIC LAWN/ROUGH AREA
- SAND TRAP AT PUTTING GREEN
- ACCENT BOULDER
- BERM

PLANT LEGEND

Qty.	Symbol	Botanical Name / Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
Trees							
50		Forestiera neomexicana New Mexico Olive	15-Gal	15'/15'		Medium	6-2 gph
59		Fraxinus Autumn Purple Ash	2" B&B	40'/40'		Medium	6-2 gph
41		Gleditsia triacanthos inermis Honeylocust	2" B&B	80'/80'		Medium	6-2 gph
5		Pyrus Flowering Pear	2" B&B	25'/15'		Medium	6-2 gph
54		Pistacia chinensis Chinese Pistache	2" B&B	60'/60'		Medium	6-2 gph
48		Celtis Hackberry	2" B&B	40'/40'		Medium	6-2 gph
8		Quercus buckleyi Texas Red Oak	2" B&B	40'/30'		Medium	6-2 gph
23		Juniperus Rocky Mountain Juniper	6' HT.	25'/20'		Medium	6-2 gph
37		Malus Crabapple	15-Gal	20'/20'	30 sf=600 sf	Medium	6-2 gph
61		Pinus nigra Austrian Pine	6' HT.	30'/20'		Medium	6-2 gph
Shrubs/Groundcovers							
1958		Buddleia davidii Butterfly Bush	1-Gal	5'/5'	37 sf=72,816 sf	Medium	2-2 gph
		Caryopteris clandonensis Blue Mist	1-Gal	3'/3'		Medium	2-2 gph
		Viburnum x carlcephalum Arizona Rosewood	5-Gal	15'/8'		Low +	2-2 gph
		Rhus aromatica Gro Low Sumac	5-Gal	2'/8'		Low +	2-2 gph
		Eriogonum betcheliia Aguirre Turpentine Bush	5-Gal	3'/4'		Low	2-1 gph
		Ilex Burford Holly	5-Gal	8'/8'		Medium	2-1 gph
		Salvia greggii Cherry Sage	1-Gal	3'/3'		Low	0-1 gph
		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'		Low+	2-2 gph
		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/8'		Low +	2-2 gph
		Lavandula Lavender	1-Gal	3'/3'		Medium	2-2 gph
		Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'		Medium	2-2 gph
		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3'		Medium+	2-2 gph
		Prunus cistena Dwarf Red Leaf Plum	5-Gal	8'/8'		Medium+	2-2 gph
		Rhus trilobata Three-leaf Sumac	5-Gal	6'/8'		Low+	2-2 gph
		Rosmarinus officinalis Rosemary	5-Gal	6'/6'		Low +	2-2 gph
		Mahonia Oregon Grape Holly	5-Gal	8'/6'		Low +	2-2 gph
		Lagerstroemia Crape Myrtle	5-Gal	10'/15'		Medium	2-2 gph
		Nepeta Catmint	1-Gal	1'/3'		Medium	2-2 gph
		Salvia Dwarf Red Salvia	5-Gal	3'/3'		Medium+	2-2 gph
		Kniphofia Red Hot poker	1-Gal	3'/3'		Medium+	2-2 gph
		Achillea Moonshine Yarrow	1-Gal	2'/3'		Medium	2-2 gph
		Rhaphiolepis India Hawthorn	5-Gal	3'/3'		Medium	2-2 gph
		Muhlenbergia Deer Grass	1-Gal	4'/4'		Medium	2-1 gph
Desert Accents							
40		Nolina microcarpa Beargrass	5-Gal	5'/8'	64 sf=2560 sf	RW	dbl-water patio
12		Fouquieria Ocotillo	5-Gal	30'/2' 100 sf=1200 sf	RW	dbl-water patio
28		Yucca Soaptree Yucca	5-Gal	6'/4'	50 sf=1,300 sf	RW	dbl-water patio

Total Landscape Coverage=77,876 SF

0 15 30 60 90

SCALE 1"=30'

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Brookstone North I-25 Landscape 10.15.dwg/dwg 10/2015

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DATE OCTOBER 21, 2015 ORB # 15-212

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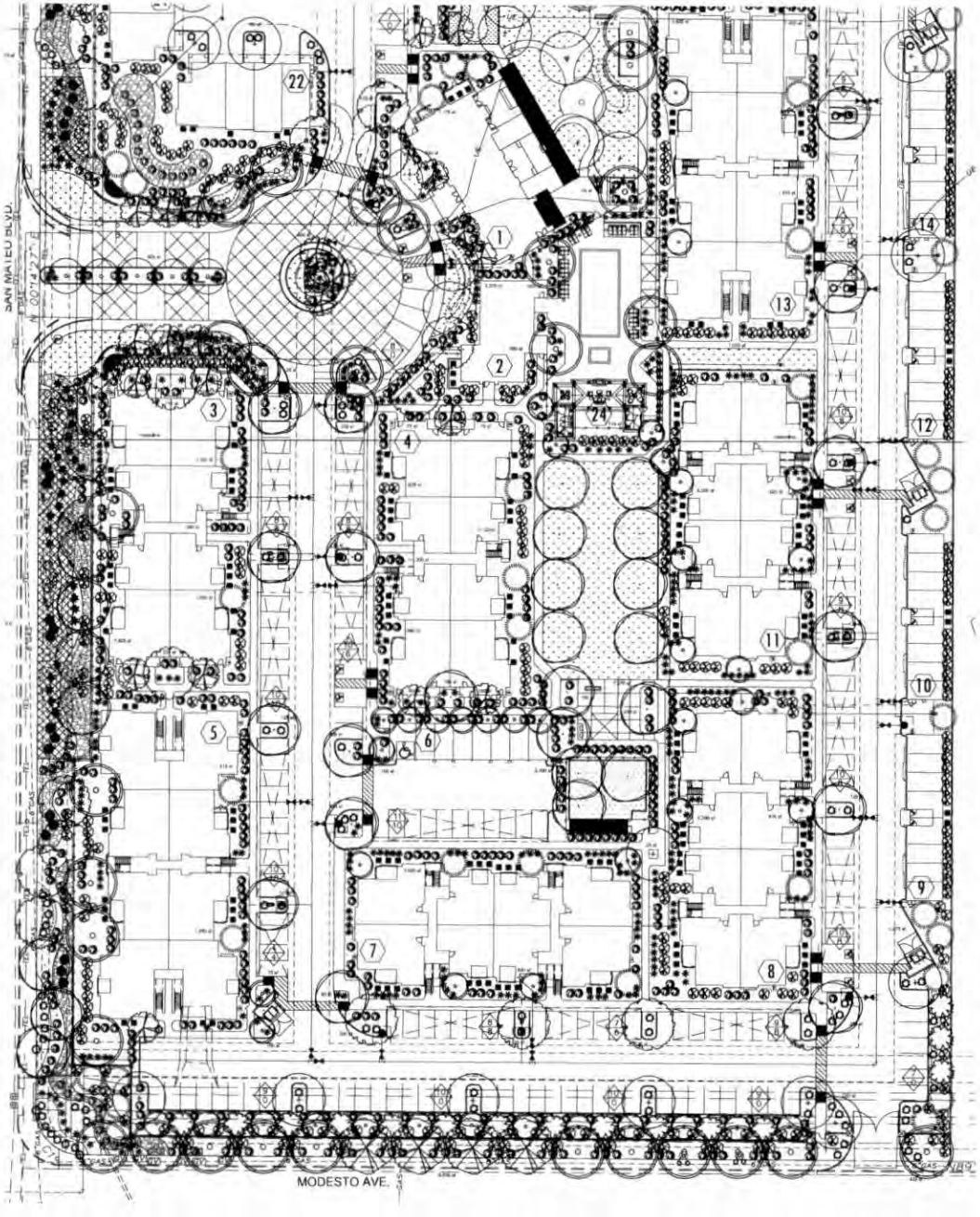
LANDSCAPE PLAN



SITE DATA

GROSS LOT AREA	438,267 SF
LESS BUILDING(S)	124,892 SF
NET LOT AREA	313,475 SF
REQUIRED LANDSCAPE	46,921 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	126,325 SF
PERCENT OF NET LOT AREA	40 %
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	25,265 SF
PROPOSED HIGH WATER USE TURF	15,950 SF
PERCENT OF LANDSCAPE AREA	13 %
REQUIRED STREET TREES	
1 PER 30 L.F. OF STREET FRONTAGE	52
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES	
120 SPACES/10	12
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	120
ONE PER SECOND FLOOR UNIT	64
PROVIDED DWELLING UNIT TREES	184
TOTAL TREE REQUIRED/PROVIDED	248/257
REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	77,676 SF
SOD LAWN/100 % COVERAGE	18,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	96,201 SF
PERCENT GROUNDCOVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	76%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER.

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH.

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10. (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

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0 15 30 60 90

SCALE 1"=30'

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DATE: OCTOBER 21, 2015 ORB #: 15-317

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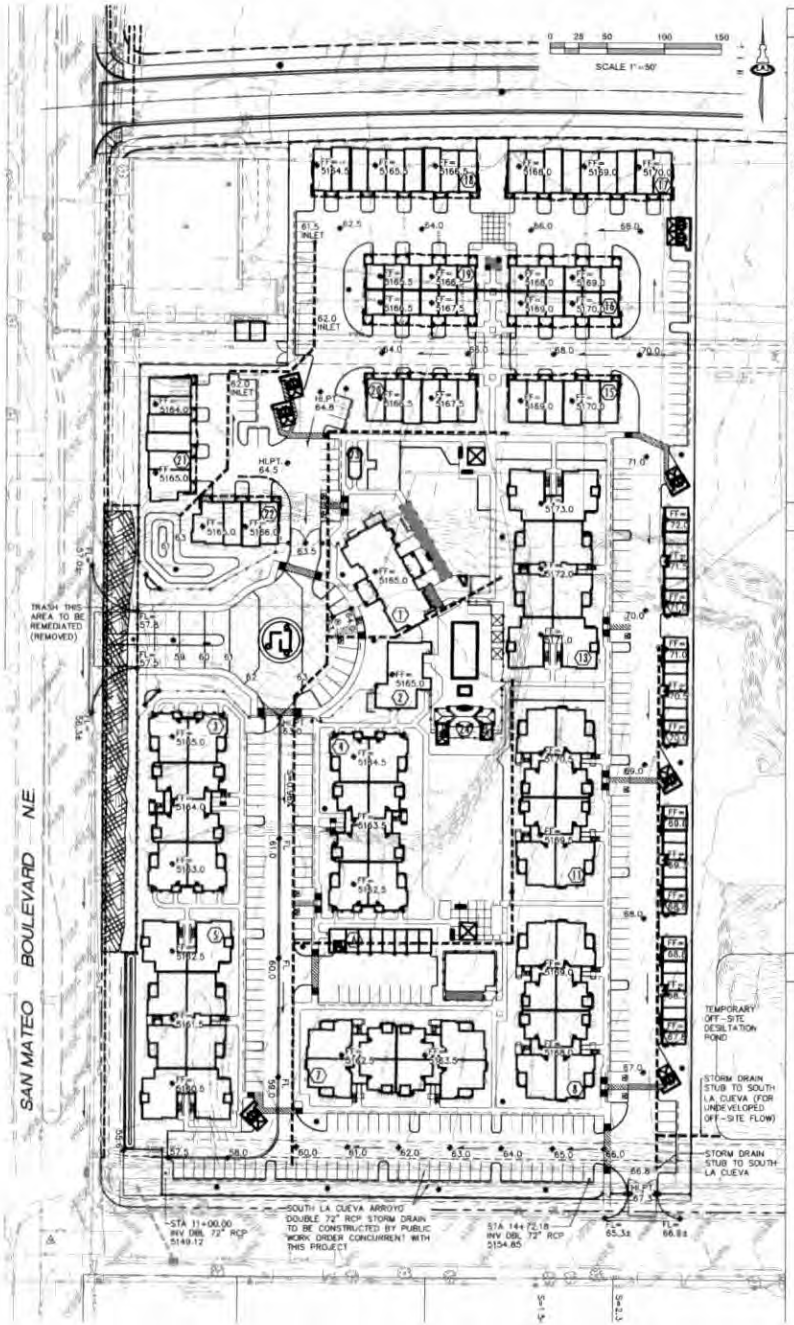
LANDSCAPE PLAN



DRAINAGE CONCEPT

PER THE AMENDED DRAINAGE MASTER PLAN (DMP) FOR NORTH I-25 CORPORATE CENTER (AKA NORTHPOINT 25) PREPARED BY ISAACSON AND ARFMAN, P.A. DATED NOVEMBER, 2015 (CURRENTLY UNDER REVIEW BY C.O.A. HYDROLOGY), THE OVERALL 59.66 ACRE TRACT WHICH THIS DEVELOPMENT IS A PART OF IS ALLOWED FREE DISCHARGE TO THE NORTH AND SOUTH LA CUEVA ARROYOS.

DMP DRAINAGE BASINS:

THE DMP BASED ALLOWABLE FREE DISCHARGE ON AN ASSUMED LAND TREATMENT RATIO OF 80%D : 15%B : 05%A : 00%A, BASED ON THIS RATIO, THE ALLOWABLE DISCHARGE PER ACRE IS 4.78 CFS/ACRE.

THE PROPERTY FALLS WITHIN DMP DRAINAGE BASINS (SEE DMP DRAINAGE BASIN EXHIBIT THIS SHEET):

- BASIN 3 ---> 28.0 CFS TO THE SOUTH LA CUEVA ARROYO.
- BASIN 4 ---> 16.0 CFS TO SAN MATEO BLVD. (OR MAY DRAIN TO EITHER THE NORTH OR SOUTH LA CUEVA ARROYO)
- BASIN 5 ---> 3.8 CFS TO THE NORTH LA CUEVA ARROYO.

PROPOSED DRAINAGE BASINS:

THE PROPOSED PROPERTY IS 9.99 ACRES. BASED ON THE DMP ALLOWABLE DISCHARGE RATE OF 4.78 CFS/ACRE, THE PROPERTY IS PERMITTED 47.8 CFS OF DISCHARGE DURING THE 100-YEAR 6-HOUR STORM.

BASED ON THE PROPOSED LAND TREATMENT RATIO OF 70%D : 24%C : 6%B : 0%A, THE SITE WILL GENERATE LESS THAN THE CALCULATED ALLOWABLE (4.5 CFS OR 4.5 CFS/ACRE) AND WILL DISCHARGE AS FOLLOWS:

- BASIN B1 ---> 15.0 CFS TO SAN MATEO BLVD.
- BASIN B2 ---> 30.0 CFS TO THE SOUTH LA CUEVA ARROYO.

FIRST FLUSH

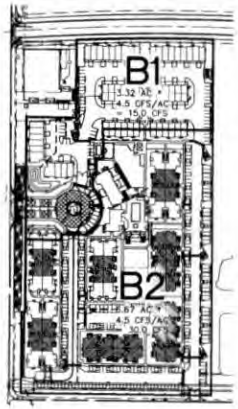
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" (0.44" LESS 0.1" FOR INITIAL ABSTRACTION) OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE ESTIMATED PONDING VOLUME REQUIRED IS 0.34" * TYPE 'D' AREA: 0.34/12 * 7.0 AC * 43560 = 8,640 CF

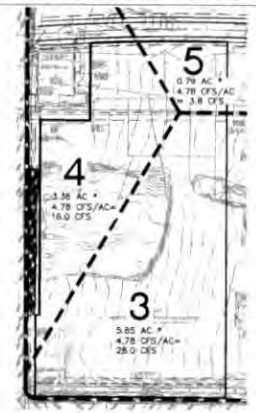
THERE ARE POTENTIAL 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (●). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS. IF NECESSARY, UNDERGROUND FIRST FLUSH RETENTION WILL BE PROVIDED.

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLAN SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

PROPOSED DRAINAGE BASINS



DMP DRAINAGE BASINS



VICINITY MAP

PHASING NOTE

CONSTRUCTION OF BUILDINGS WILL BE PHASED. ALL STORM DRAIN TRUNK LINES SHALL BE CONSTRUCTED PRIOR TO START OF BUILDING CONSTRUCTION. ALL OTHER DRAINAGE IMPROVEMENTS (AREA INLETS, SIDEWALK CULVERTS, SIDEWALK DRAIN PIPES) SHALL BE CONSTRUCTED WITH EACH BUILDING PHASE PRIOR TO CERTIFICATION. CONSTRUCTION SEQUENCE OF BUILDINGS WILL BE DENOTED ON BUILDING PERMIT SET.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-18. THE SITE IS BOUND TO THE SOUTH BY THE 'SOUTH LA CUEVA ARROYO' AND MODESTO ROAD NE., TO THE NORTH AND EAST BY FULLY DEVELOPED COMMERCIAL PROPERTY (TO BE REDEVELOPED AS NORTHPOINT 25), AND TO THE WEST BY SAN MATEO BLVD. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 23 BUILDING APARTMENT COMPLEX (INCLUDING GARAGE / CARRIAGE UNITS, OFFICE BLDG., HEALTH FACILITY AND RAMADA) WITH ASSOCIATED PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

LEGAL: (EXISTING) A PORTION OF TRACT 1, NORTH I-25 CORPORATE CENTER, CITY OF ALBUQUERQUE, NM.

AREA: 9.9924 ACRES

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY,NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "125-11", HAVING A PUBLISHED ELEVATION OF 5209.617' (NAVD 1988).

OFF-SITE: DRAINAGE FROM THE PROPERTY TO THE EAST PREVIOUSLY IMPACTING THIS PROPERTY WILL BE COLLECTED WITHIN A TEMPORARY DESILTATION POND AT THE SOUTHEAST CORNER OF THE PROPOSED DEVELOPMENT. 100% FREE DISCHARGE OF EXCESS FLOW WILL PASS TO THE OPEN PORTION OF THE SOUTH LA CUEVA ARROYO AND WILL CONTINUE WEST WITHIN THE PROPOSED DOUBLE 72" STORM DRAINS.

FLOOD HAZARD: THE MAJORITY OF THE PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2%CHC ANNUAL CHANCE FLOOD PLAIN). A PORTION OF THE PROPERTY ALONG THE SOUTH BOUNDARY LIE WITHIN A ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED, 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL). IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0312 H, EFFECTIVE DATE 8/16/2012.

SURVEYOR: RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

CIVIL ENGINEER: FRED C. ARFMAN, ISAACSON & ARFMAN, P.A., (505)268-8828, ALBUQUERQUE, NEW MEXICO.

CALCULATIONS

CALCULATIONS: NORTHPOINT TOWNHOMES : December 1, 2015

Based on Drainage Design Criteria for City of Albuquerque Section 22.2 DPM, Vol 2, dated Jan. 1993

ON-SITE

AREA OF SITE: 435600 SF = 10.0 Acres

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone: 1
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.66
Area B	=	0	0%	Area B	=	39336	9%	E_B = 0.92
Area C	=	65340	15%	Area C	=	104544	24%	E_C = 1.29
Area D	=	370260	85%	Area D	=	304020	70%	E_D = 2.36
Total Area	=	435600	100%	Total Area	=	435600	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $(E_A A_A + E_B A_B + E_C A_C + E_D A_D) / (A_A + A_B + A_C + A_D)$

Historic E	=	2.20 in.		Developed E	=	2.02 in.

On-Site Volume of Runoff: $V_{360} = E/A / 12$

Historic V_{360}	=	79842 CF		Developed V_{360}	=	73210 CF

On-Site Peak Discharge Rate: $Q_P = (Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D) / 43,560$

For Precipitation Zone: 1

Q_{PA}	=	1.87		Q_{PC}	=	3.45
Q_{PB}	=	2.60		Q_{PD}	=	5.02
Historic Q_P	=	47.8 CFS		Developed Q_P	=	45.0 CFS

LEGEND

- 79 — PROPOSED CONTOUR
- ●78.3 PROPOSED SPOT ELEVATION
- → FLOW ARROW
- FF=XXXX.XX FINISH FLOOR ELEVATION
- ● FIRST FLUSH RETENTION POND LOCATION

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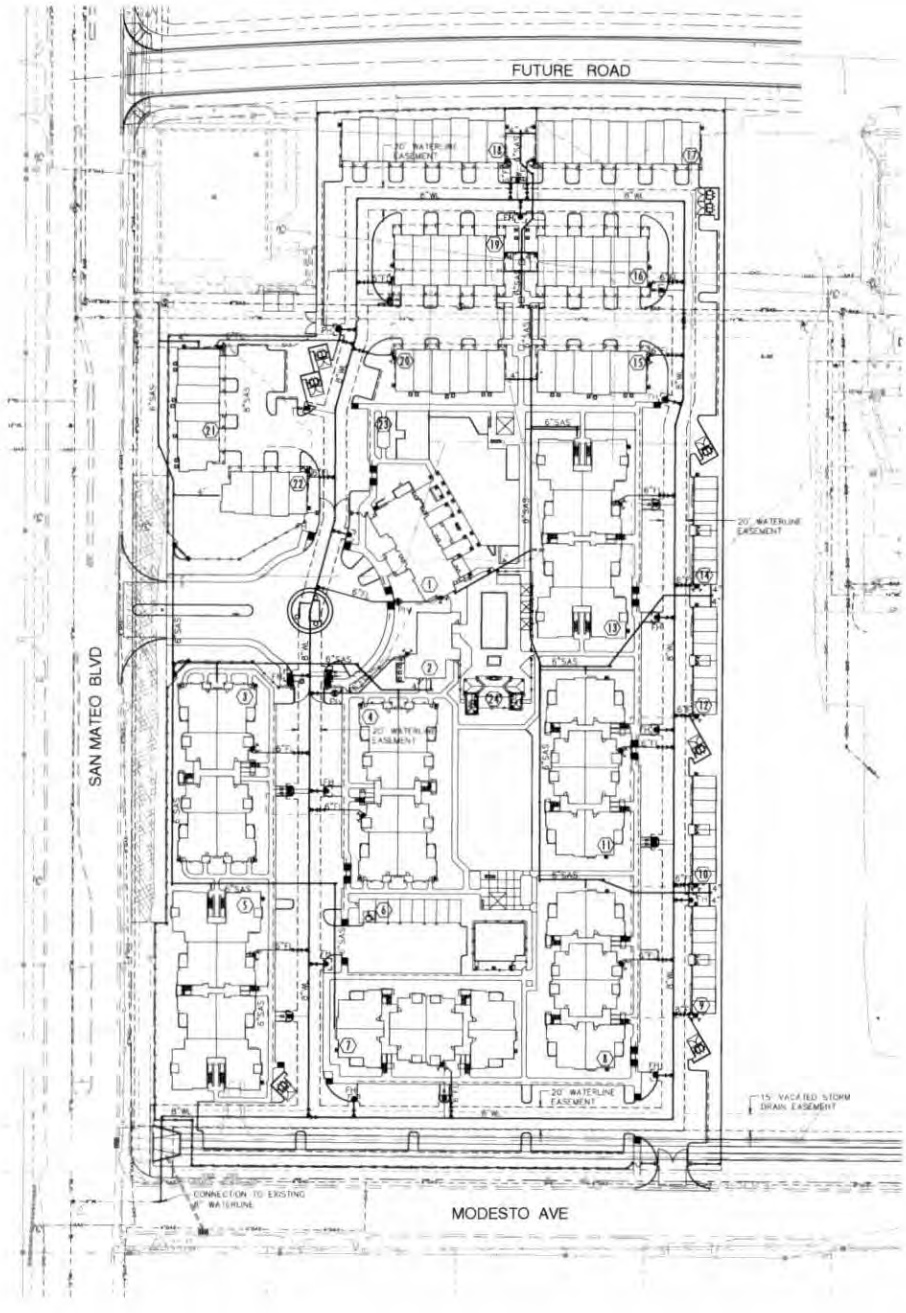
CONCEPTUAL GRADING AND DRAINAGE PLAN



FIRE PROTECTION

ONSITE FIRE PROTECTION REQUIRES 5 FIRE HYDRANTS PER BUILDING PER THE EXISTING DPM FIRE FLOW REQUIREMENTS.

FIRE PROTECTION LINES ARE PRIVATE AND PROVIDE X OR MORE FIRE HYDRANTS AND /OR FIRE SUPPRESSION LINES (SPRINKLERS).

FDC'S WILL BE BUILDING MOUNTED UNLESS THE 100' DISTANCE TO A FIRE HYDRANT IS EXCEEDED.

SANITARY SEWER

ALL ONSITE SANITARY SEWER LINES ARE PRIVATE AND WILL BE CONSTRUCTED PER THE LATEST EDITION OF THE U.P.C.

WATER SERVICED

EACH BUILDING WILL BE SERVED BY A 1½" TO 2" WATER SERVICE.

LEGEND

- 20' WATERLINE EASEMENT TO BE GRATED TO ABCWUA
- 6"–8" PUBLIC WATERLINE
- GATE VALVE
- POST INDICATOR VALVE (PIV)
- FIRE DEPT. CONNECTION (FDC)
- FIRE HYDRANT
- WATER METER & BACK FLOW PREVENTER
- PRIVATE FIRE SPRINKLER LINE
- 4"–6" PRIVATE SEWER LINE
- SINGLE DIRECTIONAL CLEAN–OUT

NORTHPOINT TOWNHOMES

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PRELIMINARY NOT FOR CONSTRUCTION

TITAN DEVELOPMENT

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REVISIONS

0 25 50 100 150
SCALE 1"=50'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacnm.com

DATE: DECEMBER 2, 2015 ORB # 15-212

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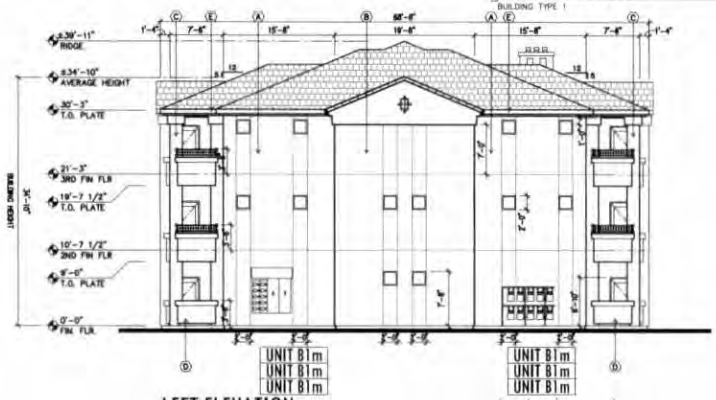
CONCEPTUAL UTILITY PLAN

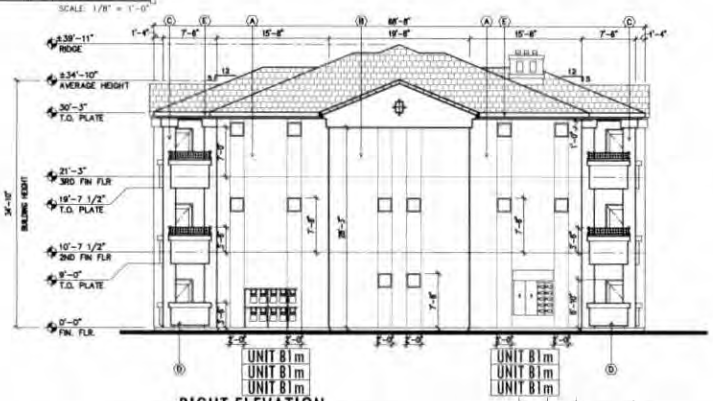
FRONT ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 1 SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

BROADSTONE NORTHPOINT

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DATE: DECEMBER 1, 2015 ORB #: 15-213

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BUILDING TYPE 1
EXTERIOR ELEVATIONS

FRONT ELEVATION

BUILDING TYPE 2

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

BUILDING TYPE 2

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

BUILDING TYPE 2

SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 2

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

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BUILDING TYPE 2
EXTERIOR ELEVATIONS

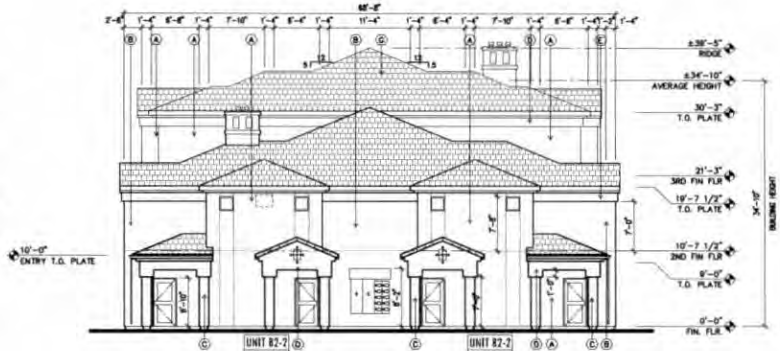
FILE: I:\Jobs\ORB dwl files\15-212_Titan_NorthpointVCAD files\Architecture\15212 A325 Bldg2 Elevations.dwg LAYOUT: Elev_B 2015 DATE: Dec. 01, 2015 TIME: 04:33 pm

REAR ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"

FRONT ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

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DATE: DECEMBER 1, 2015 ORB #: 15-272

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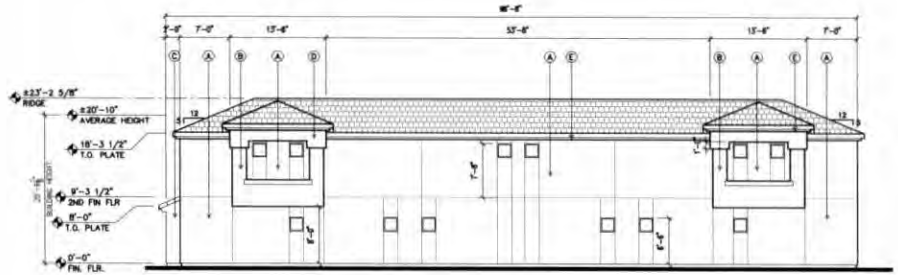
BUILDING TYPE 3
EXTERIOR ELEVATIONS

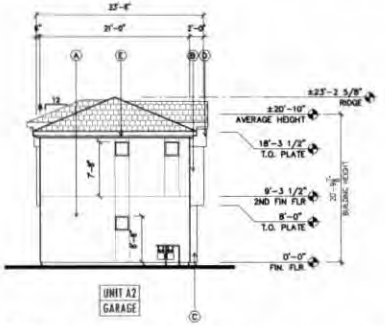
FILE: I:\ORB\ORB .mw files\15-272_Broadstone\CAD Files\Preliminary\15272 A324 Bldg3 Elevations.dwg USER: jes DATE: Dec. 01 2015 TIME: 04:54 pm



REAR ELEVATION

BUILDING TYPE 4

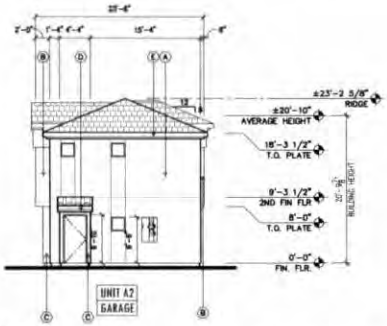
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 4

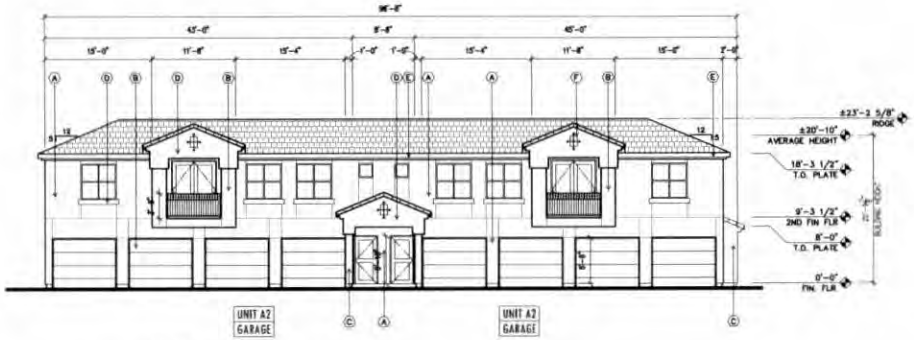
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 4

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

BUILDING TYPE 4

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL BEIGE	
(B)	STUCCO WALL LIGHT BROWN	
(C)	STUCCO WALL MEDIUM BROWN	
(D)	STUCCO FOAM TRIM DARK BROWN	
(E)	STUCCO ROOF FASCIA DARK BROWN	
(F)	METAL RAILING DARK BROWN	
(G)	CONCRETE TILE	
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
(K)	STONE VENEER	

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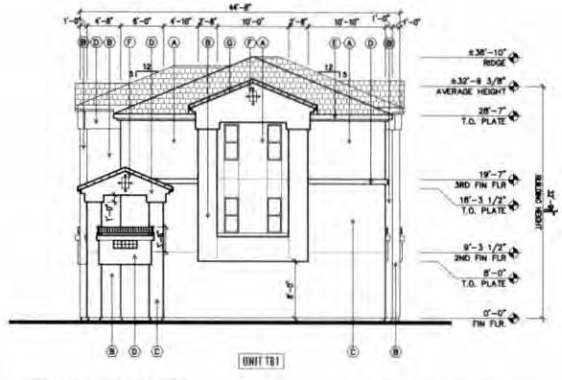
BUILDING TYPE 4
EXTERIOR ELEVATIONS

FRONT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"

LEFT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 5 SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

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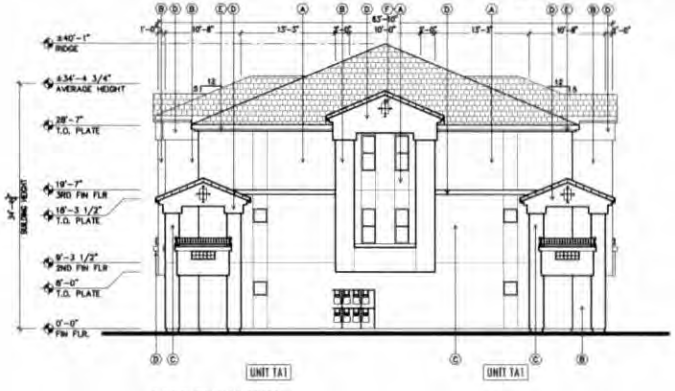
BUILDING TYPE 5
EXTERIOR ELEVATIONS

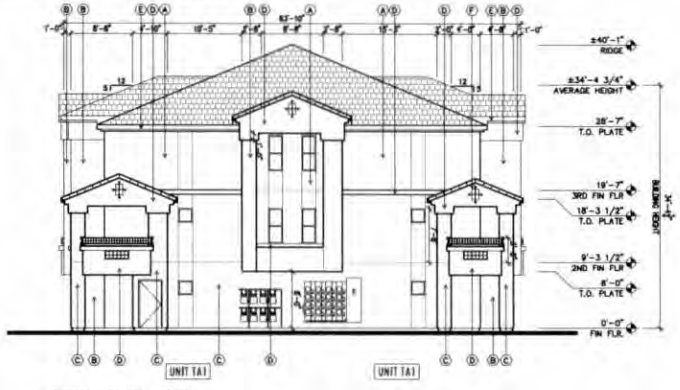
FRONT ELEVATION

BUILDING TYPE 6 — SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 6 — SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 6 — SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 6 — SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

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BUILDING TYPE 6
EXTERIOR ELEVATIONS

FRONT ELEVATION

BUILDING TYPE 7

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

BUILDING TYPE 7

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

BUILDING TYPE 7

SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 7

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL RIDGE	
(B)	STUCCO WALL LIGHT BROWN	
(C)	STUCCO WALL MEDIUM BROWN	
(D)	STUCCO FOAM TRIM DARK BROWN	
(E)	STUCCO ROOF FASCIA DARK BROWN	
(F)	METAL RAILING DARK BROWN	
(G)	CONCRETE TILE	
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
(K)	STONE VENEER	

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DATE: DECEMBER 1, 2015 ORB JT: 15-212

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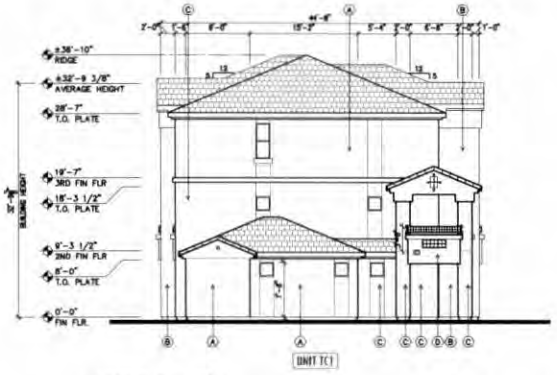
BUILDING TYPE 7
EXTERIOR ELEVATIONS

FILE: I:\Orb\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 A13 Bldg7 Elevations.dwg USER: Jon DATE: Dec. 01, 2015 TIME: 04:38 pm

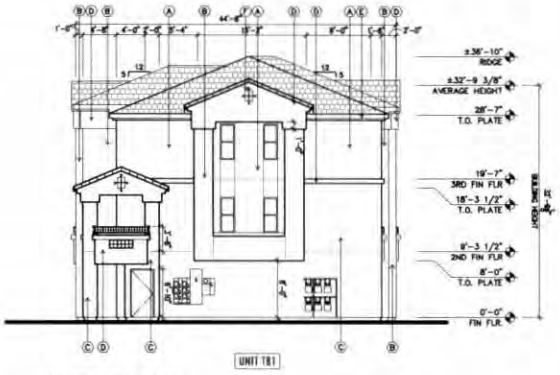
FRONT ELEVATION

BUILDING TYPE 8 — SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 8 — SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 8 — SCALE: 1/8" = 1'-0"

REAR ELEVATION

BUILDING TYPE 8 — SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

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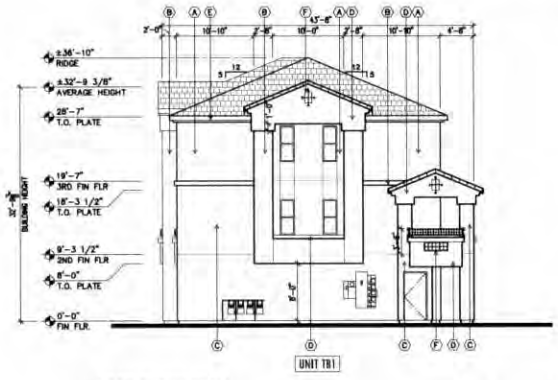
BUILDING TYPE 8
EXTERIOR ELEVATIONS

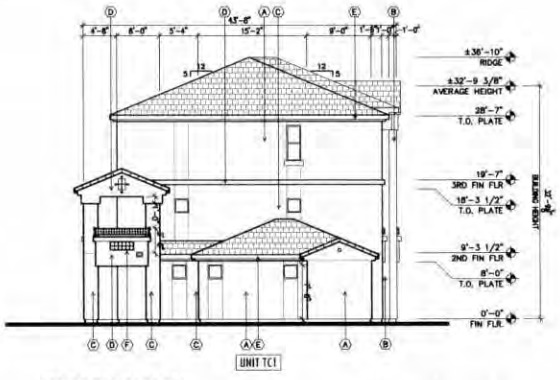
FRONT ELEVATION

BUILDING TYPE 9 — SCALE: 1/8" = 1'-0"



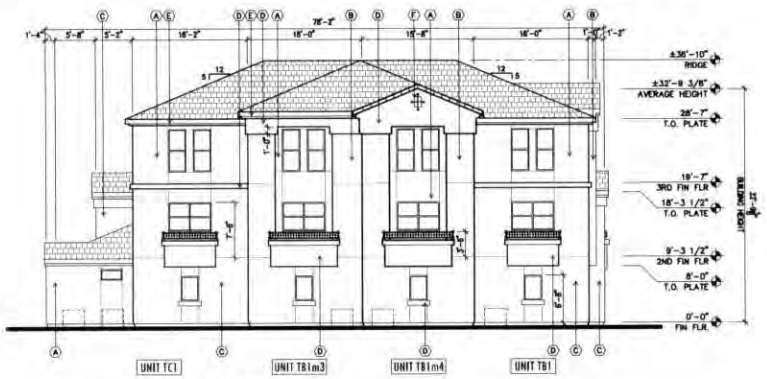
LEFT ELEVATION

BUILDING TYPE 9 — SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 9 — SCALE: 1/8" = 1'-0"



REAR ELEVATION

BUILDING TYPE 9 — SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL BEIGE	
(B)	STUCCO WALL LIGHT BROWN	
(C)	STUCCO WALL MEDIUM BROWN	
(D)	STUCCO FOAM TRIM DARK BROWN	
(E)	STUCCO ROOF FASCIA DARK BROWN	
(F)	METAL RAILING DARK BROWN	
(G)	CONCRETE TILE	
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
(K)	STONE VENEER	

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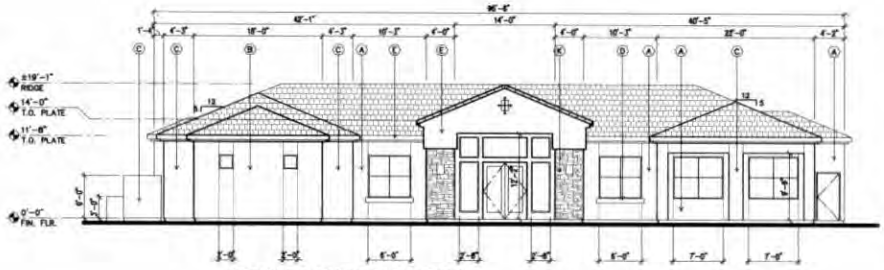
BUILDING TYPE 9
EXTERIOR ELEVATIONS

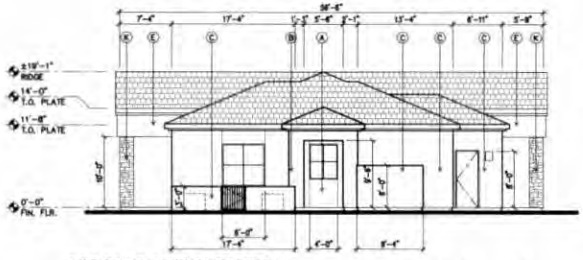
FILE N:\CAD\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 A3&5 Bldgs Elevs.dwg LAYOUT: A15 DATE: Dec 01, 2015 TIME: 04:40 pm



REC BLDG FRONT ELEVATION

REC/LEASING OFFICE

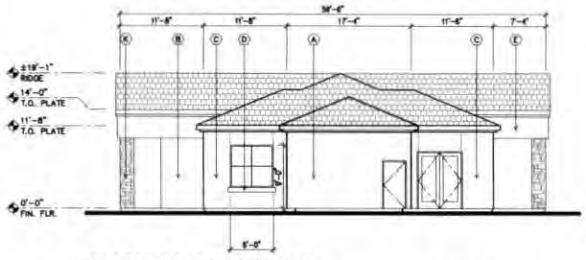
SCALE: 1/8" = 1'-0"



REC BLDG LEFT ELEVATION

REC/LEASING OFFICE

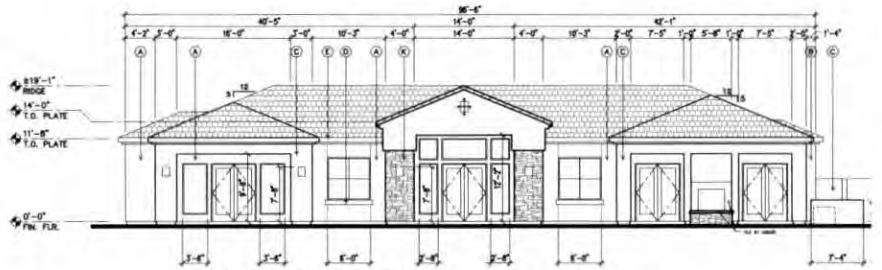
SCALE: 1/8" = 1'-0"



REC BLDG RIGHT ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"



REC BLDG REAR ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"

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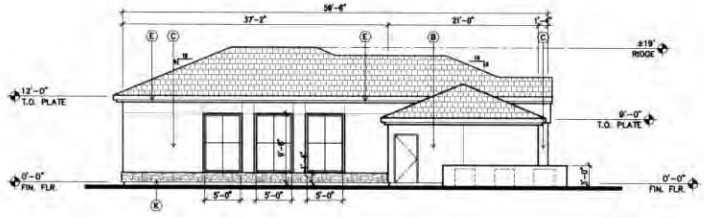
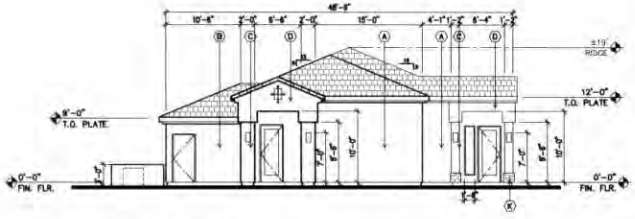
REC/LEASING BUILDING
EXTERIOR ELEVATIONS



REAR ELEVATION

FITNESS BUILDING

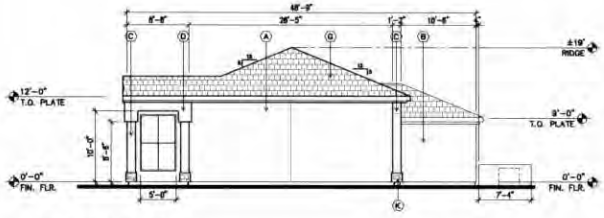
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

FITNESS BUILDING

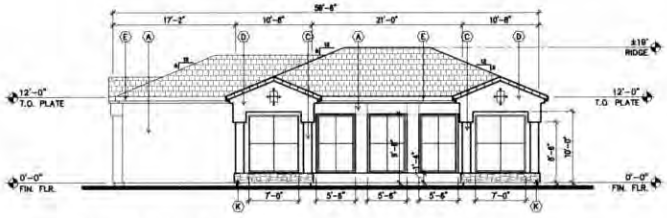
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

FITNESS BUILDING

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

FITNESS BUILDING

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

A	STUCCO WALL BEIGE	
B	STUCCO WALL LIGHT BROWN	
C	STUCCO WALL MEDIUM BROWN	
D	STUCCO FOAM TRIM DARK BROWN	
E	STUCCO ROOF FASCIA DARK BROWN	
F	METAL RAILING DARK BROWN	
G	CONCRETE TILE	
H	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
J	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
K	STONE VENEER	

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

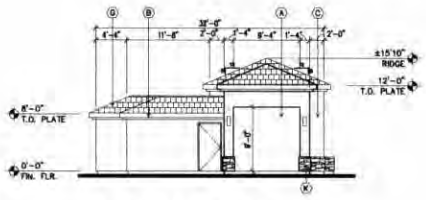
TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

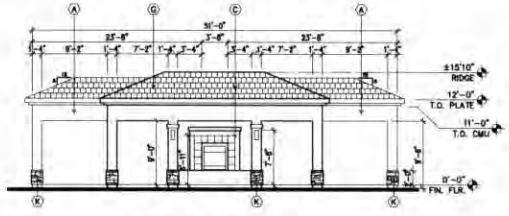
DATE: DECEMBER 1, 2015 ORB # 15-212

FITNESS BUILDING
EXTERIOR ELEVATIONS

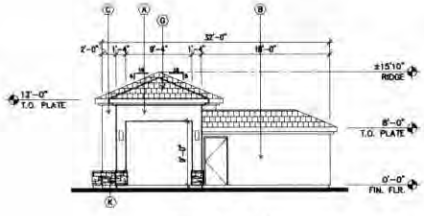
FILE: I:\Jobs\ORB Jobs (Term)\15-212_Elder_Northpoint\CAD Files\Preliminary\15212 A522 Fitness Elevations.dwg ORB, Inc 10:15:2 Dec, 01 2015 TIME: 12:11 pm



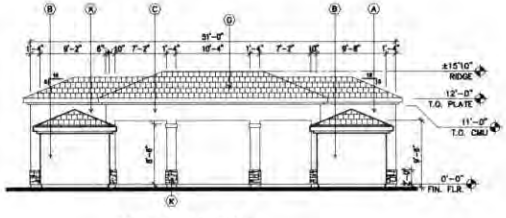
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL RIDGE	
(B)	STUCCO WALL LIGHT BROWN	
(C)	STUCCO WALL MEDIUM BROWN	
(D)	STUCCO FOAM TRIM DARK BROWN	
(E)	STUCCO ROOF FASCIA DARK BROWN	
(F)	METAL RAILING DARK BROWN	
(G)	CONCRETE TILE	
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
(K)	STONE VENEER	

EXTERIOR ELEVATIONS

MAIN RAMADA

SCALE: 1/8" = 1'-0"

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

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STATE OF NEW MEXICO
RICH BARBER
NO. 2295
REGISTERED ARCHITECT

TITAN DEVELOPMENT
ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1, 2015 ORB #: 15-212

A18 of 18

RAMADA BUILDING
EXTERIOR ELEVATIONS

F:\CT\Site\ORB Job Files\15-212_Titan_Northpoint\CAD Files\Preliminary\15212 ARB Main Ramada Plan.dwg, 11x17 Arch (Landscape), 12/1/2015 2:48:12 PM

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET INDEX

SEQ.	Sheet #	Sheet Title
1	AS-101	SITE DEVELOPMENT PLAN FOR SUBDIVISION
2	AS-102	CONCEPTUAL SITE PLAN
3	AS-103	CONCEPTUAL PEDESTRIAN PLAN
4	LS-101	CONCEPTUAL LANDSCAPE PLAN
5	VS-101	EASEMENT EXHIBIT
6	CG-101	CONCEPTUAL GRADING PLAN
7	CU-101	CONCEPTUAL UTILITY PLAN
8	A-701	DESIGN STANDARDS
9	A-702	DESIGN STANDARDS
10	A-703	DESIGN STANDARDS
11	A-704	DESIGN STANDARDS
12	A-705	DESIGN STANDARDS
13	A-706	DESIGN STANDARDS
14	A-707	DESIGN STANDARDS

Project Summary	
Minimum GSF with 1/200 Parking	777,792
Total Maximum Bldg GSF	905,642
Total Site Acreage	96.8
Total parking required Per CABQ Zoning Code	2,877
Total Parking Provided	3,159
Difference	282
% Difference	10%

Land Use Summary	
Land Use	GSF
Office (*MIN**MAX GSF)	325,209 - 653,250
Retail	18,000 MAX.
Restaurant	9,000 MAX.
Hotel	225,592 MAX.
Total Bldg. GSF (*MIN**MAX)	777,792 - 905,642

* MINIMUM GSF BASED ON 1/200 SF PARKING
** MAXIMUM GSF BASED ON CABQ MINIMUM PARKING REQUIREMENTS

NOTE: RETAIL USES LIMITED TO THOSE FIRST LISTED AS PERMISSIVE IN THE C-2 ZONE AND THOSE LISTED PERMISSIVE IN THE IP INDUSTRIAL PARK ZONE.

Total parking required pursuant to the Zoning Code (CABQ Parking Regulations 14-16-3-1)			
Business NLSF (First Floor)*	192,825	Parking Req'd (1/200)	964
Business NLSF (Second through Fourth Floors)*	395,100	Parking Req'd (1/300)	1,317
Hotel Keys (Rooms) Tract # 1	250	Parking Req'd (1/key)	250
Hotel Keys (Rooms) Tract # 3	158	Parking Req'd (1/key)	158
NLSF Retail (Tract #2)	16,200	Parking Req'd (1/200 & 1/250 NLSF)	50
Restaurant (Tract #4) Occupants	187	Parking Req'd (1/3 Occupants)	58
Restaurant (Tract #6) Occupants	164	Parking Req'd (1/3 Occupants)	55
Total Parking Required			2,877

* Net Leasable Square Footage (NLSF) is estimated to be 90% of GSF

Notes:

A. Tract size and areas indicated on this sheet are consistent with those used in the traffic impact study for the North I-25 Corporate Center site, dated March 30th 2009, and prepared by Terry Brown. Intensity of development is to be maintained in accordance with the TIS (traffic impact study). any proposal substantially exceeding the TIS may require a TIS amendment, any revisions to the TIS shall require consultation with transportation staff and/or the city traffic engineer.
B. Building heights are limited to 120' maximum and as further defined on sheet A-704 design standards.
C. Subject site is zoned SU-2/M-1. parking requirements are pursuant to the zoning code 14-16-3-1. See parking table this sheet.
D. Any variation of access point location which differs from what is shown in these drawings shall require consultation with and approval by the city traffic engineer.
E. Private, blanket cross lot access, drainage, and dry utility easements granted on and for the benefit of tracts 1-18 and tracts 18 & 19. See sheet VS-101.
F. Minor variations to parking stall's per tract are allowed.

A1 SITE PLAN

NOTE: SEE SHEET VS-101 FOR DETAILED INFORMATION ON ALL EASEMENTS, EXISTING AND PROPOSED.

NORTH I-25 CORPORATE CENTER

LEGAL DESCRIPTION:

Signature Albuquerque facility as the same is shown and designated on the corrected amendment plat of land in section 16, T11N, R3E, N.M.P.M. blocks 6, 7 and 8, tract A, unit B, North Albuquerque Acres, filed in the office of the county clerk of Bernalillo county, New Mexico, on December 17, 1981, in plat book C19, folio 46, and containing 96.8 acres, more or less.

LAND USE SUMMARY:

This SU-2/M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the north I-25 sector development plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site office uses. Although zoned SU-2/M-1, the marketing effort will be toward the mixed commercial and office uses described above. The site includes a large open space area designed to encourage outdoor interaction and use on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets. Key points of emphasis described within this site development plan for subdivision are:

a. Strong pedestrian linkages
b. Unified architecture
c. Open space areas
d. Unified landscaping

VEHICULAR ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Two internal private ways (see legend) that run east and west between San Mateo Blvd. and Pan American freeway will provide vehicular access through the site. The larger of the two, and northernmost, is a private way 64' in width (40' curb to curb asphalt). It will serve as primary access to the site. The secondary, and southernmost, is a private way 51' in width (34' curb to curb asphalt). It will help to serve access needs on the southern portion of the site. Access to each individual tract is from one or sometimes both of the two access streets. Access to the site from Pan American freeway (single direction traffic going south) is improved by the addition of deceleration lanes 300 feet in length. Three access points along Modesto are anticipated. One is to be a shared access point for both tracts #8 & #11. The others will be individual access points serving tracts #14 & #3. While locations for the access points on Modesto are shown, actual locations may vary based on actual site layout and access needs. From San Mateo there will be access to the two internal streets mentioned above. Existing south bound turn lanes in the median at San Mateo will serve these access points. North bound traffic along San Mateo will not require new turn lanes into the site. There is no vehicular access to the site from San Diego ave. Because of the La Cueva arroyo lying along the sites northern boundary. The 18' AMAFCA access drive along the southern edge of the arroyo will be paved for bicycle and pedestrian traffic. A 15' wide gravel access way for AMAFCA will be maintained along the northern edge of the arroyo. Two internal north south vehicular/pedestrian connections lie between tracts 13 & 10 and tracts 3 & 5.

PEDESTRIAN ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Each of the two east/west streets within the site are to have 6' sidewalks along each side. New pedestrian sidewalks will also be provided along San Mateo blvd and Modesto ave. Where pedestrians are most likely to approach the site. At the intersection of Modesto and San Mateo a new crosswalk made from colored, textured concrete shall be provided to both slow vehicular traffic and provide safer pedestrian access to the site. Each tract shall have a pedestrian connection to either San Mateo or Modesto or to at least one of the internal East/West streets that in turn provides pedestrian connection to San Mateo and the existing bus stop location located near the midpoint of the San Mateo boundary of the site. The two North/South vehicular access ways discussed above in vehicular access, are to accommodate at least one pedestrian walkway of at least 6' in width. These two walkways will provide pedestrian connection to the two east west connections within the site. A third north/south pedestrian circulation route shall also connect the north and south east west connections between tracts #8 & #10 at the center of the site. A pedestrian route from tract #8 will run east and west to connect to tract #12. This route runs along the southern edges of tract #4 & #15 (the central commons/park area). Pedestrians will also be able to access the site from the bicycle/pedestrian path on the southern edge of the La Cueva arroyo at the northern boundary of the site. Pedestrian access to tracts #1, #7, & #12 shall connect to this pedestrian/bicycle path. All pedestrian connections shall be as described in the design standards for this site development plan detailed on subsequent sheets.

PHASING:

The first site plan for building permit (tract #13) shall be heard by the environmental planning commission for approval. Vehicular and pedestrian access from San Mateo sufficient to serve the needs of tract #13 will be constructed as a part of phase one. This will include the improvement of the existing bus stop on the East side of San Mateo. The central common/park and remainder of the two main internal streets running East and West shall be constructed ahead of or concurrent with any next tracts development following the completion of tract #13. Development of other tracts will progress based on market conditions and demands.

NOTE: INFRASTRUCTURE LIST TO BE ESTABLISHED WITH FUTURE PLATTING OR SITE PLAN FOR BUILDING PERMIT

VICINITY MAP
SCALE: 1" = 1,000'-0"

Signed

ARCHITECTS

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Facsimile 505/884.8300
Web www.fbtarch.com

LEGEND

- PROPERTY LINES
- NEW PRIVATE PRIMARY (INTERNAL) WAY.
- NEW PRIVATE SECONDARY (INTERNAL) WAY.
- PEDESTRIAN/VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PEDESTRIAN/BIKE PATH

PROJECT NUMBER 1000310

APPLICATION NUMBER

EPC SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Signature	Date
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	03/10/10
ABCWUA	03/10/03
PARKS AND RECREATION DEPARTMENT	3/10/10
CITY ENGINEER	3/10/10
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) — NA	
SOLID WASTE MANAGEMENT — NA	
DRB CHAIRPERSON, PLANNING DEPARTMENT	10/4/10

NORTH I-25 CORPORATE CENTER

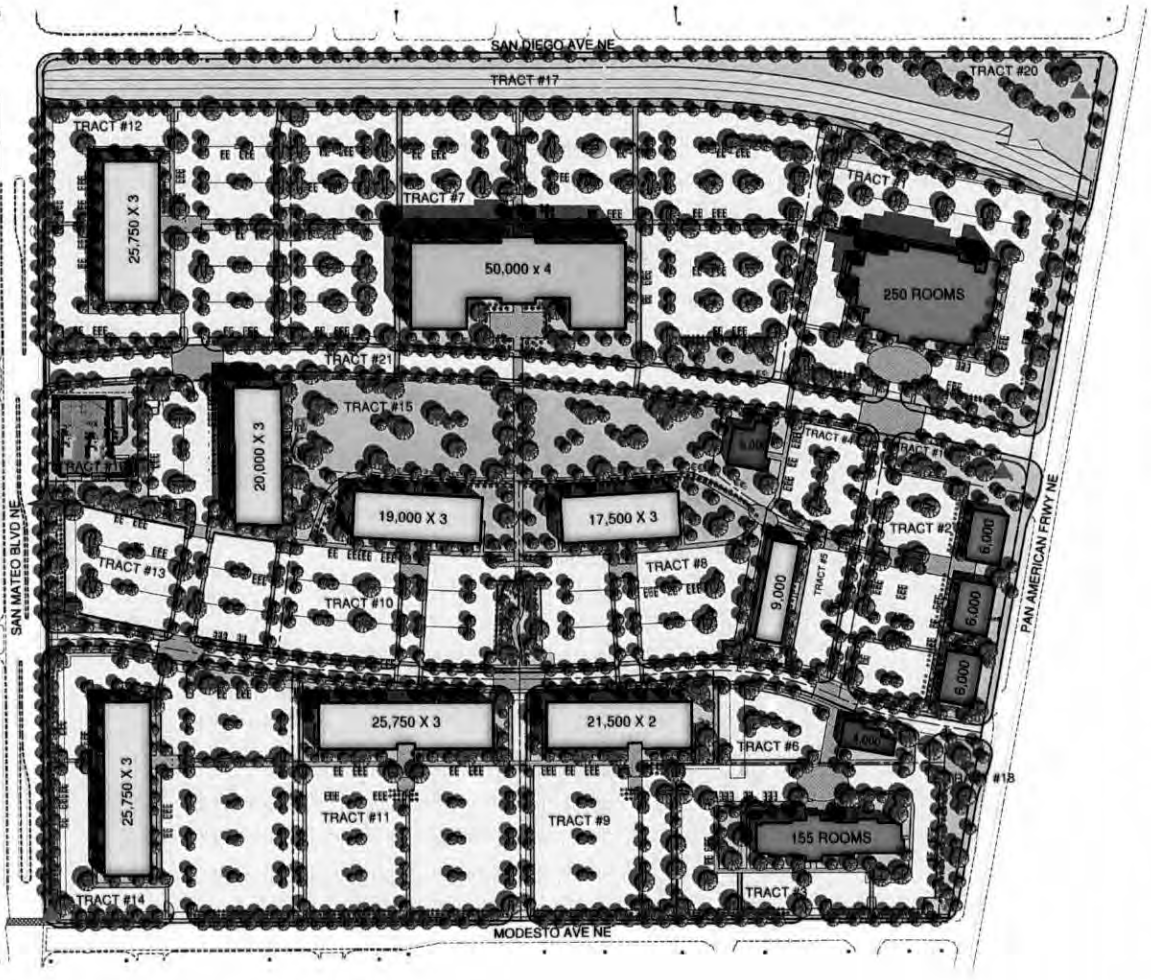
MARK	DATE	DESCRIPTION
	3/3/10	DRB SUBMITTAL
	12/15/09	REVISED EPC SUBMITTAL
	9/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO: 8-03-02
CAD DWG FILE: [illegible]
DRAWN BY: AL
CHECKED BY: AL

SHEET TITLE

SITE DEVELOPMENT PLAN FOR SUBDIVISION

AS-101



A2 CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0"

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LEGEND

- RETAIL
- HOTEL
- OFFICE
- RESTAURANT
- PEDESTRIAN CONNECTIONS
- LOT LINES
- SITE SIGNAGE (PROJECT IDENTIFICATION)
- EXISTING BUS STOP WITH NEW RIGHT-OF-WAY AS DESCRIBED ON SHEET VS-101. NEW TYPE "C" BUS SHELTER WITH NEW BENCH & NEW CONCRETE SIDEWALK/ WAITING AREA. ALL PER COA STD. 2355.

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	12/16/09	REVISED EPC SUBMITTAL
	9/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO:	6-05-02
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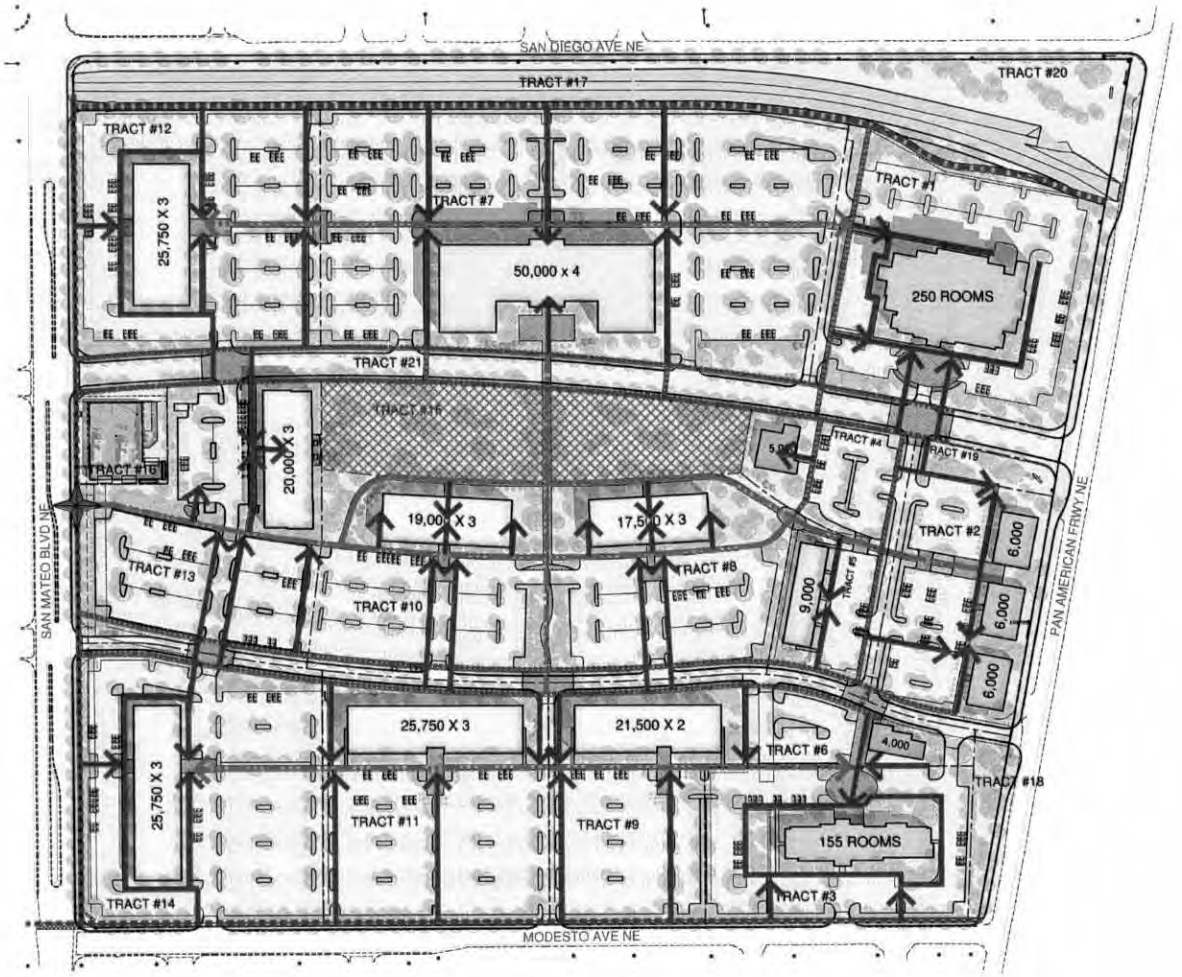
DRAWN BY:	AL
CHECKED BY:	AL

SHEET TITLE

CONCEPTUAL SITE PLAN

AS-102



A2 CONCEPTUAL PEDESTRIAN PLAN

SCALE: 1" = 100'-0"

NOTES:

A. LOCATIONS INDICATED FOR PEDESTRIAN ACCESS ARE APPROXIMATIONS AND MAY VARY. QUANTITIES SHALL NOT BE REDUCED.
B. PEDESTRIAN WALKWAYS INDICATED ON THIS SHEET ARE AS FURTHER DESCRIBED IN THE DESIGN STANDARDS FOR THIS SITE PLAN FOR SUBDIVISION.
C. MINIMUM WIDTH FOR PEDESTRIAN WALKWAYS IS 6'-0" WHEN ADJACENT TO HEAD IN PARKING AREAS MINIMUM WIDTH IS 8'-0"
D. PEDESTRIAN WALKWAYS SHALL BE CONSTRUCTED OF ENHANCED PAVING WHICH MAY INCLUDE CONCRETE OR OTHER PAVING MATERIALS BUT SHALL NOT BE ASPHALT. IN ADDITION, ENHANCED PAVING TREATMENTS OF TEXTURED OR COLORED CONCRETE OR THERMOPLASTIC OR SIMILAR MATERIAL SHALL BE PROVIDED AT CROSSWALKS CONNECTING PARKING AREAS AND AT WALKWAYS THAT CROSS STREETS.
E. THE CROSSWALK AT THE INTERSECTION OF MODESTO AVE. AND SAN MATEO BLVD. SHALL BE COLORED, TEXTURED CONCRETE.
F. PLAIN GREY OR BLACK CONCRETE, WHICH BLENDS IN WITH PARKING LOT ASPHALT COLORS SHALL NOT BE USED. CONCRETE MUST BE TEXTURED AND PLAINLY VISIBLE AS IT CROSSES PARKING LOT AREAS.

LEGEND

- PRIMARY PEDESTRIAN WALKWAY NETWORK
- SECONDARY PEDESTRIAN WALKWAY NETWORK
- INDIVIDUAL BUSINESS PEDESTRIAN WALKWAY ACCESS
- CROSS TRACT PEDESTRIAN WALKWAY ACCESS
- CENTRAL COMMONS / PARK PLAZA - EXCLUSIVE PEDESTRIAN ENVIRONMENT
- EXISTING BUS STOP WITH NEW RIGHT-OF-WAY AS DESCRIBED ON SHEET VS-101. NEW TYPE "C" BUS SHELTER WITH NEW BENCH & NEW CONCRETE SIDEWALK WAITING AREA. ALL PER COA STD. 2355.

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NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/31/09	INITIAL EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL

PROJECT NO:	1425.02
CAD DWG FILE:	AS-101 CONCEPTUAL SITE PLAN PEDESTRIAN.DWG
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET TITLE:
CONCEPTUAL PEDESTRIAN PLAN

AS-103

A1 CONCEPTUAL LANDSCAPE PLAN

LEGEND

- TREE. SEE SHEET A-703 FOR PROPOSED PLANT PALETTE
- GENERAL LANDSCAPE AREA (PLANTING BED). HIGH WATER USE TURF SHALL NOT BE PERMITTED.
- CENTRAL COMMONS PARK/PLAZA. HIGH WATER USE TURF PERMITTED AS NO MORE THAN 40% OF A TURF BLEND MIX.
- PEDESTRIAN WALKWAY
- PAVED BICYCLE AND PEDESTRIAN PATH AND AMAFCA ACCESS ROAD (SHARED)
- GRAVEL AMAFCA ACCESS ROAD
- CONTAINED LANDSCAPE AT UNEXCAVATED LANDFILL. HIGH WATER USE TURF SHALL NOT BE PERMITTED.
- EXISTING BUS STOP. NEW TYPE "C" BUS SHELTER WITH NEW BENCH AND NEW CONCRETE SIDEWALK/WAITING AREA, ALL PER COA STD. 2305.
- PROPERTY LINE
- POWER POLE
- SITE SIGNAGE LOCATION

LANDSCAPE AREA CALCULATIONS

NET LOT AREA:

TOTAL LOT AREA	2,598,885 SF
LESS TOTAL BUILDINGS AREA	(306,158 SF)
LESS R.O.W. LANDSCAPING	(80,949 SF)
NET LOT AREA	2,211,778 SF
LANDSCAPE AREA REQUIREMENT (15% OF NET LOT AREA)	331,767 SF
LANDSCAPE AREA PROVIDED (30% OF NET LOT AREA)	956,203 SF

LANDSCAPE NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. TURF AREAS SHALL BE SPRAY IRRIGATED. TREES AND SHRUBS SHALL BE IRRIGATED WITH A BUBBLER SYSTEM.
2. THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE LANDSCAPE.
3. SEE SHEETS A-701 THROUGH A-703 FOR LANDSCAPE DESIGN STANDARDS AND PROPOSED PLANT PALETTE.
4. TREE LOCATIONS ARE SHOWN SCHEMATICALLY AND MAY VARY TO ACCOMMODATE FINAL BUILDING FOOTPRINTS. QUANTITIES SHALL NOT BE REDUCED.
5. HIGH WATER-USE TURF SHALL BE PERMITTED AS NO MORE THAN 40% OF A TURF BLEND MIX IN THE CENTRAL COMMONS PARK/PLAZA.
6. LANDSCAPE AREAS SHALL BE COMPACTED TO 85% PER COA SPECIFICATIONS.

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Morrow Reardon Wilkinson Miller, Ltd.
Landscape Architects

NORTH I-25
CORPORATE CENTER

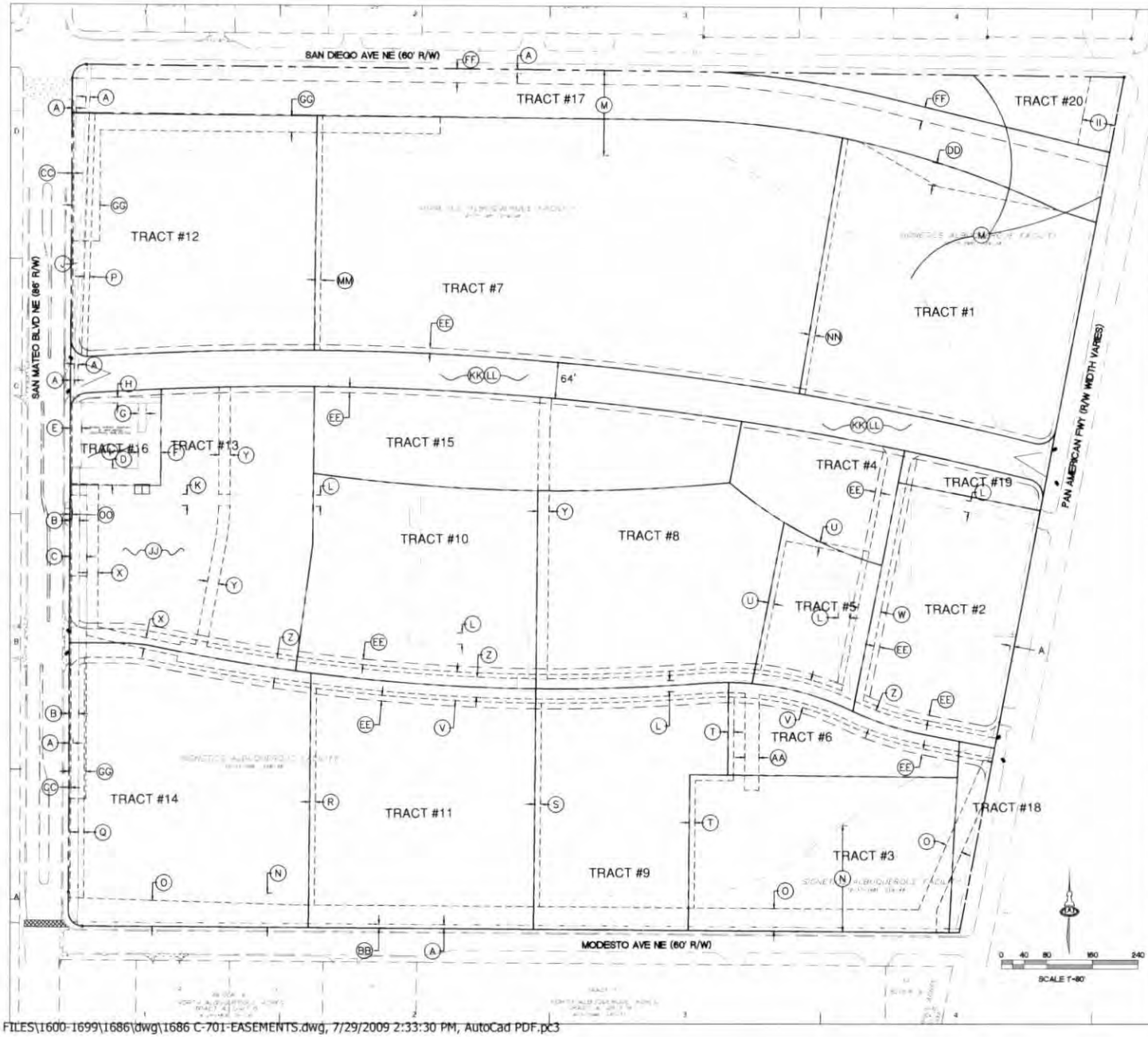
MARK	DATE	DESCRIPTION
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO:
CAD DWG FILE: 0409-SITE-EPC
DRAWN BY: AD
CHECKED BY: ECR

SHEET TITLE

CONCEPTUAL
LANDSCAPE PLAN

LS-101



EASEMENT NOTES

A. EXISTING 7' UTILITY EASEMENT PER PLAT FILED 12-17-81 VOL. C19, FOLIO 89
B. EXISTING 17' PNM & US WEST EASEMENT PER DOCUMENT FILED 5-31-94 BK. A417 PG. 1431
C. EXISTING 10' PNM ACCESS EASEMENT PER DOCUMENT FILED 9-12-2002 BK. A41 PG. 5261
D. EXISTING 30' PNM & US WEST EASEMENT PER DOCUMENT FILED 9-12-2002 BK. A41 PG. 5255
E. EXISTING 20' PNM & US WEST EASEMENT PER DOCUMENT FILED 5-31-94 BK. 6417 PG. 1431
F. EXISTING 40' PNM & US WEST EASEMENT PER DOCUMENT FILED 9-12-2002 BK. A41 PG. 5255
G. EXISTING 15.0' PNM & US WEST EASEMENT PER DOCUMENT FILED 7-27-99 BK. M10 PG. 7368
H. EXISTING 10' PNM & US WEST EASEMENT PER DOCUMENT FILED 9-12-2002 BK. A41 PG. 5252
I. EXISTING PNM SUBSTATION EASEMENT AS SHOWN ON PLAT FILED 12-17-81 VOL. C19, FOLIO 89
J. EXISTING VARIABLE WIDTH QWEST EASEMENT PER DOCUMENT FILED 4-3-2001, BK. A17, PG. 5282
K. EXISTING 20' WATER LINE EASEMENT PER PLAT FILED 12-17-81 VOL. C19, FOLIO 89
L. EXISTING 20' WATER LINE EASEMENT TO BE VACATED BY FINAL PLAT
M. EXISTING DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 12-17-81 VOL. C19, FOLIO 89 TO BE VACATED BY FINAL PLAT.
N. EXISTING DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 12-17-81 VOL. C19, FOLIO 89 TO BE VACATED BY FINAL PLAT AT TIME OF CONSTRUCTION OF UNDERGROUND DRAINAGE STRUCTURE.
O. PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
P. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 13 & 21 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIAT
Q. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 13 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
R. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 10 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
S. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 8 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
T. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACTS 2, 5 & 6 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
U. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 2 & 5 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
V. 51' PRIVATE ACCESS & DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION. GRANTED BY FINAL PLAT.
W. 40.5' PRIVATE ROADWAY & DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION. GRANTED BY FINAL PLAT.
X. 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT
Y. 20' PUBLIC WATER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT
Z. 36' PUBLIC SANITARY SEWER & WATER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT
AA. 25' PUBLIC SANITARY SEWER & WATER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT
BB. 7' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY FINAL PLAT.
CC. 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY FINAL PLAT.
DD. VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY FINAL PLAT.
EE. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT
FF. 25' OVERHEAD UTILITY EASEMENT GRANTED TO PNM BY FINAL PLAT
GG. LANDFILL WASTE EASEMENT. STORM AND IRRIGATION WATERS MUST BE CONTAINED AND NOT BE ALLOWED TO INFILTRATE THE SOIL WITHIN THIS EASEMENT. SPRINKLERS AND IRRIGATION MAY ONLY OCCUR IN WATER CONTAINMENT AREAS LINED WITH MATERIALS APPROVED BY THE CERTIFYING LANDFILL GAS ENGINEER RESPONSIBLE FOR THE WASTE EXCAVATION PLAN TO REMOVE BURIED WASTE FROM THE SITE.
HH. PRIVATE BLANKET CROSS LOT ACCESS, DRAINAGE AND DRY UTILITY EASEMENTS GRANTED ON AND FOR THE BENEFIT OF TRACTS 1 - 15 AND TRACTS 18 & 19.
II. 58' WIDE PUBLIC DRAINAGE EASEMENT GRANTED TO AMAFCA BY FINAL PLAT
JJ. BLANKET MAINTENANCE ACCESS EASEMENT COVERING TRACT 19 GRANTED TO PNM BY FINAL PLAT.
KK. BLANKET PRIVATE ACCESS & DRAINAGE EASEMENT COVERING TRACT 21, GRANTED TO AND MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION. GRANTED BY FINAL PLAT.
LL. BLANKET PUBLIC WATER & SANITARY SEWER EASEMENT COVERING TRACT 21, GRANTED TO THE ABCWUA BY FINAL PLAT.
MM. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACTS 4, 8, 10, 15, & 21 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
NN. 10' PRIVATE DRAINAGE EASEMENT GRANTED TO TRACT 2, 4, 19, & 21 BY FINAL PLAT AND TO BE MAINTAINED BY THE NORTH I-25 CORPORATE CENTER OWNER'S ASSOCIATION.
OO. 4' x 20' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY BY FINAL PLAT FOR BUS STOP.

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NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/31/09	INITIAL EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	7/29/09	REVISED EPC SUBMITTAL

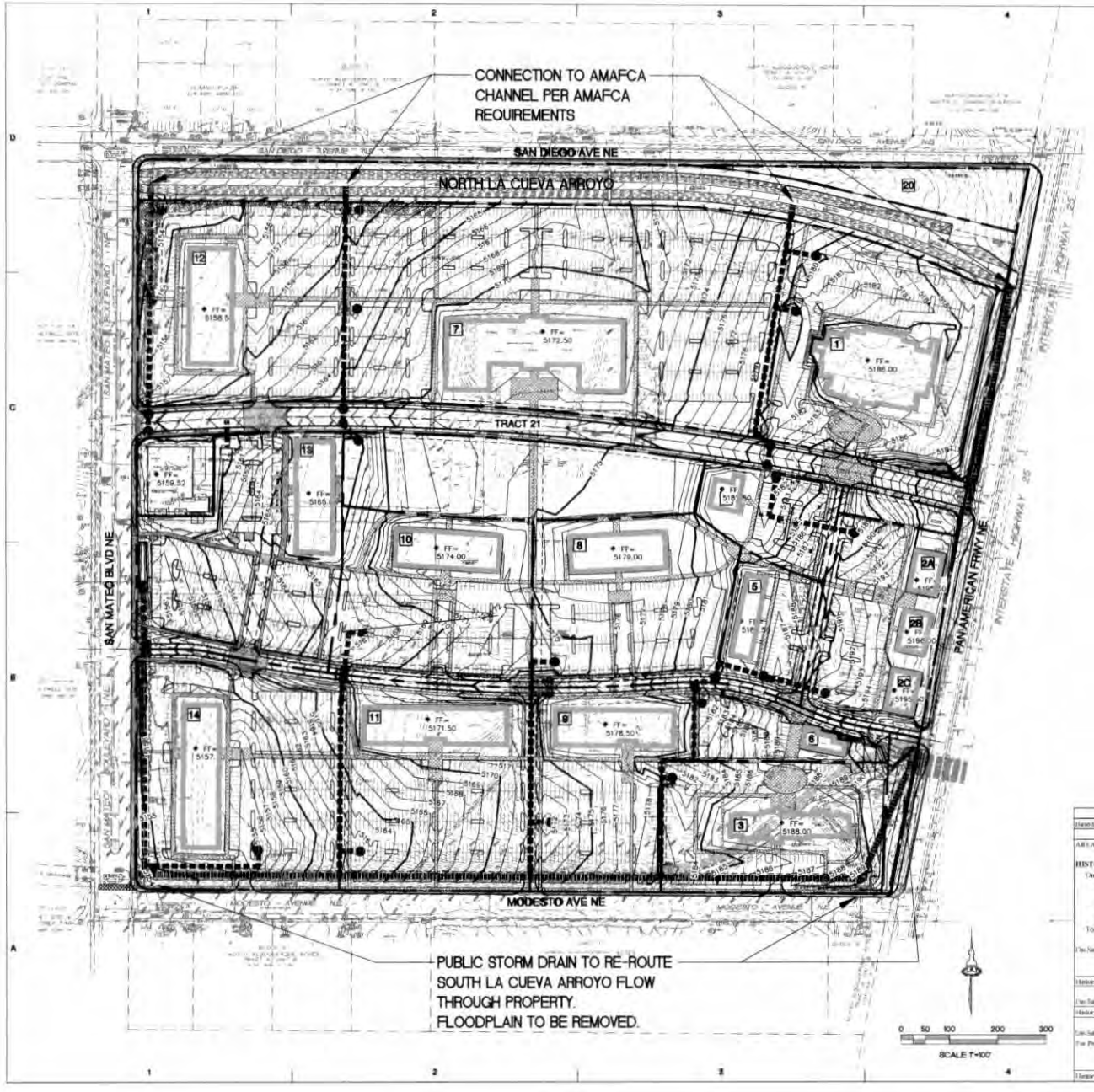
PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE:

EASEMENT EXHIBIT

VS-101

M:\CAD FILES\1600-1699\1686\dwg\1686 C-701-EASEMENTS.dwg, 7/29/2009 2:33:30 PM, AutoCad PDF.pc3



VICINITY MAP

PROJECT DATA

PROPERTY: THE SITE IS A DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-18. THE SITE IS BOUND TO THE EAST BY I-25 FRONTAGE ROAD, TO THE WEST BY SAN MATEO BLVD., TO THE NORTH BY AN AMAFCA LINED ARROYO AND TO THE SOUTH BY MODESTO AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE OFFICE / RETAIL / RESTAURANT / HOTEL SITES WITH ASSOCIATED STREETS, PARKING AND LANDSCAPING.

LEGAL: SIGNETICS ALBUQUERQUE FACILITY, BLOCKS 8, 7 AND 6, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NM.

ADDRESS: IRVING BLVD. N.E.

BENCHMARK: ALBUQUERQUE CONTROL SURVEY/NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "125-11" ELEVATION = 5206.936 (NGVD29)

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #129, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

THE ENTIRE SITE IS PERMITTED FREE DISCHARGE TO THE ADJACENT PUBLIC STORM DRAIN SYSTEM TO THE SOUTH (A STORM DRAIN WILL REPLACE THE EXISTING SURFACE CHANNEL TO THE SOUTH) OR TO THE EXISTING AMAFCA ARROYO TO THE NORTH, AS EACH LOT DEVELOPS, A PRIVATE STORM DRAIN SYSTEM WILL BE REQUIRED TO COLLECT ON-SITE RUNOFF FOR ROUTING TO THE NORTH ARROYO OR TO STUBS PROVIDED TO THE SOUTH STORM DRAIN FOR THE PROPERTIES USE. NEW DEVELOPED RUNOFF IS BASED ON 15% GRASS AND GRAVEL, AND 85% IMPERVIOUS SURFACING. FREE DISCHARGE IS APPROPRIATE FOR THE SITE AS DOWNSTREAM CAPACITY IS AVAILABLE.

LEGEND

- PROPOSED PRIVATE STORM DRAIN
- PROPOSED PUBLIC STORM DRAIN
- PROPOSED PRIVATE STORM DRAIN INLET
- PROPOSED CONTOUR
- FT=5195.5 PROPOSED FINISH FLOOR ELEVATION
- EXISTING LANDFILL

CALCULATIONS: North I-25 Corporate Center

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan, 1993

ON-SITE

AREA OF SITE: 2377035.639 SF = 54.6 Ac

HISTORIC FLOWS:

On-Site Historic Land Condition

Area A	=	0	SF
Area B	=	1188517.82	SF
Area C	=	0	SF
Area D	=	1188517.82	SF
Total Area	=	2377035.64	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area A	=	0	SF
Area B	=	237706	SF
Area C	=	237706	SF
Area D	=	1901629	SF
Total Area	=	2377036	SF

EXCESS PRECIP:

Precip Zone 1

E_A	=	0.66
E_B	=	0.92
E_C	=	1.20
E_D	=	2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm):

Weighted $E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E_i	=	1.64	in	Developed E_i	=	2.11	in

On-Site Volume of Runoff, V_{360} | EPA = 12

Historic V_{360}	=	324882	CF	Developed V_{360}	=	417766	CF

On-Site Peak Discharge Rate: $Q_P = Q_A A_A + Q_B A_B + Q_C A_C + Q_D A_D$ = 43.960

For Precipitation Zone: 1

Q_A	=	1.97		Q_B	=	3.45	
Q_C	=	2.80		Q_D	=	5.50	
Historic Q_i	=	2874	CFS	Developed Q_i	=	2927	CFS

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NORTH I-25 CORPORATE CENTER

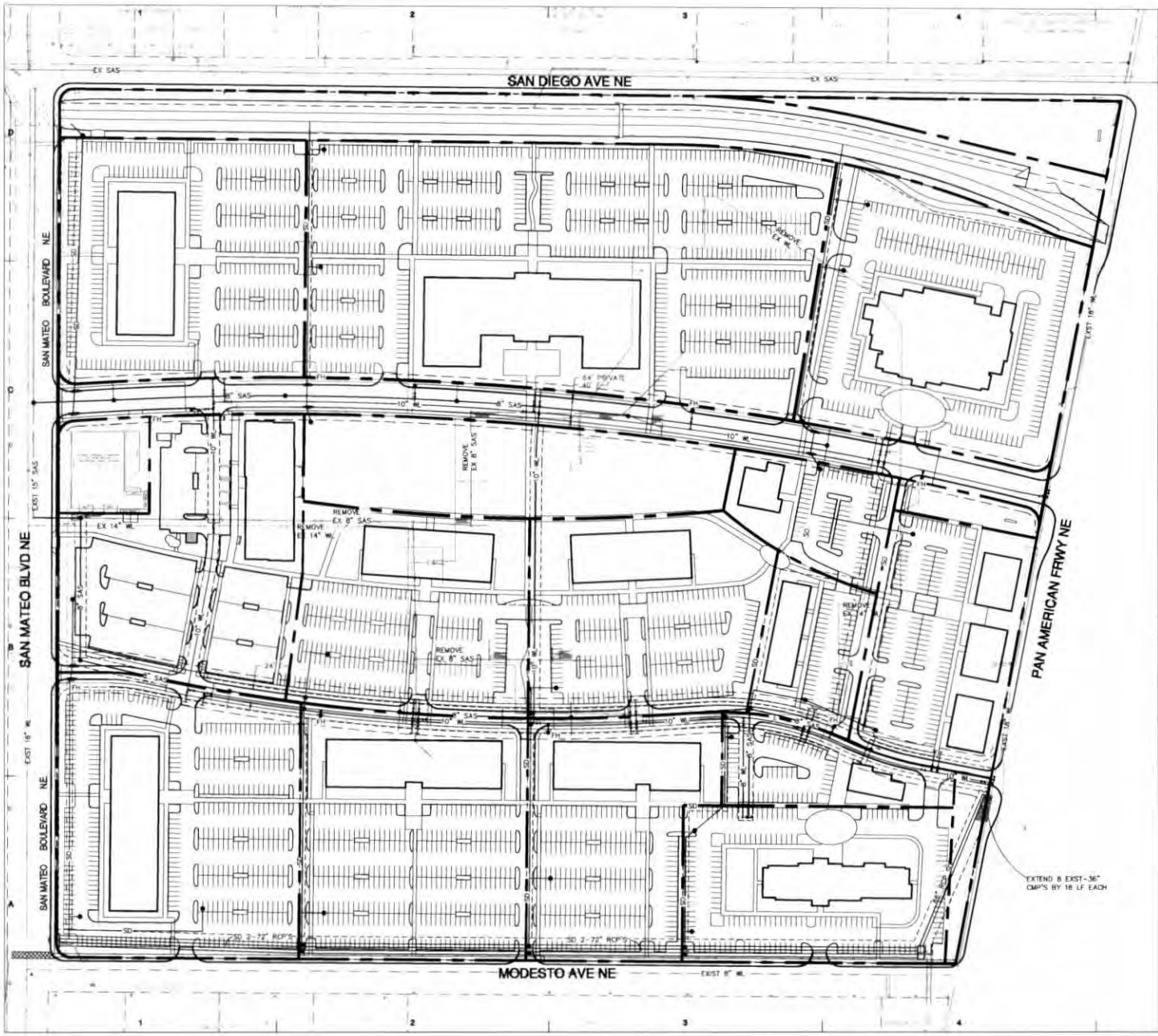
MARK	DATE	DESCRIPTION
	5/29/09	REVISED EPC SUBMITTAL
	5/5/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/24/09	INITIAL EPC SUBMITTAL

PROJECT NO:	1686
CAD DWG FILE:	1686 CG-101.dwg
DRAWN BY:	DLP
CHECKED BY:	GLD

SHEET TITLE

CONCEPTUAL GRADING PLAN

CG-101



GENERAL NOTES

A. SEE SHEET V-101 FOR EXISTING & PROPOSED EASEMENTS.

LEGEND

WATER METER & BOX
GATE VALVE W/ VALVE BOX
FIRE HYDRANT
WATER LINE W/ FITTING
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
STORM DRAIN LINE
EXISTING LANDFILL

0 40 80 160 240
SCALE 1"=80'

ARCHITECTS

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NORTH I-25 CORPORATE CENTER

MARK	DATE	DESCRIPTION
	5/29/09	REVISED EPC SUBMITTAL
	[illegible]	REVISED EPC SUBMITTAL
	[illegible]	REVISED EPC SUBMITTAL
	[illegible]	INITIAL EPC SUBMITTAL

PROJECT NO:	1686
CAD DWG FILE:	1686 CU-101.dwg
DRAWN BY:	DLP
CHECKED BY:	GLD

SHEET TITLE

CONCEPTUAL UTILITY PLAN

CU-101

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1- INTRODUCTION

The intent of these Design Standards is to provide a framework for future architects, landscape architects, designers, and developers that will help them understand the aesthetic and functional vision and goals for the property. The primary goal is to create a vibrant complex that responds to its surroundings, meets the needs of adjacent properties, improves environmental conditions, and complies with the city of Albuquerque zoning codes & ordinances. These standards shall be used to facilitate the design of buildings, landscapes, and facilities that respect their surroundings, maintain and highlight views, and improve the natural and built environment. As outlined in these Design Standards, innovative and sustainable design techniques along with the use of "green" building materials is required.

The purpose of these Design Standards is to provide guidance for future development with specific objectives that encourage innovative and creative solutions. The desired character of design features common to the master plan area such as pedestrian features, grading, landscape, signage, parking, lighting, and architecture are expressed in these standards.

A. LAND USE CONCEPT:

1. The master developer shall maintain control of the site through the development process and asset ownership. Maintenance of the common area and each landscaped area on individual tracts will be under the purview and oversight of a management entity controlled by the master developer pursuant to the covenants, rules and restrictions established for the master development.
2. This SU2/M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design Standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the North I-25 Sector Development Plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas, as well as provide some on-site amenities in support of the on-site office uses. This development will provide up to two (2) on-site restaurants, two hotel sites, retail/bank as permissive in the IP zone, and office uses. Although zoned SU2/M-1, the marketing effort will be toward the mixed commercial and office uses described above.
3. The two drive isles providing internal access to the site in the east west direction are to be private drive isles maintained by the property owners. The site includes a large open space area designed to encourage outdoor interaction and uses on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets.
4. Key points of emphasis described within this site development plan for subdivision are:
   a. Strong pedestrian linkages
   b. Unified architecture
   c. Open space areas
   d. Unified landscaping
5. No more than 3 uses with drive up service windows shall be permitted. Each shall adhere to the following restrictions:
   a. Food and drink uses with drive up service windows are not allowed pursuant to the subject site's current zoning (SU-2/M-1) and will not be permitted unless allowed by a future applicable sector development plan.
   b. No drive up service window shall face Interstate 25.
   c. The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building it serves.
   d. A pedestrian crossing across the stacking lane shall be demarcated and shall be clearly visible and highlighted with enhanced paving.
6. Future development shall be in accordance with these design standards.
7. Building outlines, parking areas, sidewalk layouts, and landscape areas shown on individual tracts in any of the sheets accompanying this site development plan for subdivision are conceptual in nature. Actual layouts and areas on individual tracts may differ from those shown herein, but must meet the intent and requirements of this site plan for subdivision.
8. All tract building setbacks are as outlined in the IP zone pursuant to the North I-25 sector plan.
9. Refer to sheet VS-101 for detailed information on all easements new and existing.
10. Because the premises is zoned SU-2/M-1 and larger than five acres, it is considered a Shopping center site and therefore subject to the Shopping Center Regulations of the Zoning Code.

B. GENERAL SITE DESIGN:

1. A primary focus in site design will be the creation of a site that is pedestrian friendly and encourages pedestrian activity throughout the site.
2. All buildings shall be oriented to pedestrian movement and the public right-of-way except in cases where the development creates an interior pedestrian plaza. A number of pedestrian walkways shall be provided between the sidewalk adjacent to the roadway and building entries as indicated on the conceptual pedestrian plan (AS-103).
3. Pedestrian walkways shall be constructed of enhanced paving which shall include concrete or other paving materials but shall not be asphalt. In addition, enhanced paving treatments of textured or colored concrete or thermoplastic or similar material shall be provided at crosswalks connecting parking areas and at walkways that cross streets. Plain grey or black concrete, which blends in with parking lot asphalt colors, shall not be used. Concrete must be textured and plainly visible as it crosses parking lot areas.
4. Shared entries to commercial businesses are encouraged. The number of vehicular access points to parking lots shall be limited to the minimum necessary to provide adequate circulation.

5. Breaking up large expansive areas of asphalt or concrete paving in parking lots with landscape islands, pedestrian walkways, and other design elements is required. Landscape islands and pedestrian walkways shall be as further described in these Design Standards.
6. Ensure appropriate bicycle and pedestrian access to the plan area and adjacent trails.
7. Ensure appropriate pedestrian access to Wildflower Park, west of the development.
8. Main building entrances shall be visible to the pedestrian and directly accessible.
9. Pedestrian connections shall link buildings to any small plaza areas on individual tracts and to the larger central commons park/plaza [NVAP].
10. The pedestrian crossing leading to the wildflower neighborhood shall be made of colored, textured concrete.

2- PEDESTRIAN FEATURES

A. SITE FURNISHINGS

To enhance the pedestrian experience throughout the site, amenities such as benches, shade structures, bicycle racks, pedestrian scale lighting, enhanced landscape areas, enhanced paving, and other visual articulations shall be incorporated throughout the development. A cohesive palette of site furnishings will contribute to the visual continuity of the site.

B. SIDEWALKS

Sidewalks shall be provided along the east side of San Mateo Blvd. and the north side of Modesto Ave., and shall comply with the requirements of the COA Sidewalk Ordinance. There shall be no sidewalk along the south side of San Diego Ave. to encourage pedestrians to use the nearby paved bike and pedestrian path south of the La Cueva Arroyo. Pedestrian traffic shall be discouraged along the Pan American Freewaythrough the use of wide landscape buffers. See section 6.D1 of these standards.

1. Sidewalks shall be a minimum width of six feet. When adjacent to head in parking areas minimum width is 8'-0"
2. The street side of the sidewalk shall be set back a minimum of six feet from the back of the curb.

C. ACCESSIBILITY

Pedestrian circulation routes shall comply with the guidelines of the Americans With Disabilities Act of 1990.

D. PEDESTRIAN CONNECTIONS AT PARKING AREAS

Safe, convenient access to and from the site and ease of mobility within the site shall be provided for pedestrians. Each tract within the site shall be pedestrian, bicycle, and handicap accessible within the tract and to adjacent streets.

1. Pedestrians shall have safe and accessible travel routes from parking areas to buildings.
2. Pedestrian walkways shall be constructed of enhanced paving which shall include concrete or other paving materials but shall not be asphalt. In addition, enhanced paving treatments of textured or colored concrete or thermoplastic or similar material shall be provided at crosswalks connecting parking areas and at walkways that cross streets. Plain grey or black concrete, which blends in with parking lot asphalt colors, shall not be used. Concrete must be textured and plainly visible as it crosses parking lot areas.

PEDESTRIAN WALKWAY
AT PERIMETER PARKING AREA

PEDESTRIAN WALKWAY
AT INTERIOR PARKING AREA

E. BICYCLE CONNECTIONS

1. Connections near Arroyos-

A paved bicycle path shall be provided on the southern side of the La Cueva Arroyo (North I-25 Sector Development plan (NSDP) 1998 and Trails and Bikeways Facility Plan (TBFP). This trail is a portion of the COA "La Cueva/Alameda Wasteway Trail" and is part of the network of trails planned and described in the Trails and Bikeways Facility Plan.

A. The paved bike & pedestrian path shall be 12 feet in width to ensure pedestrian and bicyclist safety (TBFP).
B. The paved bike and pedestrian pathway along the southern side of the arroyo on the subject site's northern side shall have a separated 12' bicycle and pedestrian lane that indicates where the bicycles are supposed to go and where the pedestrians are supposed to go. and that does not create conflict between pedestrian and bicycle traffic.
C. A guardrail shall be provided where trail is within five feet of the arroyo.
D. The trail will be shared as an access road for AMAFCA.

LA CUEVA BICYCLE TRAIL/AMAFCA ACCESS ROAD

2. Connections throughout the site- Pedestrian networks identified on the Conceptual Pedestrian Plan (AS-103) will provide cyclists access and connections throughout the site.

F. BICYCLE STORAGE

1. Outdoor bicycle parking (racks) must be provided on each tract as required by the City of Albuquerque. Bicycle parking does not include indoor bicycle storage as described below.
2. Each tract must also provide indoor bicycle storage at the rate of 1 space for every 15,000 sf of GLSF.
3. Each tract shall also provide shower and changing rooms for .5% of building occupants as determined by applicable building codes. Shower and changing room requirement does not apply to tracts having retail and restaurant uses.
4.

G. RESTAURANTS

Restaurants shall have shaded outdoor patio seating and dining. Adequate shading shall be defined as a minimum of 35% of the outdoor seating area.

2- PEDESTRIAN FEATURES

H. TRANSIT

Accessibility is a key component of encouraging mass transit ridership. The transit stop shall be improved at the existing location along San Mateo as a part of phase 1. The bus stop improvements are required to meet City of Albuquerque Standards.

3- CENTRAL COMMONS PARK/PLAZA

The Central Commons Park/Plaza shall provide an inviting, flexible space that creates opportunities for a variety of uses for the enjoyment of all users. Paved areas shall connect to the surrounding pedestrian-ways at the perimeter of the Commons Area. The paved areas shall be 'interwoven' with landscape areas to provide visual interest and separation/buffering between the various use zones.

A. Paved areas shall include the following:

1. Open gathering areas for large groups to attend formal events such as musical performances wedding receptions, and parties.
2. Intimate gathering areas for smaller groups to participate in informal events such as outdoor meetings, lunch groups, and informal social events.
3. Benches, tables, and trash receptacles shall be strategically placed throughout the paved areas for the convenience and comfort of users. The site furnishings shall be coordinated with the furnishings palette for the balance of the project to ensure the visual and aesthetic continuity of the site.
4. Pedestrian scale lighting shall be provided for night events and for general safety.
5. Light poles and fixtures shall be aesthetically appealing and shall be coordinated with the furnishings palette for the balance of the project. Lighting shall comply with state and local illumination safety standards.
6. Shade structures such as trees, pergolas & gazebos etc.

B. Landscape areas shall include the following:

1. Open turf areas for large group gatherings and informal recreation.
2. Decorative landscape beds with trees and shrubs.
3. Planting buffers between the various use zones.
4. Shade trees installed in tree wells in selected paved areas to provide shade and an outdoor 'ceiling' to the space.
5. Buffer plantings between the Commons Area and the private way to the north.

CENTRAL COMMONS AT PARK/GREEN SPACE AREA

CENTRAL COMMONS AT PLAZA/LARGE GATHERING AREA

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd

MORROW REARDON WILKINSON MILLER, LTD.
LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO: N-25-CC
CAD DWG FILE:
DRAWN BY: AL
CHECKED BY: AL

SHEET TITLE
DESIGN STANDARDS

A-701

4- ART

PUBLIC ART/SCULPTURES

SCULPTURES OF VARYING SIZES LOCATED THROUGHOUT THE SITE

A. ART/SCULPTURE

1. At various locations throughout the site art & sculptures will be used to highlight local points & encourage pedestrian interaction.
2. Artwork shall not be used as signage to advertise a particular business or use.
3. Artwork shall not have wayfinding graphics.
4. Artwork elements shall not contain advertising of any kind.

5- PARKING / STREETS

A.INTRODUCTION

The intent is to provide flexibility for potential property owners who might require slightly more parking than that typically required in the City of Albuquerque minimum parking requirements. In all instances, the minimum parking requirement per City of Albuquerque parking ordinances is met. In the project summary table (Sheet AS-101) the conceptual building square footages are expressed in a range having an associated parking count of 1 space per 200 gsf of office building compared to the City of Albuquerque minimum standard of 1 space per 200 nsf for the first floor and 1 per 300 for floors above and below the first floor.

B. CLEAR LINES OF SIGHT

Clear lines of sight shall be maintained at all exits of parking areas and street intersections.

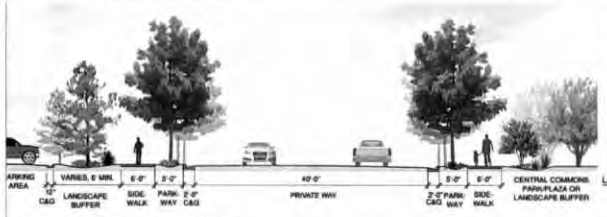
C. OFF-STREET PARKING AREA LANDSCAPING

1. Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of pavement and parked cars (COA Landscape Ordinance). Parking lot trees shall be "Shade Trees" (see Plant Palette, Sheet A-703). Quantity and distribution of trees shall be as follows.
   a. A minimum of one tree per ten parking spaces shall be provided (COA Landscape Ordinance).
   b. All tree planter wells shall be a minimum of 64 square feet per tree.
   c. A minimum of 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet (COA Landscape Ordinance).
   d. No parking space shall be more than fifty feet from a tree (North I-25 Sector Development Plan 1998).
2. Parking and drive areas shall have openings at curbs to adjacent landscape for the absorption of water run-off through bio-swales.

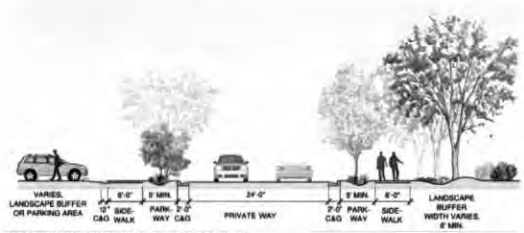
D. PRIVATE WAYS LANDSCAPING

Street trees, sidewalks, and screening of parking and maintenance areas shall be provided along private ways within the site as follows.

1. Street trees meeting the requirements of the COA Street Tree Ordinance shall be provided along private way frontages.
2. Sidewalks shall be a minimum width of six feet and shall be provided on both sides of the private way.
3. Parking and maintenance areas adjacent to private ways shall be screened with landscaping, berming, or a combination thereof.



PRIMARY PRIVATE WAY - TYPICAL SECTION



SECONDARY PRIVATE WAY - TYPICAL SECTION

E. LOW EMISSION & FUEL EFFICIENT VEHICLE PARKING

Each tract shall provide preferred parking spaces for 5% of total vehicle parking. The meaning of "preferred" parking for low emission vehicles (LEV) and fuel efficient vehicles shall be defined as parking closest to a building's main entrance.

F. DRIVE ACCESS

Drive access cuts to lots from internal streets to be determined during individual site design, 24' wide typical.

G. RETAIL LOCATIONS ALONG PAN AMERICAN FREEWAY

There is to be no parking between building elevations and the Pan American Freeway, primary parking, service, storage, and loading areas are to be on the side opposite of Pan American freeway (west side).

6- LANDSCAPING

A. INTRODUCTION

The following Landscape Design Standards are intended to create places of a human scale that promote physical and emotional well-being for people at the North I-25 Corporate Center. In keeping with the North I-25 Sector Development Plan (1998), these Landscape Design Standards are intended to further the following objectives:

1. Reduce adverse visual and noise conflicts from traffic and adjacent developments.
2. Encourage an identifiable character by ensuring visual continuity within the plan area.
3. Ensure shade for pedestrian areas and buildings during the summer months.

Where the Landscape Design Standards are based on an applicable code or ordinance , the code or ordinance is cited.

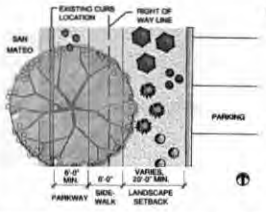
B. LANDSCAPE AREA REQUIREMENTS

1. Entire Plan Area.
   Landscape area for the entire plan area shall be a minimum of 20 percent of the net plan area.
2. Individual Tracts
   Landscape area at individual tracts shall be a minimum of 20 percent of the net tract area.

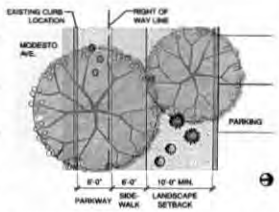
C. LANDSCAPE SETBACK AREAS

A minimum ten-feet wide landscape setback area shall be provided and maintained adjacent to the right-of-way line on San Mateo Blvd., San Diego Ave., Modesto Ave., and the Pan American Freeway (North I-25 Sector Development Plan 1998).

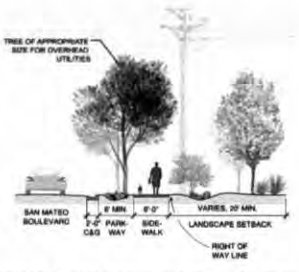
1. The landscape setback area shall be incorporated into the overall landscaping plan for the site and contribute to the visual continuity of the street.
2. The setback area shall be landscaped with a combination of trees, shrubs, and vegetative groundcover.
3. The landscape setback area shall include street trees in compliance with the COA Street Tree Ordinance.



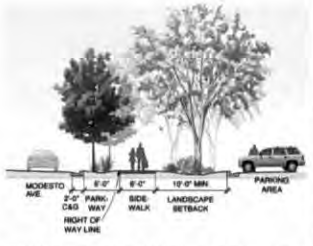
LANDSCAPE SETBACK AT SAN MATEO BLVD. - PLAN VIEW



LANDSCAPE SETBACK AT MODESTO AVE. - PLAN VIEW



LANDSCAPE SETBACK AT SAN MATEO BLVD. - TYPICAL SECTION



LANDSCAPE SETBACK AT MODESTO AVE. - TYPICAL SECTION

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LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
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CHECKED BY:	AL

SHEET TITLE

DESIGN STANDARDS

A-702

6- LANDSCAPING

LANDSCAPE SETBACK AT PAN AMERICAN FREEWAY - TYPICAL SECTION

LANDSCAPE SETBACK AT SAN DIEGO AVE. - TYPICAL SECTION

D. STANDARD LANDSCAPE BUFFERS

1. Entire Plan Area

Landscape buffer areas shall be provided to separate off-street parking and circulation areas from front, side, and rear boundaries of premises. Because this site is a planned development area controlled by site development plans, these requirements pertain to the edges of the entire area of the planning site (COA Landscape Ordinance). Specific required landscape buffer locations and minimum widths for the entire site shall be as follows.

A. Front buffer width along San Mateo shall be a minimum of twenty feet from the property line.
B. Side buffer width along San Diego Ave. and Modesto Ave. shall be a minimum of ten feet from the property line.
C. Rear buffer width along the Pan American Freeway shall be a minimum of ten feet from the property line.

2. Individual Tracts

Landscape buffers for individual tracts shall comply with (and in some cases, exceed) the requirements of the COA Landscape Ordinance as follows.

A. Front buffer width shall be a minimum of ten feet from the tract line for tracts of three acres or less, increasing at the rate of one foot in width per two-acre increase in tract size.
B. Side buffer width shall be a minimum of six feet from the tract line.
C. Rear buffer width shall be a minimum of ten feet from the tract line.

Landscape buffers may be crossed by driveways. No parking is permitted within a required landscape buffer area. Landscape approved within adjacent public right-of-way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscaping and the premises (COA Landscape Ordinance).

E. STREET TREES

Street trees meeting the requirements of the COA Street Tree Ordinance shall be provided along San Mateo Blvd., San Diego Ave., Modesto Ave., and the Pan American Freeway. See this sheet for Plant Palette.

F. SCREENING

In addition to standard landscape buffers, parking and maintenance areas shall be screened from adjacent roadways with shrub massing or berming, or a combination thereof.

SCREENING WITH SHRUB MASSING

SCREENING WITH BERMING

6- LANDSCAPING

G. LANDSCAPING ADJACENT TO THE LA CUEVA ARROYO

Landscaping adjacent to the La Cueva Arroyo shall comply with the requirements of the Facility Plan for Arroyos. Plants proposed for the areas adjacent to the arroyo right-of-way shall be low-maintenance, native or naturalized shrubs and vegetative groundcovers, as well as clusters of drought resistant shade trees. Plants shall be selected from the plant palette on this sheet. Landscaping adjacent to the concrete lined La Cueva channel shall be designed and installed to serve as a screening element.

H. LANDSCAPING ALONG THE PAN AMERICAN FREEWAY

Landscaping along the Pan American Freeway shall comply with the requirements of the New Mexico Department of Transportation.

I. GENERAL LANDSCAPING REQUIREMENTS

1. **The minimum size of tree planter wells shall be 64 sf.**
2. **If allowed by appropriate government authorities, the applicant shall landscape the I-25 right-o-way in front of the retail buildings.**
3. **There will be no pedestrian sidewalks along I-25.**

PLANT PALETTE

Plants for common areas and for individual tracts shall be selected from the following list in order to provide a variety of seasonal color and texture, while creating a cohesive, campus-like setting. The plant palette consists of hardy plants that are native to the region or well adapted to local climate and soil conditions. No more than two highly allergenic trees (as defined by the COA Pollen Ordinance) shall be allowed on the plant palette for individual tracts.

Note: Alternative varieties to specified plant varieties are allowed pending approval by the City of Albuquerque.

COMMON NAME	BOTANICAL NAME	SIZE INSTALLED	MATURE SIZE	REMARKS	WATER USE
SHADE TREES					
Arizona Sycamore	*Platanus occidentalis*	2" cal., 12'-14' ht.	50' ht. & spd	30" Box	M
Autumn Purple Ash	*Fraxinus americana 'Autumn Purple'*	2" cal., 12'-14' ht.	40' ht. & 25' spd	30" Box	M
Chinese Pistache	*Pisctacia chinensis*	2" cal., 12'-14' ht.	40' ht. & 25' spd.	30" Box	M
Honey Locust	*Gleditsia triacanthos inermis*	2" cal., 12'-14' ht.	50' ht. and 25' spd.	30" Box	M
Lacebark Elm	*Ulmus parvifolia*	2" cal., 12'-14' ht.	30' ht. & 25' spd.	30" Box	M
Raywood Ash	*Fraxinus oxycarpa 'Raywood'*	2" cal., 12'-14' ht.	30' ht. & 25' spd.	30" Box	M
Western Hackberry	*Celtis occidentalis*	2" cal., 12'-14' ht.	30' ht. & spd.	30" Box	M
Shumard Oak	*Quercus shumardii*	2" cal., 10'-12' ht.	30' ht. & 25' spd	30" Box	L
ACCENT TREES					
Crabapple	*Malus ioensis 'Plena'*	2" cal., 10'-12'- ht.	25' ht. & 20' spd.	30" Box	M
Desert Willow	*Chilopsis linearis*	8'-10' ht.	25' ht. & 20' spd.	30" Box, multi-trunk	M
Eastern Redbud	*Cercis canadensis*	2" cal., 10'-12' ht.	20' ht. & 15' spd.	30" Box	M
Ornamental Pear	*Pyrus calleryana 'Aristocrat' & 'Chanticleer'*	2" cal., 10'-12' ht.	25' ht. 20' spd.	30" Box	M
Mexican Elder	*Sambucus mexicana*	5'-7' ht.	15' ht. & spd.	24" Box, multi-trunk	L
Purpleleaf Plum	*Prunus cerasifera*	2" cal., 10'-12" ht.	20' ht. & spd.	30" Box	M
Vitex	*Vitex agnus-castus*	5' -7' ht.	15' ht. & spd.	15-Gal.	L
Washington Hawthorn	*Crataegus phaenopyrum*	2" cal., 10'-12' ht.	20' ht. & spd.	30" Box	M
EVERGREEN TREES					
Austrian Pine	*Pinus nigra*	10'-12' ht.	30' ht. & 20' spd	B & B	M
Deodar Cedar	*Cedrus deodara*	10'-12' ht.	40' ht. & 30' spd.	B & B	M
Limber Pine	*Pinus flexilis*	10'-12' ht.	20' ht. & spd.	B & B	M
Scotch Pine	*Pinus sylvestris*	10'-12' ht.	30' ht. & 20' spd.	B & B	M
VERTICAL SHRUBS					
Bird of Paradise	*Caesalpinia gilliesii*	Min. 18" ht.	8' ht. & spd.	5-Gal.	L
Butterfly Bush	*Buddleia sp*	Min. 18" ht.	6' ht. & spd.	5-Gal.	M
Golden Currant	*Ribes aureum*	Min. 18" ht.	5' ht. & spd.	5-Gal.	M
Mountain Mahogany	*Cercocarpus montanus*	Min. 18" ht.	10' ht. & spd.	5-Gal.	L
New Mexico Olive	*Forestiera neomexicana*	5' - 7' ht.	15' ht. & 10' spd.	15-Gal.	M
Smoke Bush	*Cotinus coggygria*	2" cal., 8'-10" ht.	20' ht. & spd.	30" Box	M
LARGE SHRUBS/ORNAMENTAL GRASSES					
Apache Plume	*Fallugia paradoxa*	Min. 18" ht.	5' ht. & spd.	5-Gal.	L
Arp Rosemary	*Rosmarinus officinalis 'Arp'*	Min. 18" ht.	4' ht. & 3' spd.	5-Gal.	M
Blue Mist Spirea	*Caryopteris clandonensis*	Min. 18" ht.	4' ht. & spd.	5-Gal.	M
Maiden Grass	*Miscanthus sinensis 'Gracillimus'*	Min. 18" spd.	4' ht. & spd.	5-Gal.	M
Red Yucca	*Hesperaloe parviflora*	Min. 18" ht.	4' ht. & spd.	5-Gal.	L
Rubber Rabbitbrush	*Chrysothamnus nauseosus*	Min. 18" ht.	6' ht. & spd.	5-Gal.	L
Sotol	*Dasylirion wheeleri*	Min. 12" ht.	4' ht. & spd.	5-Gal.	L
Switchgrass	*Panicum virgatum sp.*	Min. 18" ht.	4' ht. & 2' spd.	5-Gal.	M
Threeleaf Sumac	*Rhus trilobata*	Min. 18" ht.	5' ht. & spd.	5-Gal.	L
Yellow Yucca	*Hesperaloe parviflora 'Yellow'*	Min. 18" ht.	4' ht. & spd.	5-Gal.	L
SMALL SHRUBS /ORNAMENTAL GRASSES					
Blue Avena	*Helictotrichon sempervirens*	Min. 8" ht.	2' ht. & spd.	5-Gal.	M
Cherry Sage	*Salvia greggii*	Min. 12" ht.	3' ht. & spd.	5-Gal.	M
Compact Mahonia	*Mahonia aquifolium 'Compacta'*	Min. 12" spd.	2' ht. & 4' spd.	5-Gal.	M
Dwarf Rabbitbrush	*Chrysothamnus nauseosus nauseosus*	Min. 8" ht.	2' ht. & spd.	5-Gal.	L
Feather Grass	*Stipa capillata*	Min. 8" ht.	18" ht. & spd.	5-Gal.	M
Foerster's Grass	*Calamagrostis acutiflora 'Karl Foerster'*	Min. 8" spd.	2' ht. & spd.	5-Gal.	M
Gro-Low Sumac	*Rhus aromatica 'Gro-low'*	Min. 12" spd.	18" ht. & 3' spd.	5-Gal.	M
Lavender	*Lavandula angustifolia sp*	Min. 6" ht.	2'-4' ht. & spd.	1-Gal.	L
'Miss Huff' Lantana	*Lantana x 'Miss Huff'*	Min. 18" spd.	12" ht. & 4' spd.	5-Gal.	L
Nandina	*Nandina domestica sp.*	Min. 12" ht.	2'-4' ht. & spd.	5-Gal.	M
Pale Leaf Yucca	*Yucca pallida*	Min. 8" ht.	2' ht. & 3' spd.	5-Gal.	L
Regal Mist	*Muhlenbergia capillaris 'Regal Mist'*	Min. 10" spd.	3' ht. & spd.	5-Gal.	M
Shrubby Cinquefoil	*Potentilla fruticosa*	Min. 12" ht.	3' ht. & spd.	5-Gal.	L
Softblade Yucca	*Yucca recurvifolia*	Min. 18" ht.	3' ht. & spd.	5-Gal.	M
GROUNDCOVERS					
Bearberry Cotoneaster	*Cotoneaster dammeri*	Min. 12" spd.	2' ht. & 10' spd.	5-Gal.	M
Blue Fescue	*Festuca glauca 'Boulder Blue'*	Min. 6" ht.	12" ht. & spd.	1-Gal.	L
Blue Leadwort	*Ceratostigma plumbaginoides*	Min. 12" spd.	6" ht. & 2' spd.	1-Gal.	M
Buffalo Juniper (Female)	*Juniperus sabina 'Buffalo'*	Min. 12" spd.	12" ht. & 6' spd.	5-Gal.	M
CACTI					
Claret Cup Cactus	*Echinocerus triglochidiatus*	Min. 3" ht.	6" ht. & 8" spd.	1-Gal.	L
Royal George Spiny Hedgehog	*Echinocerus coccineus*	Min. 10" ht.	12" ht., 18" spd.	1-Gal.	L
Spineless Prickly Pear	*Opuntia stricta*	Min. 18" ht.	4' ht. & spd.	5-Gal.	L
PERENNIALS					
Autumn Joy Sedum	*Sedum telephium 'Autumn Joy'*	Min 6" ht.	2' ht. & spd.	1-Gal.	L
Bush Penstemon	*Penstemon ambiguus*	Min. 6" ht.	2' ht. & spd.	1-Gal.	L
Catmint	*Nepeta faassenii*	Min. 6" spd.	2' ht. & spd.	1-Gal.	M
Dragon's Blood Sedum	*Sedum spurium 'Dragon's Blood'*	Min. 6" spd.	10" ht. & 18" spd.	1-Gal.	L
Globe Mallow	*Sphaeralcea munroana*	Min. 6" ht.	3' ht., 2' spd.	1-Gal.	L
Mexican Primrose	*Oenothera speciosus 'Rosea'*	Min. 4" ht.	10" ht. & 18" spd.	1-Gal.	M
Paperflower	*Psilostrophe tagetina*	Min. 6" ht.	12" ht. & 2' spd.	1-Gal.	M
Pineleaf Penstemon	*Penstemon pinifolius*	Min. 6" ht.	15" ht. & 18" spd.	1-Gal.	L
Red Hot Poker	*Kniphofia uvaria*	Min. 6" ht.	3' ht. & spd.	1-Gal.	L
Sundrops	*Calylophus hartwegii*	Min. 6" spd.	15" ht. & 18" spd.	1-Gal.	L
Yarrow	*Achillea filipendulina*	Min. 6" ht.	3' ht. & 2' spd.	1-Gal.	L
TURF *					
Park Blend	*Poa pratensis, Festuca elatior & Lolium perenne*	Sod			H
Buffalo Grass Blue Grama Mix	*Buchloe dactyloides & Bouteloue gracilis*	Sod			L

* High water use turf shall be limited to no more than 40% of the turf blend used.

ARCHITECTS

Phone
Facsimile
Web

MORROW REARDON
WILKINSON MILLER LTD.
LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
	12/15/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO.	N-I25-CC
CAD DWG FILE	
DRAWN BY	AL
CHECKED BY	AL

SHEET TITLE

DESIGN STANDARDS

A-703

7- SUSTAINABILITY:

SUSTAINABLE CHARACTERISTICS OF THE SITE SHALL INCLUDE:

A. Site selection - this site was previously developed and is not in an ecologically sensitive area such as a prime farm land, wetland or habitat.
B. Brownfield redevelopment - because the site has been complicated by real and perceived health and human safety issues due to the existing landfill, the project has entered the New Mexico Voluntary Remediation program following the remediation of the site.
C. An existing city bus stop is located on the site on San Mateo.
D. New construction shall minimize light trespass from the buildings and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments. To accomplish this, all site and building mounted luminaires shall produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site. No more than 5% of the total initial designed fixture lumens are emitted at an angle of 90 degrees or higher from nadir (straight down).
E. In the Southwest, water is our most precious and finite resource. Several water conservation techniques shall be employed at the North I-25 Corporate Center, including irrigation efficiency, inverted crowns, erosion control, soil amendments (to decrease runoff), and a drought-tolerant plant palette.

1. Landscape areas shall be irrigated with a highly efficient automatic irrigation system.
2. Inverted crowns and dry streambed features such as bioswales shall be used to capture rainwater. These areas will not be used to retain or detain stormwater runoff from other areas on the site, but will capture rainfall to supplement the automatic irrigation system and decrease the total amount of stormwater runoff entering the city stormwater drainage system.

INVERTED CROWN AT PARKING MEDIAN

3. Stable slopes decrease erosion and stormwater runoff and increase rainwater infiltration on site. Grade changes shall be addressed with stabilized landscaped slopes that compliment the overall landscape theme.
4. Soil in landscape areas shall be amended with organic materials and soil conditioner which will increase moisture retention and reduce runoff.
5. Plants shall be native to the region or well adapted to local climate and soil conditions. Plants shall be low to medium water use.
6. Exterior site management shall reduce environmental impacts of landscape installation and maintenance by developing exterior site management plans that include:

   a. Limited and target-specific herbicide application following ipm procedures.
   b. Application of slow-release fertilizer based on soil analysis
   c. Installation of soil amendments including organic compost, horticultural volcanic rock, and granulated sulfur soil conditioner.
   d. Application of mycor-rhizal fungi and beneficial bacteria to help root growth
   e. Organic fertilization.
   f. Mulch applications.
   g. Mulching and composting of landscape debris.
   h. Application of pre-emergent herbicides.

F. Low emission & fuel efficient vehicle parking - each tract shall provide preferred parking spaces for 5% of total vehicle parking.
G. Each tract shall provide bicycle storage for 3% of occupants. In addition, each tract must also provide additional indoor bicycle storage. Indoor bicycle storage for each tract shall be provided at the rate of 1 space for every 15,000 sf of GLSF. Each tract shall also provide shower and changing rooms for .5% of building occupants as determined by applicable building codes. Shower and changing room requirement does not apply to tracts having retail and restaurant uses.
H. All roofing materials shall be highly reflective having a solar reflectance index value of 78 or greater for low slope roofs and 29 for steep slope roofs. Highly reflective roofing materials shall be hidden behind parapets and not be visible to passers by or pedestrians.
I. All buildings shall use low flow and high efficiency fixtures.
J. Smoking in buildings shall be prohibited and smoking areas shall be located at least 25 feet from entries, air intakes, and operable windows.
K. Each tract shall provide a recycle collection space that shall be accessible to all building tenants.
L. 75% of construction waste shall be diverted from landfills.
M. Storm water harvesting - all sites shall have water harvesting features
N. Storm water quality - tracts programmed for building development shall treat and/or remove surface contaminants dislodged and conveyed by the first 0.25 inches ("first flush") of the storm event.
O. Demolished ashpalt parking areas and concrete curb, gutter and sidewalks currently located on the site will be recycled & kept on site for use in future development as base course for drive aisles and parking areas.
P. Demolished building concrete and CMU block from the existing building located on the site will be crushed and reused on site as base course for drive aisles and parking areas.
Q. All new buildings 200,000 square feet and under will be at a minimum LEED certifiable.
R. As outlined in these Design Standards, innovative and sustainable design techniques along with the use of "green" building materials is required.

8- ARCHITECTURAL EXPRESSION

A. ARCHITECTURAL STYLES:

The goal of the architectural standards is not to limit design creativity, but to provide the framework for high quality design. The architectural theme is contemporary. No pueblo revival, territorial or northern NM or other "historical styles" of architecture are allowed. Generic franchise design is prohibited. Building design shall be contextual to land forms, adjacent buildings and these design standards.

B. BUILDING DESIGN, MATERIALS, AND COLORS

1. Flat roofs concealed by parapets shall be predominant.
2. Metal may be used as a roofing material. Metal roofs shall be corrugated or standing seam. At accent areas, metal roof colors shall be in shades of gray, red, green, brown, or silver. Metal roofs shall be non reflective where seen by pedestrians.
3. Exterior building materials shall be consistent throughout the subdivision. Acceptable materials include earth tone stuccos (shades of brown, gray, green, tan and red), stone, non-reflective metal panels, poured concrete panels, non-mirrored curtain wall and other matt finish earth tone materials. Accent colors may be used to highlight key architectural features that encompass no more than 20% of the area of the elevation to which they are applied.
4. The basic color concept is to provide an overall appearance of predominantly earth tone buildings with small areas of accent color to provide interest and variety between individual buildings.
5. Shading devices above windows or recessed windows of at least 24" are required at East, South and West facades.
6. Windows shall be commercial grade. Glass colors are limited to clear, light green, grey, bronze, and light blue.
7. Long, uninterrupted exterior walls is prohibited on all structures.
8. All canopies and ancillary structures shall be architecturally integrated with main buildings.
9. ATM's shall be architecturally integrated with building design, materials and colors.
10. No generic building elevations shall be permitted.
11. Buildings adjacent to the arroyo are required to have windows on the north side that overlook the arroyo.
12. Quality treatment shall be provided on all elevations of a building.
13. All loading areas used for loading and unloading of commercial vehicles shall be setback from the public right of way line and from all property lines to reduce the visual impact of large commercial vehicles and loading areas.

8- ARCHITECTURAL EXPRESSION

C. PROHIBITED DESIGN ELEMENTS:

1. Large, blank, unarticulated wall surfaces
2. Large, block like structures having long, uninterrupted exterior walls 100 feet or greater.
3. Highly reflective windows
4. Roofs that are illuminated
5. Prefab metal buildings.
6. Gutters or down spouts located on the front elevations of buildings.
7. Pitched roofs @ office buildings visible to pedestrians other than @ accent areas.
8. Mansard roofs
9. Slump block or plain gray CMU block.
10. Painted masonry

D. BUILDING HEIGHTS

• Maximum building heights are as described in the M-1 zone and as illustrated in the following diagram:

MAXIMUM BUILDING HEIGHTS DIAGRAM

ARCHITECTS

MORROW REARDON WILKINSON MILLER, LTD LANDSCAPE ARCHITECTS

NORTH I-25 CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
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PROJECT NO: N-I25-CC
CAD DWG FILE:
DRAWN BY: AL
CHECKED BY: AL

SHEET TITLE

DESIGN STANDARDS

A-704

9- SIGNAGE

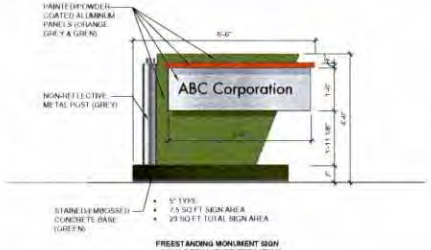
Signage shall enhance the overall attractive character of the complex as well as provide information and direction to pedestrian & vehicular traffic. A common design theme for signage in the plan area will enhance the overall image and emphasize the project. Providing adequate signage is critical to achieve successful wayfinding elements throughout the site. These design standards will be deemed amended if and to the extent of any application and approval duly made to the Zoning Hearing Examiner. All signs must be approved by the North I-25 Corporate Center Architectural Review Committee in order to ensure consistency and reduce visual clutter. Standards and covenants shall include detailed specifications for sign size, type and materials, fabrication details, mounting and installation.

A. GENERAL STANDARDS:

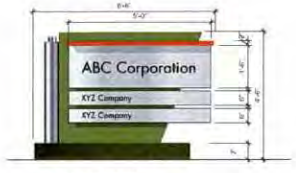
1. Signs shall be limited to a maximum of 5 different colors and 3 different types of materials.
2. All signage shall be designed with a minimum 70% contrast between graphic and background in all respects.
3. Overly ornate or intricate typefaces are prohibited. Overly ornate shall be understood to mean typefaces that are "busy" or not clearly legible and easily interpreted and read.
4. Minimize the amount of words on a sign to consist of theme, tenant info and directional information.
5. All elements of a sign shall be maintained in a visually appealing manner.
6. No sign shall overhang into the public right of way.
7. No off premise signs are allowed.
8. Signs that flash, blink, move, or have audible sound are not permitted. Portable or roof top signs are not permitted.
9. Any sign component and or elements not depicted in the signage standards are not permitted.
10. No electronic display panels of any kind shall be allowed.
11. Signage shall comply with applicable Federal signage regulations.
12. All signage is to be as restricted in the C-2 zone and the general sign regulations of the zoning code.
13. All signage shall comply with Zoning Code 14-16-3-2, the Shopping Center regulations.
14. Sign lighting will be in accordance with all night sky ordinances and shall comply with Dark Sky's.
15. Signs shall be located according to the Signage Location Map, see sheet A-706.
16. All signage shall be designed to be consistent and complement the materials, colors and architecture of the building and /or site location.
17. Pedestrian oriented signs shall be smaller than vehicle oriented signs. A pedestrian oriented sign is usually read from a distance of 15 to 20 feet.
18. Pedestrian crossing signage for the crossing at San Mateo Blvd. And Modesto shall be provided.

B. FREESTANDING SIGNS

1. Freestanding sign quantities and sizes are as allowed by the shopping center regulations (14-16-3-2). Per the shopping center regulations 10 freestanding signs @ a maximum of 150sf each are permitted (does not include private traffic directional signage).
2. Free standing signs shall not require any external bracing, angle iron supports, guy wires or similar devices.
3. Free-standing signs shall not encroach upon clear-sight triangles.
4. Free-standing signage shall be oriented perpendicular to the roadway.
5. Free-standing signs shall not be constructed with a single pole base.
6. Freestanding signs shall not exceed 26' in height along I-25 and 15' along San Mateo Blvd.
7. All freestanding sign lighting shall not be upward facing and shall not create glare on street or adjacent property.
8. All freestanding signage shall be of a consistent design, color and materials palette throughout the development.
9. Minimum type size shall be 4 inches.



FREESTANDING MONUMENT SIGN
- SINGLE TENANT IDENTIFICATION



- 5' TYPE (4" MINIMUM)
- 12.5 SQ FT SIGN AREA
- 25 SQ FT TOTAL SIGN AREA

FREESTANDING MONUMENT SIGN
- MULTIPLE TENANT IDENTIFICATION

9- SIGNAGE

C. PROJECT IDENTIFICATION SIGNAGE:

At select locations as indicated on the site plan, free standing monument signs will serve to identify the entire project. The purpose of these signs is to help communicate to the public the intended name of the project. These signs are to be located along the Pan American Frontage Road in close proximity to Interstate 25 and at the intersection of San Mateo and Modesto. Sign lighting will be ground mounted lights in accordance with all night sky ordinances and shall comply with dark skies.

1. FREESTANDING PROJECT IDENTIFICATION SIGNAGE - SIGN AREA = 60 SQ. FT.
LOCATED ON TRACT 19 (MIDDLE OF EASTERN BOUNDARY OF SITE)

NOTES:
A. NON REFLECTIVE METAL (GREEN)
B. PAINTED ALUMINUM / ANODIZED ALUMINUM / POWDER-COATED ALUMINUM
C. LIGHTING WILL BE IN ACCORDANCE WITH NIGHT SKY ORDINANCES

2. FREESTANDING PROJECT IDENTIFICATION SIGNAGE - SIGN AREA = 60 SQ. FT.
LOCATED ON TRACT 14 (SOUTHWEST CORNER OF SITE)

NOTES:
A. NON REFLECTIVE METAL (GREEN)
B. PAINTED ALUMINUM / ANODIZED ALUMINUM / POWDER-COATED ALUMINUM
C. LIGHTING WILL BE IN ACCORDANCE WITH NIGHT SKY ORDINANCES

3. FREESTANDING PROJECT IDENTIFICATION SIGNAGE - SIGN AREA = 150 SQ. FT.
LOCATED ON TRACT 25 (NORTHEAST CORNER OF SITE)

NOTES:
A. NON REFLECTIVE METAL (GREEN)
B. PAINTED ALUMINUM / ANODIZED ALUMINUM / POWDER-COATED ALUMINUM
C. LIGHTING WILL BE IN ACCORDANCE WITH NIGHT SKY ORDINANCES

3-D VIEW OF FREESTANDING PROJECT IDENTIFICATION SIGNAGE

ARCHITECTS

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MORROW REARDON WILKINSON MILLER, LTD. LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/31/09	INITIAL EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL
	3/2/10	DRB SUBMITTAL

PROJECT NO:	N-25-CC
CAD DWG FILE:	
DRAWN BY:	AL
CHECKED BY:	AL

SHEET TITLE

DESIGN STANDARDS

A-705

9- SIGNAGE

D. BUILDING MOUNTED SIGNAGE

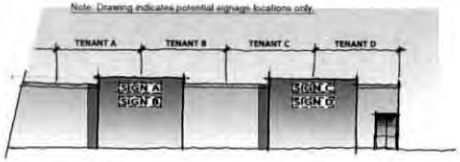
1. A building-mounted sign on premises or joint sign premises where there is no free-standing sign shall not exceed 10 % of the area of the facade to which it is applied.
2. At locations where a building mounted sign is installed in conjunction with a free-standing sign on the same premises, the area of the building mounted sign shall not exceed 5% of the facade area to which it is applied.
3. Building mounted sign lettering shall be individual channel letters. Illuminated plastic panel signs are not allowed with the exception of logos.
4. Building wall signs shall be compatible with the predominant visual features of the building. Where there is more than one (1) sign, all signs shall be complementary to each other in the following ways:
   a. Type of construction materials
   b. Type size and style
   c. Shape of sign
   d. Method used to support sign
   e. Configuration of sign area
5. No wall mounted signs shall be illuminated adjacent to residential development.
6. Blade signage and signage mounted to building canopies and awnings is not allowed.
7. Each retail tenant is permitted to have building mounted signage on 2 sides of the building they occupy.

BUILDING MOUNTED RETAIL SIGNAGE - INTERIOR TO SITE

Note: Drawing indicates potential signage locations only.

BUILDING MOUNTED RETAIL SIGNAGE - ALONG FREEWAY

Note: Drawing indicates potential signage locations only.



a. No signs shall project over parapets or beyond edge of building
b. Sign area shall be as described in these design standards. See items C-1 & C-2 this sheet.

BUILDING MOUNTED OFFICE SIGNAGE

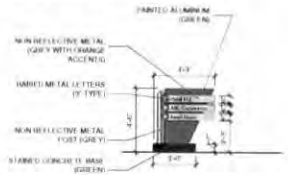
Note: - Drawing indicates potential signage locations only. Not quantities.

a. No more than one sign per facade, 2 signs maximum per building.
b. Sign area shall be as described in these design standards. See items C-1 & C-2 this sheet.
c. No signage on projecting corner elements of building.

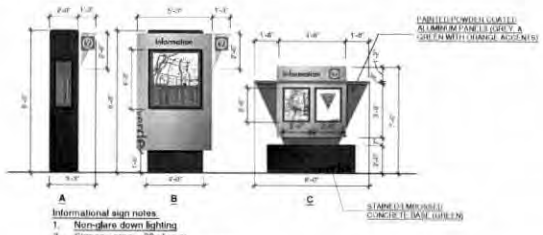
9- SIGNAGE

E. VEHICULAR AND PEDESTRIAN DIRECTIONAL SIGNAGE

1. The sign face area of traffic directional signs shall not exceed 6 square feet.
2. Private directional signage shall not contain commercial advertising such as logos.
3. Private directional signage shall not count towards the number of signs limited in other provisions of the zoning code.
4. "Signage area" is understood to be "sign face area".
5. Sign face are = 6 sf max.

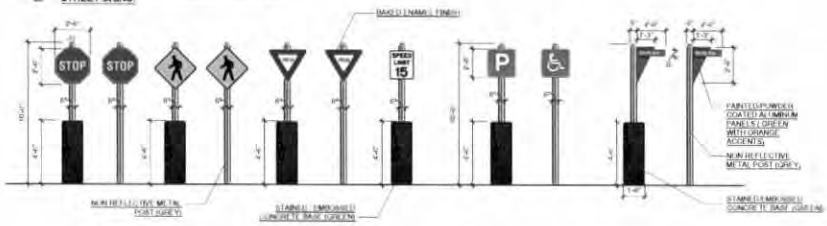


F. INFORMATIONAL SIGNS:



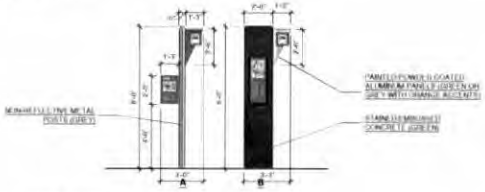
Informational sign notes:
1. Non-glare down lighting
2. Signage area = 20 sf max
3. Sign face height shall not exceed 8 feet.

G. STREET SIGNS:



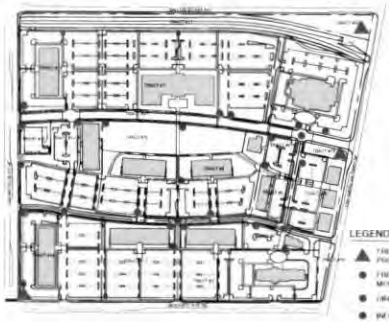
Street sign notes:
1. Street signs to be located as required

H. TRANSIT SIGNS:



Transit sign notes:
1. Each transit shelter shall only have one transit shelter sign.
2. Transit shelter sign face shall not exceed 24 square feet.
3. Transit shelter signs shall not be above 7 feet in height.
4. Transit shelter signs shall not be placed without the approval of the City of Albuquerque transit department.

9- SIGNAGE



SIGNAGE LOCATION MAP

ARCHITECTS

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MORROW REARDON WILKINSON MILLER, LTD.
LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
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	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO	N-25-CC
CAD DWG FILE	
DRAWN BY	AL
CHECKED BY	AL

SHEET TITLE

DESIGN STANDARDS

A-706

10- LIGHTING

A primary objective of these lighting guidelines is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Light fixtures and standards shall conform to state and local safety illumination standards. Lighting shall be positioned to not conflict with proposed landscaping including trees.

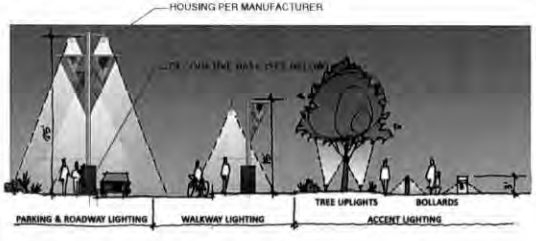
A. STREET LIGHTING

1. Lighting shall be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Light shall be concentrated at intersections and pedestrian crosswalks. The maximum height of street light poles shall be twenty five (25) feet measured from top to grade.
2. Excessive light spillage on adjacent properties shall not be allowed. Light fixtures shall be recessed or shielded.
3. Cobra head fixtures shall not be used for street lighting. Lighting treatment within the development site shall be consistent to a standard full-cutoff shoebox fixture or of higher architectural quality conforming to all applicable night sky ordinances.
4. High efficiency/high brightness led lighting is required.
5. High pressure sodium lighting shall be prohibited.

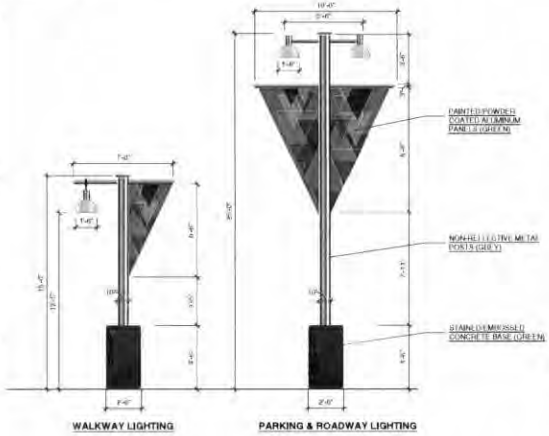
B. PARKING LOT AND BUILDING EXTERIOR LIGHTING

Lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, service, common areas, and walkways. Such lighting shall not conflict with proposed landscaping. Providing attractive lighting for building exteriors is an effective, yet subtle way to enhance the design of the structure. Parking lot and street lighting shall allow for the implementation of solar panels and dynamic lighting systems.

1. The design of the lighting fixtures shall be compatible with the architectural features of the main structures on-site.
2. Lighting fixtures shall be recessed or shielded to prevent light spread outside of the site boundary. The height of parking lot light poles shall be twenty five (25) feet maximum.
3. Building entrances shall be well lighted.
4. Fixtures shall use high efficiency/high brightness LEDs.



SITE LIGHTING

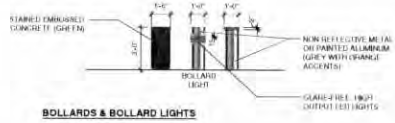


10- LIGHTING

C. PEDESTRIAN LIGHTING

Lighting shall be pedestrian oriented in districts with high pedestrian movement. Bollard or wall pocket lighting using high efficiency LEDs is required along sidewalks and other public areas.

1. Pedestrian lighting shall not exceed fifteen (15) feet in height measured from top to grade.
2. Bollard material and design shall be as described in the Bollard & Bollard Light detail below. Bollards shall be no greater than three (3) feet in height. Shatter-proof coverings shall be provided for bollards and other types of low-level lighting.
3. Lighting may be used to accent certain landscape features. This type of lighting shall be of a low-level intensity and only illuminate the intended landscape feature.



BOLLARDS & BOLLARD LIGHTS

11- WALLS/FENCES

Perimeter walls are not permitted. Generally speaking, walls are to be used only as screening elements and as described in the utilities section of these design standards.

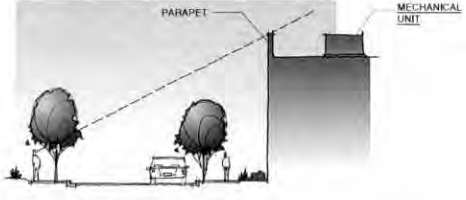
A. Chain link fencing shall be prohibited.
B. Concertina or barbed wire fencing shall not be permitted.
C. Exposed, untreated block walls shall be prohibited.

12- UTILITIES

A. ANTENNA AND TOWERS

1. Freestanding cellular antenna and cell towers are prohibited. Antennas shall be integrated with buildings, existing light poles, existing utility structures and other public facilities.

B. MECHANICAL EQUIPMENT:



MECHANICAL UNIT SCREENING

1. Mechanical equipment, including but not limited to cooling and heating systems, ventilation, antenna and other reception devices, shall be screened from street view through the use of parapets or other architectural elements of the same nature as the building's basic design, material, and color. The height of a screening element such as a parapet shall be uniform around the entire structure and shall be at least equal in height to the mechanical units being screened from view.
2. Mechanical equipment mounted on the ground shall be screened from street view with landscaping or fencing materials.
3. On-site utilities, including electrical, telephone, and communication wires and equipment shall be installed and maintained underground. Transformers, utility pads, cable tv, and telephone boxes shall be located out of view from public rights-of-ways or visually screened with vegetation, fences, or walls.
4. All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet clearance for access to ensure the safety of the work crews and the public during maintenance and repair.

C. TRASH ENCLOSURES

1. Trash enclosures shall utilize similar colors and materials to buildings on the same tract.
2. No refuse storage/collection areas will be allowed to be sited in close proximity to the front of a building. Refuse containers are to be sited so as to have at least 1 double loaded row of parking and associated drive isle between it and the primary building entrance/elevation. Refuse collection areas shall be enclosed within a six (6) to 8 (eight) foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design of the enclosure shall be compatible with the architectural theme of the tract.

12- UTILITIES

D. PNM CONDITIONS OF APPROVAL

1. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. PNM has existing facilities at the project site. Due to the addition of new streets, PNM will require adequate access to the existing PNM substation. Adequate access will be necessary to accommodate large equipment for maintenance or repair. It is required for the applicant to ensure adequate access to PNM's existing facilities by contacting PNM's System Engineering.
3. Adequate clearance for electric utilities must be provided for safe operation and maintenance purposes. In addition, any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.
4. The applicant shall coordinate with PNM regarding proposed tree species, the height at maturity and tree placement to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement.

13- PROCESS

A. GENERAL-

1. Variation of building area in excess of areas shown by 10% or more, despite any future delegation to the DRB, shall return to the EPC for reconsideration.
2. The site development plans for building permit shall be reviewed by the EPC. Delegation of approval authority to the DRB shall be discussed and decided upon at that time.

ARCHITECTS
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McGRORY REARDON WILKINSON MILLER, LTD. LANDSCAPE ARCHITECTS

NORTH I-25
CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
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	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO:	8-05-02
CAD DWG FILE:	
DRAWN BY:	AL
CHECKED BY:	AL

SHEET TITLE
DESIGN STANDARDS

A-707

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET INDEX

SEQ.	Sheet #	Sheet Title
1	AS-101	SITE DEVELOPMENT PLAN FOR SUBDIVISION
2	AS-102	CONCEPTUAL SITE PLAN
3	AS-103	CONCEPTUAL PEDESTRIAN PLAN
4	LS-101	CONCEPTUAL LANDSCAPE PLAN
5	VS-101	EASEMENT EXHIBIT
6	CG-101	CONCEPTUAL GRADING PLAN
7	CU-101	CONCEPTUAL UTILITY PLAN
8	A-701	DESIGN STANDARDS
9	A-702	DESIGN STANDARDS
10	A-703	DESIGN STANDARDS
11	A-704	DESIGN STANDARDS
12	A-705	DESIGN STANDARDS
13	A-706	DESIGN STANDARDS
14	A-707	DESIGN STANDARDS

Project Summary

Minimum GSF with 1/200 Parking	638,792
Total Maximum Bldg GSF	767,842
Total Site Acreage	48.9
Total parking required Per CABQ Zoning Code	2,393
Total Parking Provided	2,464
Difference	71
% Difference	3%

Land Use Summary

Land Use	GSF
Office (*MIN/**MAX GSF)	386,200 - 515,250
Retail	18,000 MAX.
Restaurant	9,000 MAX.
Hotel	225,592 MAX.
Total Bldg. GSF (*MIN/**MAX)	638,792 - 767,842

* MINIMUM GSF BASED ON 1/200 SF PARKING

** MAXIMUM GSF BASED ON CABQ MINIMUM PARKING REQUIREMENTS

NOTE: RETAIL USES LIMITED TO THOSE FIRST LISTED AS PERMISSIVE IN THE C-3 ZONE AND THOSE LISTED PERMISSIVE IN THE IP INDUSTRIAL PARK ZONE.

Total parking required pursuant to the Zoning Code (CABQ Parking Regulations 14-16-3-1)			
Business NLSF (First Floor)*	151,425	Parking Req'd (1/200)	757
Business NLSF (Second through Fourth Floors)*	312,300	Parking Req'd (1/300)	1,041
Hotel Keys (Rooms) Tract # 1	250	Parking Req'd (1/key)	250
Hotel Keys (Rooms) Tract # 3	155	Parking Req'd (1/key)	155
NLSF Retail (Tract #2)	16,200	Parking Req'd (1/200 & 1/250 NLSF)	80
Restaurant (Tract #4) Occupants	167	Parking Req'd (1/3 Occupants)	56
Restaurant (Tract #6) Occupants	164	Parking Req'd (1/3 Occupants)	55
Total Parking Required			2,393

* Net Leasable Square Footage (NLSF) is estimated to be 90% of GSF

Notes:

A. Tract uses and areas indicated on this sheet are consistent with those used in the traffic impact study for the North I-25 Corporate Center site , dated March 30th 2009, and prepared by Terry Brown. Intensity of development is to be maintained in accordance with the TIS (traffic impact study). Any proposal substantially exceeding the TIS may require a TIS amendment. Any revisions to the TIS shall require consultation with transportation staff and/or the city traffic engineer.
B. Building heights are limited to 120' maximum and as further defined on sheet A-704 design standards.
C. Subject site is zoned SU-2/M-1. Parking requirements are pursuant to the zoning code 14-16-3-1. See parking table this sheet.
D. Any variation of access point location which differs from what is shown in these drawings shall require consultation with and approval by the city traffic engineer.
E. Private, blanket cross for access, drainage, and dry utility easements granted on and for the benefit of tracts 1-15 and tracts 18 & 19. See sheet VS-101.
F. Minor variations to parking totals per tract are allowed.

NORTH I-25 CORPORATE CENTER

LEGAL DESCRIPTION:

Signatics Albuquerque facility as the same is shown and designated on the corrected amendment plat of land in section 12, T11N, R3E, N.M.P.M. blocks 6, 7 and 8, tract A, unit B, North Albuquerque Acres, filed in the office of the county clerk of Bernalillo county, New Mexico, on December 17, 1981, in plat book C19, folio 48, and containing 58.6822 acres, more or less.

LAND USE SUMMARY:

This SU2/M-1 (light manufacturing zone) property is intended to be developed as a business park with a mix of commercial and office uses. Design standards are provided to integrate the mix of uses by establishing an architectural style, unified landscaping throughout, pedestrian linkages, lighting and signage standards, and compliance with the north I-25 sector development plan. The proposed mixture of commercial uses on the site is intended to appeal to surrounding areas as well as provide some on-site amenities in support of the on-site office uses. Although zoned SU2/M-1, the marketing effort will be toward the mixed commercial and office uses described above. The site includes a large open space area designed to encourage outdoor interaction and uses on the site. Pedestrian linkages as indicated on the pedestrian plan are located throughout the site to help tie buildings to each other and to the large open space area. These linkages also provide internal access to the site from bounding streets. Key points of emphasis described within this site development plan for subdivision are:

a. Strong pedestrian linkages
b. Unified architecture
c. Open space areas
d. Unified landscaping

VEHICULAR ACCESS & CIRCULATION TO AND THROUGH THE SITE:

One internal private way (see legend) that runs east and west between San Mateo Blvd. and Pan American freeway will provide vehicular access through the site. It is a private way 64' in width (40' curb to curb asphalt). It will serve as primary access to the site. Access to each individual tract is from one or sometimes both of the two access streets. Access to the site from Pan American freeway (single direction traffic going south) is improved by the addition of deceleration lanes 300 feet in length. Two access points along Modesto are anticipated. One is to be a shared access point for both tracts #9 & #11. The other will be individual access points serving tract #3. While locations for the access points on Modesto are shown , actual locations may vary based on actual site layout and access needs. From San Mateo there will be access to the two internal streets mentioned above. Existing south bound turn lanes in the median at San Mateo will serve these access points. North bound traffic along San Mateo will not require new turn lanes into the site. There is no vehicular access to the site from San Diego ave. Because of the La Cueva arroyo lying along the sites northern boundary. The 12' AMAFCA access drive along the southern edge of the arroyo will be paved for bicycle and pedestrian traffic . A 15' wide gravel access way for AMAFCA will be maintained along the northern edge of the arroyo.

PEDESTRIAN ACCESS & CIRCULATION TO AND THROUGH THE SITE:

Each of the two east/west streets within the site are to have 6' sidewalks along each side. New pedestrian sidewalks will also be provided along San Mateo Blvd. and Modesto Ave. where pedestrians are most likely to approach the site. At the intersection of Modesto and San Mateo a new crosswalk made from colored, textured concrete shall be provided to both slow vehicular traffic and provide safer pedestrian access to the site. Each tract shall have a pedestrian connection to either San Mateo or Modesto or to at least one of the internal East/West streets that in turn provides pedestrian connection to San Mateo and the existing bus stop location located near the midpoint of the San Mateo boundary of the site. The north/south vehicular access way discussed above in vehicular access, is to accommodate at least one pedestrian walk-way of at least 6' in width. These walkways will provide pedestrian connection to the two east/west connections within the site. A third north/south pedestrian circulation route shall also connect the north and south east west connections between tracts #8 & #7 at the center of the site. A pedestrian route from tract #2 will run east and west to connect tracts #10 and #11. This route runs along the southern edges of tract #4 & #10 (the central commons/park area). Pedestrians will also be able to access the site from the bicycle/pedestrian path on the southern edge of the La Cueva arroyo at the northern boundary of the site. Pedestrian access to tracts #1, #7, & #12 shall connect to this pedestrian/bicycle path. All pedestrian connections shall be as described in the design standards for this site development plan detailed on subsequent sheets.

PHASING:

The first site plan for building permit (tract #13) shall be heard by the environmental planning commission for approval. Vehicular and pedestrian access from San Mateo sufficient to serve the needs of tract #13 will be constructed as a part of phase one. This will include the improvement of the existing bus stop on the East side of San Mateo. The central commons/park, and remainder of the two main internal streets running East and West shall be constructed ahead of or concurrent with any next tracts development, following the completion of tract #13. Development of other tracts will progress based on market conditions and demands.

NOTE: INFRASTRUCTURE LIST TO BE ESTABLISHED WITH FUTURE PLATTING OR SITE PLAN FOR BUILDING PERMIT.

⚠1 REMOVAL OF A 9.96 TRACT FROM THIS SITE PLAN. ADJUSTMENTS TO THE REMAINING TRACTS AND CIRCULATION SYSTEM.

A1 SITE PLAN 1" = 100'-0"

NOTE: SEE SHEET VS-101 FOR DETAILED INFORMATION ON ALL EASEMENTS: EXISTING AND PROPOSED.

VICINITY MAP SCALE: 1" = 1,000'-0"

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd

LEGEND

- PROPERTY LINES
- NEW PRIVATE PRIMARY (INTERNAL) WAY.
- NEW PRIVATE SECONDARY (INTERNAL) WAY.
- PEDESTRIAN/VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PEDESTRIAN/BIKE PATH

PROJECT NUMBER 1000310

APPLICATION NUMBER

EPC SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[signature] 03/10/10	
TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	DATE
Allan Porter 03/10/03	
ABCWUA	DATE
Christina Sandoval 3/10/10	
PARKS AND RECREATION DEPARTMENT	DATE
Bradley L. Bingham 3/10/10	
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

NORTH I-25 CORPORATE CENTER

MARK	DATE	DESCRIPTION
	3/2/10	DRB SUBMITTAL
	12/16/09	REVISED EPC SUBMITTAL
	8/20/09	REVISED EPC SUBMITTAL
	6/30/09	REVISED EPC SUBMITTAL
	5/29/09	REVISED EPC SUBMITTAL
	5/20/09	REVISED EPC SUBMITTAL
	4/10/09	REVISED EPC SUBMITTAL
	3/31/09	INITIAL EPC SUBMITTAL

PROJECT NO: #-I25-CC
CAD DWG FILE:
DRAWN BY: JL
CHECKED BY: JL

SHEET TITLE

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMMENDMENT 12/3/15

AS-101

REAR ELEVATION

BUILDING TYPE 3

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL BEIGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIAN BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS SMOKED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

RIGHT ELEVATION

BUILDING TYPE 3

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

BUILDING TYPE 3

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE

Albuquerque, New Mexico

The Office of Rich Barber Architecture, LLC

ORB

WorldHQ@ORBArch.com

RICH BARBER NO. 2295 REGISTERED ARCHITECT

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1ST, 2015 ORB # 15-232

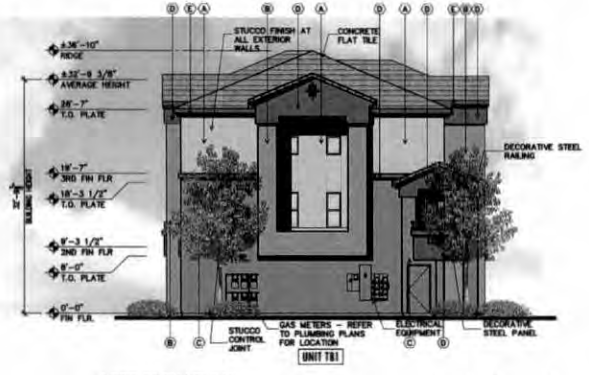
EXHIBIT 1 OF 3

BUILDING TYPE 3
COLOR ELEVATIONS

FRONT ELEVATION

BUILDING TYPE 5

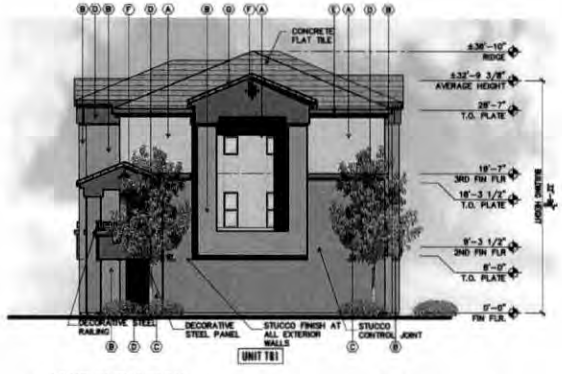
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

BUILDING TYPE 5

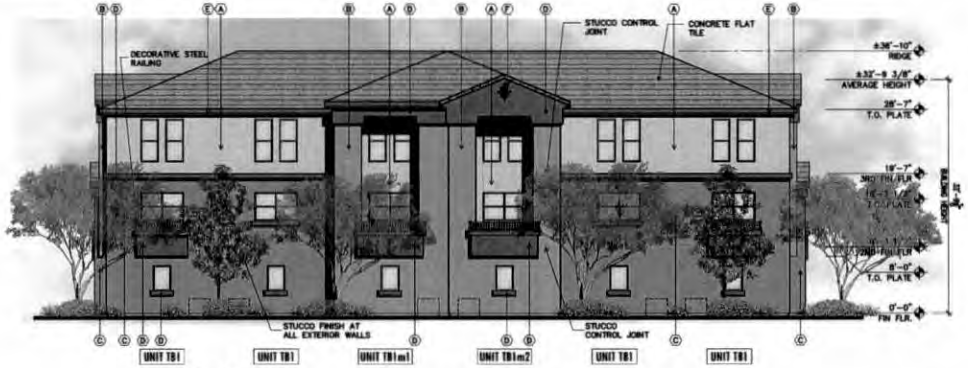
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 5

SCALE: 1/8" = 1'-0"



REAR ELEVATION

BUILDING TYPE 5

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A) STUCCO WALL BEIGE	
(B) STUCCO WALL LIGHT BROWN	
(C) STUCCO WALL MEDIUM BROWN	
(D) STUCCO FOAM TRIM DARK BROWN	
(E) STUCCO ROOF FASCIA DARK BROWN	
(F) METAL RAILING DARK BROWN	
(G) CONCRETE TILE	
(H) ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E	
(J) S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND	
(K) STONE VENEER	

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
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WorldHQ@ORBArch.com

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1ST, 2015 ORB # 15-312

EXHIBIT 2 OF 3

BUILDING TYPE 5
COLOR ELEVATION

REC BLDG FRONT ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"

REC BLDG LEFT ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"

REC BLDG RIGHT ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"

REC BLDG REAR ELEVATION

REC/LEASING OFFICE

SCALE: 1/8" = 1'-0"

MATERIAL/COLOR KEY NOTES

(A)	STUCCO WALL RIDGE
(B)	STUCCO WALL LIGHT BROWN
(C)	STUCCO WALL MEDIUM BROWN
(D)	STUCCO FOAM TRIM DARK BROWN
(E)	STUCCO ROOF FASCIA DARK BROWN
(F)	METAL RAILING DARK BROWN
(G)	CONCRETE TILE
(H)	ALUMINUM WINDOWS ANODIZED BRONZE DUAL PANE / LOW-E
(J)	S.E.S. CLOSET WALL AND DOOR PAINTED TO MATCH WALL BEHIND
(K)	STONE VENEER

BROADSTONE NORTHPOINT

NWC SAN MATEO AND MODESTO NE

Albuquerque, New Mexico

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WorldHQ@ORBArch.com

STATE OF NEW MEXICO
RICH BARBER
NO. 7295
REGISTERED ARCHITECT

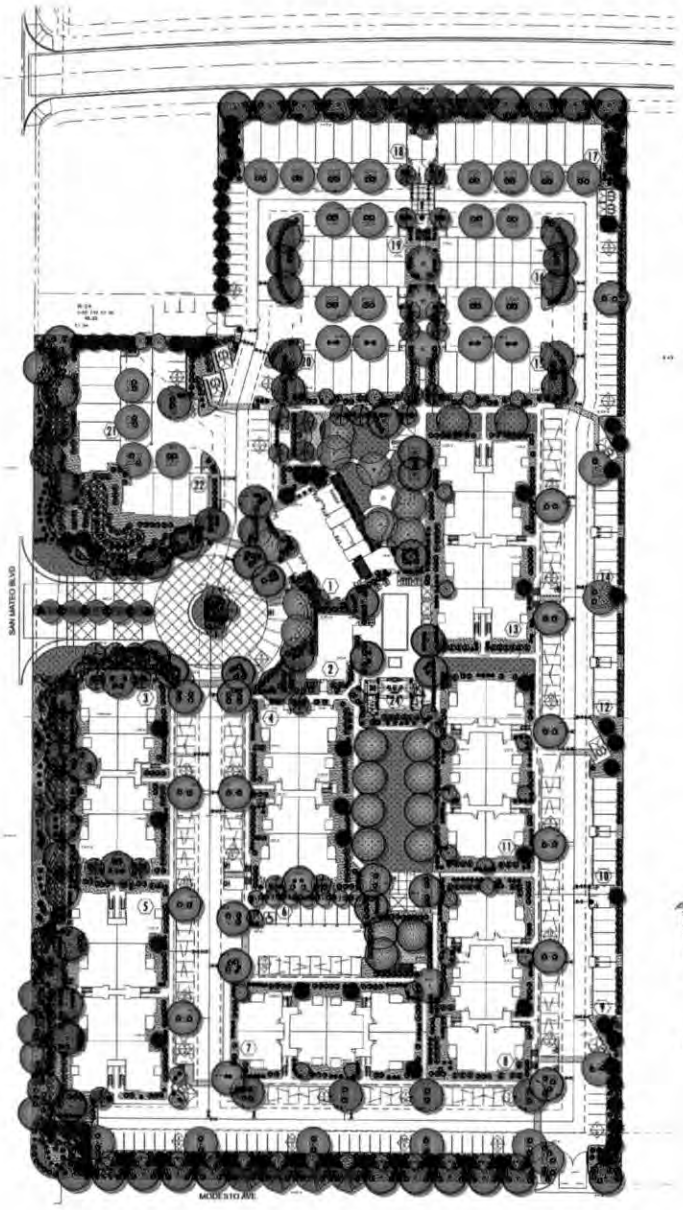
TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

DATE: DECEMBER 1ST, 2015 ORB # 15-212

EXHIBIT 3 OF 3

REC/LEASING BUILDING COLOR ELEVATIONS



MATERIALS LEGEND

- BROWN CRUSHER FINES
- 3/4" AMARETTO BROWN GRAVEL
- 1"-2" BLUE BAIZ GRAVEL
- SOD LAWN
- SYNTHETIC LAWN/PUTTING GREEN
- SYNTHETIC LAWN/ROUGH AREA
- SAND TRAP AT PUTTING GREEN
- ACCENT BOULDER
- BERM

SITE DATA

GROSS LOT AREA	435,267 SF
LESS BUILDING(S)	124,392 SF
NET LOT AREA	310,875 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	46,631 SF
PROPOSED LANDSCAPE	126,025 SF
PERCENT OF NET LOT AREA	40 %
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	25,205 SF
PROPOSED HIGH WATER USE TURF	15,850 SF
PERCENT OF LANDSCAPE AREA	13 %
REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	52
PROVIDED STREET TREES	52
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	
126 SPACES/10	13
PROVIDED PARKING LOT TREES	12
REQUIRED DWELLING UNIT TREES	
ONE PER FIRST FLOOR UNIT	120
ONE PER SECOND FLOOR UNIT	64
PROVIDED DWELLING UNIT TREES	184
TOTAL TREE REQUIRED/PROVIDED	248/237
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL	
(126,025 SF PROPOSED LANDSCAPE X 75%)	94,519 SF MIN.
PROVIDED GROUNDCOVER COVERAGE	77,876 SF
SOD LAWN*100 % COVERAGE	18,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE	96,201 SF
PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6- 1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

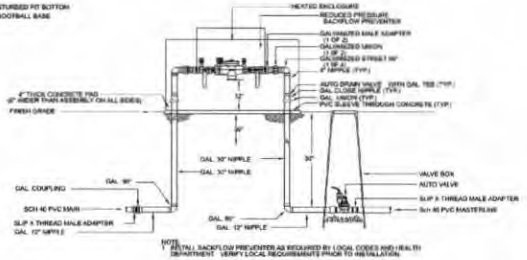
STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

PLANT LEGEND

Qty	Symbol	Scientific Name / Common Name	Trees: Size	Height/Spread	Landscape Coverage	Water Use	Drip Emitters
56		Forestiera neomexicana New Mexico Olive	15-Gal	15/15'		Medium	6-2 gph
39		Fraxinus Autumn Purple Ash	2" B&B	40'/40'		Medium	+6-2 gph
41		Gleditsia triacanthos inermis Honeylocust	2" B&B	60'/60'		Medium	6-2 gph
5		Pyrus Flowering Pear	2" B&B	25'/15'		Medium	+6-2 gph
34		Pistacia chinensis Chinese Pistache	2" B&B	60'/60'		Medium	+6-2 gph
46		Celtis Hackberry	2" B&B	40'/40'		Medium	6-2 gph
8		Quercus buckleyi Texas Red Oak	2" B&B	40'/25'		Medium	6-2 gph
23		Juniperus Rocky Mountain Juniper	6' HT.	25'/25'		Medium	6-2 gph
37		Malus Crabapple	15-Gal	20'/20'	50 sf=650 sf	Medium	6-2 gph
61		Pinus nigra Austrian Pine	6' HT.	30'/20'		Medium	6-2 gph
Shrubs/Groundcovers							
1968		Buddleia davidii Butterfly Bush	1-Gal	6'/6' 27 sf=72,818 sf		Medium	2-2 gph
		Caryopteris clandonensis Blue Mist	1-Gal	3'/3'		Medium	2-2 gph
		Vauquelinia californica Arizona Rosewood	5-Gal	15'/8'		Low +	2-2 gph
		Rhus aromatica Gro Low Sumac	5-Gal	2'/6'		Low +	2-2 gph
		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4'		Low	2-1 gph
		Ilex Burford Holly	5-Gal	8'/8'		Medium	2-1 gph
		Salvia greggii Cherry Sage	1-Gal	3'/3'		Low	2-1 gph
		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'		Low+	2-2 gph
		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'		Low +	2-2 gph
		Lavandula Lavender	1-Gal	3'/3'		Medium	2-2 gph
		Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'		Medium	2-2 gph
		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3'/3'		Medium+	2-2 gph
		Prunus cistena Dwarf Red Leaf Plum	5-Gal	6'/6'		Medium+	2-2 gph
		Rhus trilobata Three-leaf Sumac	5-Gal	6'/6'		Low+	2-2 gph
		Rosmarinus officinalis Rosemary	5-Gal	6'/6'		Low +	2-2 gph
		Mahonia Oregon Grape Holly	5-Gal	6'/6'		Low +	2-2 gph
		Lagerstroemia Crape Myrtle	5-Gal	15'/15'		Medium	2-2 gph
		Hesperis Colored	1-Gal	1'/3'		Medium	2-2 gph
		Spirea Dwarf Red Spirea	5-Gal	3'/3'		Medium+	2-2 gph
		Kniphofia Red Hot poker	1-Gal	3'/2'		Medium+	2-2 gph
		Achillea Moonshine Yarrow	1-Gal	1'/3'		Medium	2-2 gph
		Rhaphiolepis India Hawthorn	5-Gal	5'/3'		Medium	2-2 gph
		Muhlenbergia Deer Grass	1 Gal	4'/4'		Medium	2-2 gph
Desert Accents							
60		Nolina microcarpa Beargrass	5-Gal	6'/6'	64 sf=2560 sf	RW	rbl-water poke
12		Fouquieria Ocotillo	5-Gal	30'/2' 100 sf=1200 sf		RW	rbl-water poke
26		Yucca Soapiree Yucca	5-Gal	6'/6'	50 sf=1300 sf	RW	rbl-water poke

Total Landscape Coverage=77,876 SF

TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

SCALE 1"=50'

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TITAN DEVELOPMENT

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REVISIONS

DATE: OCTOBER 31, 2013 ORB #: 13-212

L1.10

LANDSCAPE PLAN

F:\L\S\ DESIGN\1 - ACTIVE JOBS\Broadstone North\1-25\Broadstone North 1-25 Landscape 12 1 13.dwg USER:jhl DATE:Dec 02 2013 TIME: 03:24 pm