

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	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
<input checked="" type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Western Albuquerque Land Holdings LLC, & Jeff Garrett, Garrett Development Corporation PHONE: 505-897-8599
 ADDRESS: 6969 E. Camelback, Suite D-212 FAX: _____
 CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: jeff@gdc-az.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan For Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Heritage Market Place
 Existing Zoning: SU-2-SU - Planned Office Park Proposed zoning: SU-2 Same MRGCD Map No _____
 Zone Atlas page(s): H-09-2/J-09-2 Commercial Development UPC Code: 100905950900240105 1700 Unser Blvd NW ABQ NM

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1003275

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 9.0540 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd
 Between: Ladera and Market Street
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name) Ronald R. Bohannon DATE 10 28 2015
 Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>ISFPC - 40068</u>	<u>SBP</u>		<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$50.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADU</u>		<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Dec. 10, 2015</u>			Total <u>\$510.00</u>
	<u>10-29-15</u>	Project # <u>1003275</u>		
	Staff signature & Date			

Revised: 11/2014

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:

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

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

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

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

Ronald R. Bohannon

Applicant name (print)

10/28/2015

Applicant signature / date



Form revised November 2010

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

Application case numbers

15 - EPC - 40068

Project #:

1003275

Planner signature / date

10-29-



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

Richard J. Berry, Mayor
August 21, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation

Case Number(s):

Agent:

Applicant:

Legal Description:

Atrisco Phase 3

Zoning:

Acreage:

Zone Atlas Page:

Consensus Planning, Inc.

Western Albuquerque Land Holdings, LLC

Tract 1A1, Plat of Tracts 1A1 & 1B1, El Rancho

R-D

19.98 acres

H-09

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: A Cultural Resource Survey of Approximately 20 Acres near the intersection of Ladera Drive and Unser Boulevard in Albuquerque, Bernalillo County, New Mexico, prepared by Gary Funkhouser and R. Stanley Kerr, (Marron & Associates, Toni Goar P.I.; NMCRIIS #128219), August, 2013

SITE VISIT: N/A

RECOMMENDATION(S):

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

NOTE: One site identified—LA 157788, a post WW 2 trash dump determined to be not eligible for National Register listing.

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 10/28/2015 ZONE ATLAS PAGE(S): H-J/09/Z

CURRENT: ZONING SU-1 LEGAL DESCRIPTION: LOT OR TRACT # Tract B BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 9.0540 SUBDIVISION NAME Heritage Market Place

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

SUBDIVISION* []
BUILDING PERMIT [x]
BUILDING PURPOSES []

SITE DEVELOPMENT PLAN:
AMENDMENT []
ACCESS PERMIT []
OTHER []

PROPOSED DEVELOPMENT:

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

ACTION: # OF UNITS: 230 DU
BUILDING SIZE: _____ (sq. ft.)

*includes platting actions

GENERAL DESCRIPTION OF

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 10/28/15
(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: [x]

Notes: This development is a portion of the development studied within the Heritage Marketplace TIS, dated December, 2014.

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 [Signature] DATE 10/28/2015

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

GARRETT DEVELOPMENT CORPORATION
6991 E. Camelback Road, Suite D-212
Scottsdale, AZ 85251

October 22, 2015

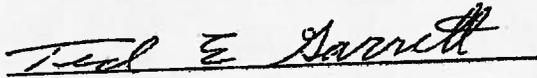
Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: EPC SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1700 UNSER BLVD NW ALBUQUERQUE, NM
TRACT B-1 HERITAGE MARKETPLACE
ZONE ATLAS PAGE H-09-Z

Dear Chairman Nicholls:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Western Albuquerque Land Holdings LLC; pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

GARRETT DEVELOPMENT CORPORATION



Ted E. Garrett
Vice President

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
c/o Garrett Development Company
6991 E. Camelback Road, Suite D-212
Scottsdale, Arizona 85251

October 2, 2015

Bernalillo County
Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, NM 87102

City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87103

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement and Permit Applications

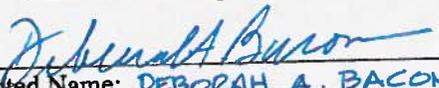
To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona limited liability company ("GDC") and its members, to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for WALH for the purpose of entitling, zoning, permitting, platting and subdividing all property owned by WALH within Bernalillo County and the City of Albuquerque ("Property"). Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

By: C-III Asset Management LLC, as Special Servicer

By: 
Printed Name: DEBORAH A. BACON
Title: Servicing Officer

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6991 E. Camelback Road, Suite D-212
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

TIERRA WEST, LLC

October 29, 2015

Mr. Peter Nicholls, Chair
Environmental Planning Committee
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
TRACT B-1 HERITAGE MARKET PLACE
PROJECT # 1003275
ZONE ATLAS PAGE H-09-Z AND J-09-Z**

Dear Chairman Nicholls:

Tierra West, LLC, on behalf Western Albuquerque Land Holdings, LLC requests approval of a Site Development Plan for Building Permit for Tract B-1 Heritage Market Place.

Site Location and History

The project site is located between Unser Boulevard NW and Market Street, south of Ladera Drive NW. The site went through the Site Plan for Subdivision process and was approved by the EPC on February 13, 2014. A modification of the Site Plan for Subdivision along with Site for Building Permit was approved for the adjoining Commercial center on December 12, 2014. This application requests the development approval for the residential portion containing approximately 9.05 acres. We believe this proposed project is in substantial compliance with the approved Site Plan for Subdivision and Design Guidelines previously approved by the EPC.

The subject site falls within the Developing Urban area of the Comprehensive Plan, the Westside Strategic Plan, the Unser Overlay Zone, and lies within the eastern boundary of El Rancho Atrisco Phase 3 Sector Plan. The proposed Site Plan for Building Permit completes the mixed use development portion of this plan,

Site Orientation

The proposed site plan completes the overall development with the development of the multifamily parcel. Access will be per the overall Site Development Plan for Subdivision but the main access will be via Market Street. Emergency access will be available through an emergency only access gate via Hanover. The buildings were arranged to be in compliance with the design guidelines established. Particular attention has been used to push as many buildings to the edge of the property locating the parking internal to the site.

The building elevations were designed to complement and enhance the architecture of commercial center and to blend with existing development. Further, the buildings were designed to have a 2 stories with 3 story pop ups to provide for a varied roof line and meet the market needs of the project. The apartments are market rate with amenities that include a club house, pool, playground and many other amenities available to the residents. A central control entrance also controls outside traffic. We have set up the apartment complex to fence and control the facility in the event that we need to secure the site. However at this time we are not requesting the site be gated.

The landscaping on the site was balanced to meet the required open space but more importantly to provide the visual and physical relief for the residents and to provide a very attractive street appeal.

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

Traffic Impact and On-Site Parking

A complete Traffic Impact Study was prepared for the recently approved Site Plan for Subdivision on December 12, 2014, that analyzed the project including the multifamily and commercial uses. That study was the basis for the approval by MRCOG on the access points from Unser Boulevard. Offsite improvements identified in the study are being constructed under the construction by the commercial development. That study had estimated the multifamily units at 270 units. Our proposal is under that study with the proposed project at 230 units. The proposed development is consistent with the approved study and mitigation for potential impacts have been accounted for in the traffic improvements currently under construction. The main access for the multifamily project will be via Market Street.

Elevations and Signage

Building elevations are designed of a contemporary style to integrate with the existing development surrounding the site. The main residential buildings proposed incorporate two and three story elements 29'-7" and 38"-3" high, respectively, with varied pitched rooflines to break up the massing. Exterior finishes will consist primarily of stucco and concrete roof tiles for the roof. Various architectural elements such as porches and wall plane variations will provide visual relief and break up the massing. Signage will consist of an 8' high monument sign to be at the main entrance on Market Street.

Drainage and Landscaping

The drainage in the site was approved and is being built under the approved drainage plan. Downstream limitations, along with limitations of the discharge from the site, will allow for some low impact development opportunities around the shopping center and on the pad sites. The apartments will have the similar LID allowing drainage to be located in some underground storage that will allow seepage into the ground. Ponding areas will be developed to slow the water discharge and to allow for percolation of the storm water into the subgrade. The discharge plan will also allow the site to be in compliance with the recently adopted and changed drainage ordinance.

Landscaping

The landscape design was developed to meet the design guideline requirements set forth in the approved Site Development Plan for Subdivision. A heavily landscaped area with Thornless Honey Locust and Frontier Elm trees will buffer the existing residential area east of Market Street, and a combination 6-foot high screen wall and landscape area will buffer the residential area to the south with various plantings and tree species. Interior areas will also be landscaped with various trees and shrubs including Afghan Pine, Desert Willow, Chinkapin Oak, Golden Rain Tree, and Vitex in addition to the other tree species mentioned.

Applicable Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Goal of Developing Urban Areas 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." Applicable policies include:

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

The proposed change brings commercial & residential development to the area with a well-planned out neighborhood commercial center. The center does not create any adverse impacts to the environmental conditions or carrying capacity, scenic or social resources of the property. In fact, the

development of this site will positively contribute to all of these aspects throughout the development of new, high quality, infill development in an area in need of services.

Policy II.B.5e: 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.

This apartment complex will complete and enhance the overall plan and finish the existing commercial site bringing full urban facilities and all services are available. Water, sewer, and electricity are readily available to the property. Direct access is provided from Unser Boulevard, an Urban Principal Arterial. Those access points were approved by the MRCOG specifically for this center and have been incorporated into the Site Development Plan.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- 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 now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- 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.

Policy II.B.5i: 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.

This development is located and adjoins multifamily uses to the east, single family west of Unser Boulevard and commercial uses north of the site. Additional single family development is further south of this project and south of Hanover Road. The orientation of the center and circulation was set up to reduce noise and lighting impacts and to ensure compatibility with the other developments in the corridor. The center is within walking and bicycling distance and will also reduce vehicular trip lengths by locating services much closer to the community.

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

The initial development provides and sets the tone for the development. The block building along with the overall orientation shows that it is a quality development.

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by transition area of less intensive development.

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designate Major Activity Center is at Central Ave. and Unser Blvd. The request furthers Policy II.B.7.f.

Policy II.D.4a: Ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section.

The subject site is within a designated Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The proposed new construction would be consistent with the Development Form details for an Express Transit corridor, including minimum sidewalk width and on-site pedestrian circulation. The SPS design standards are consistent with the Zoning Code general design standards for non-residential development. The request furthers Policy II .D.a.

(Partially Furthers goals and policies of the Comprehensive Plan)

Policy II.B.5k: 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 operations.

The site takes access from Unser Boulevard, which helps to route traffic away from the neighborhoods to the east and south. The site also takes access from Ladera Drive and Market Street, closer to existing residential development. These access points also allow neighborhood entry to the site. The request partially furthers Policy II.B.5k.

Air Quality

The goal is improve air quality to safeguard public health and enhance the quality of life. The proposed project furthers the following policies:

Policy 1c – Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.

The proposed project furthers this policy by utilizing the existing access points into the property and by providing onsite parking and adequate internal traffic circulation to avoid any adverse impacts on the adjacent major arterial roadways. As mentioned the center also reduces the Vehicle Miles Traveled (VMT) in the area by locating jobs and services closer to customers and employees that cut the trip lengths.

Transportation & 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/par transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed project furthers this goal because the site is located along Unser Boulevard and Ladera providing immediate access to arterial roadways. Existing pedestrian paths adjoining the property will connect to this property and increase the ease in which pedestrians can access the different uses within the development. Bus service is also available on Unser Boulevard. These methods of access, including automobile access, provide the desired balance of circulation alternatives to automobile travel while meeting roadway capacity and access needs. By placing more employment opportunities in the area it will reduce the VMT in the area as well.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended in 2009 to help promote the development of Neighborhood and Community Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Atrisco Park Community. The west end of this community consists of long 5 acre lots that are desirable to be re-platted to provide land for residential, industrial/office and commercial development near Central.

We believe this development furthers the goals of the WSSP and specifically meets the following Polices:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The Community Center is designed to allow for mixed use. This project accomplishes that goal.

Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be compatible and complimentary to the commercial development. The requests further policy 1.6

Neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of community centers would likely be accessed on a weekly basis, whereas those in a neighborhood center might be used almost daily. Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways.

Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/ or school should be located central to surrounding neighborhoods.

Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The site is accessed from a collector street (Market ST.) and two arterial streets (Unser Blvd. and Ladera Dr.). The development would provide internal sidewalk connections to the multi-use trail existing along Unser Blvd. and to sidewalks leading to single family residential neighborhoods to the east, south and west of the subject property. Staff finds the request furthers Policy 1.16.

Policy 1.18: Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in once accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The site is well away from the National Monument boundary, and its development would not impact publicly-available views of the Escarpment from major public roads or city parks and open space.

Policy 4.6b: Design subdivisions to provide safe, attractive, and efficient circulation patterns for pedestrians. Walking distances from residences within subdivisions to arterials, collectors, or streets with existing or proposed transit service should be kept to ¼ mile or less whenever possible.

Policy 4.6f: Locate multiple-family residential housing within or adjacent to Community and Neighborhood Centers. Allow higher density housing in activity centers so they serve as transit hubs +]

CONCLUSION

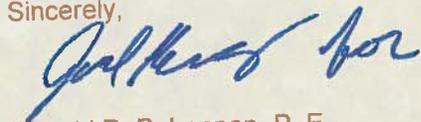
The request conforms to the Developing Urban goals and policies of the Comprehensive Plan and the West Side Strategic Plan. In addition, the request is located within the Atrisco Park Community within the WSSP. This business park is a "key strategic element in the future development of the West Side and will be promoted for additional job creation and expansion".

The SPS proposed land uses are consistent with the El Rancho Atrisco Phase III Sector Plan designation for the subject site of Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially. Proposed uses including residential are consistent with the C-1 Zone.

The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan and the City of Albuquerque Zoning Code we believe have been met with the proposed development and design guidelines.

We are requesting that the EPC approve the proposed Site Plan for Building Permit.

Sincerely,



Ronald R. Bohannon, P. E.

Enclosure/s

cc: Skip Grodahl
Jeff Garrett
Ted Garrett

JN: 2015006
RRB/JH/jg/djb

NOTIFICATION &
NEIGHBORHOOD INFORMATION

"ATTACHMENT A"

(EPC SUBMITTAL) - TRACT B-1, HERITAGE MARKET PLACE, LOCATED ON UNSER BOULEVARD NW BETWEEN LADERA DRIVE NE AND MARKET STREET NW zone map H-J-9 for Jaimie Garcia, Tierra West, LLC.

LAURELWOOD N.A. "R"

***Candelaria Patterson**

7608 Elderwood Dr. NW/87120 321-1761 (c)

Greg Huston

7600 Sherwood Dr. NW/87120 229-569-0088 (c)

PARKWAY N.A. "R"

***Ruben Aleman**

8005 Fallbrook NW/87120 385-2189 (c)

Mary Loughran

8015 Fallbrook NW/87120 836-7841 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**

1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen

10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/Coalition**

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

Sent To: **Mr. Jerry Worrall**
 Westside Coalition of N.A.'s
 1039 Pinatubo Pl. NW
 Albuquerque, NM 87120

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

Sent To: **Mr. Reuben Aleman**
 Parkway N.A.
 8005 Fallbrook NW
 Albuquerque, NM 87120

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

Sent To: **Ms. Candelaria Patterson**
 Laurelwood N.A.
 7608 Elderwood Dr. NW
 Albuquerque, NM 87120

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

Sent To: **Ms. Mary Loughran**
 Parkway N.A.
 8015 Fallbrook NW
 Albuquerque, NM 87120

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

To: **Mr. Greg Huston**
 Laurelwood N.A.
 7600 Sherwood Dr. NW
 Albuquerque, NM 87120

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 2.30	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.55	

Sent To: **Mr. Harry Henderikson**
 Westside Coalition of N.A.'s
 10592 Rio Del Sole Ct. NW
 Albuquerque, NM 87120

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: November 23, 2015
Original Submission: November 19, 2015
Submitted By: Kathleen Oweegon
Facilitator: Kathleen Oweegon
Co-facilitator: Diane Grover
Project Number: 1003275/15EPC-40068
Meeting Date and Time: November 17, 2015 6:00 p.m.

Background/Meeting Summary

Page 2: Paragraph 6, sentence 3 – Change: “parking ordinance on Market Street” to “no-parking ordinance on Hanover and Market Street”.

Outcome:

Page 3: *Unresolved Issues & Concerns* – Add 4th bullet: A majority of those who spoke, spoke against the apartments. No one spoke in favor of the project, although some said they liked the aesthetic of the apartment architecture. Other participants expressed no opinion.

Meeting Specifics:

Page 3: 1) a) iii) (2) – Change “Bounded on the south by Ladera” to “Bounded on the south by Hanover Rd. NW”.

Page 5: 4) c) i) 3rd sentence – Change “northern section” to “southern section”

Page 7: vi) (1) (c) – Change “Neighbor requested a parking ordinance on Market Street.” to “Neighbor requested a no-parking ordinance on Hanover and Market Street, and a bike lane on Hanover.”

Page 8: 5) c) iii) – Change “DRB” to “DMD”

Page 8: 5) c) iii)(2) – Change “John Klessner” to “John Kolessar”

Action Items:

Page 10: 4. Change “DRB” to “DMD”

Page 10: Add Action Item # 10: Candy Patterson will research the number of students in attendance for the APS Schools in the area - Painted Sky ES, S.R. Marmon ES and Jimmy Carter Mid School.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1003275
Property Description/Address: Tract B-1, Heritage Market Place, 1700 Unser Blvd. NW
Date Submitted: November 19, 2015
Submitted By: Kathleen Oweegon

Meeting Date/Time: November 17, 2015/6:00
Meeting Location: Ladera Golf Course
Facilitator: Kathleen Oweegon
Co-facilitator: Diane Grover

- **Applicant/Agent**
 - o Western Albuquerque Land Holdings, LLC, Applicant
 - o Tierra West, LLC, Ron Bohannon, Agent
 - o Dekker Perich Sabatini, Miriam Hicks for architect Ron Witherspoon
- **Neighborhood Associations/Interested Parties**
 - o Laurelwood N. A.
 - o Parkway N. A.
 - o Westside Coalition of NA's
 - o Ladera West N.A.

Background/Meeting Summary:

Ron Bohannon of Tierra West LLC, as agent for applicant Western Albuquerque Land Holdings, LLC, requests a Site Plan for Building Permit for property at 1700 Unser Blvd NW.

The 20-acre parcel is broken into a commercial component, which is now under construction, with residential apartments in the back area. It is this back 9 acres that is the subject of this request.

A Traffic Impact Study (TIS) was vetted by the City and the New Mexico Department of Transit (NMDOT). The trip generation shows that 270 dwelling units can be accommodated, while the project calls for only 230. The applicant will implement all TIS suggestions. There is no zone change request under this application. The agent discussed access and enhancements planned for Ladera and Unser on the westbound leg of Ladera, where a dual right hand turn lane will be created and the westbound traffic turning south will have the dual left turn lane extended. The internal drive, which will connect Unser to Market Street, will be used as a relief valve for congestion at Unser and Ladera into the shopping center.

The residential component is on the southern site, bounded by Market Street, Hanover and Unser, and the name of the apartments is 40 West. Building style will match the established Mediterranean style in the neighborhood and they plan a Class A community with high-end apartment home lifestyle for people who can pay a little more. The plan calls for walkability and connectivity for pedestrians and options for alternative transportation (bus and bicycle.)

The architect described the unit sizes and market rates for the 1, 2 and 3-bedroom apartments in detail. Access to the apartment complex will be from Market Street only, with a restricted

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

entrance, although this is not a "gated community" and will not have a surrounding wall or fence. There will be an emergency access off Hanover.

This will be a neighborhood activity center with amenities including a pool, pool house, clubhouse, great room, fitness building, a pet washing center, a shade structure with seating and grills and 2 additional seating areas.

There will be 30 garage spaces with 1-bedroom buildings above the garage. 251 parking spaces are required, and they will provide a total of 308 spaces including garages. The buildings will be 2 toned with 2 shades of gray and cream. They are hoping to start construction in June of 2016, with an expected completion date of September or October, 2017.

Landscaping will consist of street trees on Market and Hanover, and applicant will add some street trees on Unser. They will use low and middle water use plants, and lots of decorative trees and shrubbery throughout the complex.

Neighbors noted numerous concerns. Some neighbors expressed that they feel there is a large need in the area for commercial activity creating job opportunities and are concerned about the addition of 230 more apartments and the subsequent traffic problems to add to existing problems. They had concerns that the applicant did not reach out to them earlier.

Traffic concerns include:

- ◆ adding to existing congestion problems from Unser to Ladera past Market;
- ◆ traffic backups;
- ◆ the need for a signaled intersection at Market and Ladera;
- ◆ and traffic slowdowns in general.

They also have concerns about offsite parking into the neighborhoods, despite the fact that the applicant is providing above required parking. They fear a repeat of existing problems from other apartment complexes. They request a parking ordinance on Market Street and the agent agreed to look into limiting off street parking for Market Street and Hanover, and the addition of bike lanes.

Neighbors are concerned about the impact this development may have on crime and talked about existing loitering problems. They are also concerned about the impact of more families on an overburdened APS, and delays to school busses with increased traffic impact. The applicant team is already working with APS to get numbers on anticipated increase in students and will pass on information to attendees of this meeting. Neighbors are concerned about how this land use will enhance quality of life and don't see the benefits for their neighborhood.

Neighbors requested that the applicant consider reducing the density to 25 dwelling units per acre and agent agreed to take that question back to the applicant.

The agent assured folks that they were willing to continue to talk with neighbors as the project moves forward and agreed to numerous action items that he will follow up on prior to Thanksgiving.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Outcome:

- **Areas of Agreement**
 - o Agent and neighbors agree that a traffic signal at Ladera and Market would be preferable, however, the City will only approve if they meet 11 warrants and only 1 has been met.
- **Unresolved Issues & Concerns**
 - o Neighbors expressed concerns about adding the residential component; applicant is complying with overarching CABQ plans such as the Westside Strategic Plan and others
 - o Neighbors noted that they feel a lack of inclusion in the planning process of this project to date; Agent promises to keep them apprised moving forward
 - o Several neighbors questioned whether this development enhances quality of life for the residents in the area. The agent observed that quality of life differs from person to person and some will like pedestrian friendliness and access to mass transit and bike paths among other things
- **Key Points**
 - o Neighbors feel that when they call the planning department they get different answers on the same topic from different planners and it impacts their trust in the process

Meeting Specifics:

- 1) Agent Presentation: Ron Bohannon, Tierra West, LLC
 - a) 20-acre parcel broken into a commercial component (now under construction) with residential apartments in the back area.
 - i) Walmart is currently under construction; opening January, 2016.
 - ii) 10,000 sq. ft. shop building currently under construction.
 - iii) 3 other pad sites will round out the commercial site.
 - (1) Bounded on the west by Unser.
 - (2) Bounded on the south by Ladera.
 - (3) Halfway down Market Street is the center drive that curves over 200' north of Hanover.
 - (a) Right out, Right in
 - (b) Right in only at point 500' north
 - (c) Full access at Market Street
- 2) Agent Presentation: Joel Hernandez
 - a) The TIS was vetted by the City and the New Mexico Department of Transit (NMDOT). Many eyes were on the study.
 - b) There is no zone change request under this application.
 - c) There is access off Unser with ¾ movement 1/3 of the way north of the property.
 - i) Right in, right out, left turn only.
 - ii) Construction mostly completed
 - d) Next Access north of that is right in only.
 - e) Existing multi-use trail is being enhanced to make it wider.
 - f) Improvements are planned at Ladera and Unser on the westbound leg of Ladera.
 - i) This is currently a single lane and will be dual right-hand turn lane.
 - ii) Additional enhancement for westbound traffic turning south, where dual left turn lane will be extended.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- g) Right in, right out access to the Valero Station will remain.
 - h) There will be 2 access points to Market Street.
 - i) Internal drive connecting Unser to Market Street.
 - i) Internal drive is a key component to the design.
 - ii) Will be a relief valve for congestion at Unser and Ladera into the shopping center and as access to the neighborhood during peak hours
 - j) Trip generation shows 270 dwelling units can be accommodated; project calls for 230 dwelling units.
 - k) Applicant is implementing all TIS suggested improvements.
- 3) Agent Presentation: Mirium Hicks, Dekker Perich Sabatini (DPS)(Architects)
- a) Ron Witherspoon is the Architect assigned to this project.
 - b) Residential component is on the southern site, bounded by Market Street, Hanover and Unser.
 - c) Name of apartments is 40 West.
 - d) Planning a quality, innovative, modern design.
 - i) The building style matches the established Mediterranean style in the neighborhood.
 - ii) Will be a Class A community with a high end apartment home lifestyle for people who can pay a little more.
 - iii) Open floor plans with large balconies
 - iv) Will be walkable neighborhood.
 - v) Planning 230 units of 1,2 and 3-bedroom apartments.
 - vi) Diverse high-end residential
 - (1) High-end, but not luxury apartments
 - e) Unit sizes
 - i) 665 sq. ft. 1-bedroom 1-bath renting for \$750
 - ii) 800 sq. ft. 1-bedroom 1-bath renting for \$850
 - iii) 1051 sq. ft. 2-bedroom 1-bath renting for \$1050
 - iv) 1144 sq. ft. 2-bedroom 2-bath renting for \$1050
 - v) 1235 sq. ft. 3-bedroom renting for \$1150
 - f) Access to apartments is Market Street with a restricted entrance.
 - g) Restricted entrance, but will not be gated nor fenced to honor connectivity.
 - h) This will be a neighborhood activity center.
 - i) Poolhouse on the north end of the site.
 - ii) Clubhouse
 - iii) Large Great Room with a huge TV and room for events
 - (1) Large openings from Great Room out to the pools
 - (2) Large events will be accommodated.
 - (3) Fitness building has equipment but no hot yoga; is attached to the carriage unit.
 - (4) Pet washing station
 - i) There will be 30 garage spaces with 1-bedroom buildings above the garage.
 - j) Community drive leads to parking.
 - k) Development will be further away from the residential zone and closer to the commercial zone.
 - l) Buildings will be pushed to the edge and meet setback requirements and allow for a landscape buffer.

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

- m) Required parking is 251 spaces; will provide a total of 308 spaces including garages.
- n) Bike parking spaces distributed throughout the complex
- o) Shade structures with seating and grills
- p) 2 other seating areas with playgrounds.
- q) Active walkers can walk around site.
- r) Hard sidewalks connect to bike path.
- s) There will be sidewalk connections at Market Street.
- t) There is a bus stop on Unser now, which will provide greater connections.
- u) Residential buildings
 - i) Will have step-down from 3 story to 2 story
 - ii) End units step-down accessed by single stair.
 - iii) Units on the left end have individual stairs.
 - iv) Units on the right side will be accessed by their own stair.
 - (1) Fewer units accessing single stair for privacy
 - v) 2 and 3-bedroom units are at the end with few immediate neighbors.
 - vi) In the center there are more 1 and 2-bedroom units with common stair in center.
 - vii) Families are closer to ground.
 - viii) Higher level of density, but are pedestrian friendly
- v) Colors and design
 - i) 2-toned
 - ii) Stucco colors will be 2 shades of gray and cream
 - iii) Will have 3' overhangs with concrete tile and terra cotta blend.
 - iv) Stone veneer of cream and grays
 - v) Concrete tile roof
 - vi) Parapets to conceal roof-top equipment
 - vii) Roof flattens out behind pitch for additional equipment screening.
 - viii) Windows are scaled up for quality and performance.
 - ix) Quality windows in tan and light brown tones enhance the aesthetic of the higher elevations of the buildings
 - x) Other accent colors are in bronze tones.
- w) Construction schedule
 - i) Planning to start in June of 2016
 - ii) Construction will take approximately 15 months; ending in September or October 2017.
 - iii) Developer is Skip Grodhal with DBG Properties.
- x) Landscaping
 - i) Street trees are required on Market and Hanover.
 - ii) Agent added some street trees on Unser.
 - iii) Will use low and middle water use plants.
 - (1) All will be irrigated.
 - (2) There will be lots of decorative trees and shrubbery throughout.
 - (3) Looking at adding vines

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

4) Neighbor Response

- a) Proposed Apartment construction begin and end date
 - i) Start date June of 2016; end date September or October 2017
- b) Number of apartments?
 - i) 230:
 - (94) 1-bedroom units
 - (64) 2-bedroom units
 - (72) 3-bedroom units
- c) Effect on neighborhood
 - i) Neighbor states there is a large need in the area for commercial activity creating job opportunities. Area has bad housing/ job and housing/shop ratios. Neighbor would like to see the northern section be shopping and work opportunities.
 - (1) Agent states that when the area was originally zoned, there was a request for it to be all commercial. Environmental Planning Commission and the City Council elected to have mixed use instead, which is commercial and residential/office. Applicant is conforming to the established zoning.
 - (2) Developer is using his own personal money and has surveyed the market and found a need for this.
 - (3) Zoning was originally vetted
 - ii) Neighbor states he doesn't like being encapsulated by apartments and is against the project.
 - iii) One neighbor stated he did not recall Laurelwood N.A. saying they do not want all commercial.
 - (1) Agent stated that the mixed use was recommended in the original City staff report and complies with existing zoning despite not being preferred by Laurelwood N.A.
 - (2) Neighbor states that Laurelwood N.A. was not contacted
 - (3) Agent stated that Consensus Planning requested the original zoning and the site development plan governs the entire site and complies with the Westside Strategic Plan (WSSP)
 - (a) Architect representative stated that City Planning establishes comprehensive plans.
 - (b) This is a major access corridor and the property fronts the corridor.
 - (c) Neighborhood activity plans are strategic goals for the City.
 - (d) The City is meeting to establish traffic concerns, etc.
 - (e) The Bernalillo County Comprehensive Plan and the WSSP establishes uses and it is up to City Planners to confirm compliance.
 - (4) Agent stated that the site history will be detailed in planner's staff report, which will be available for the Study Session, 1 week prior to the hearing date of December 10.
 - (a) Facilitator specified that concerns should be sent to planner early enough to be reflected in her staff report, which must be completed by December 3.
 - iv) Neighbor stated that zoning is being rewritten and when different people call they get different information from different planners. She feels this weakens their trust.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

- v) President of Westside Coalition stated that neighbors feel a lack of inclusion on this plan and don't feel the agent reached out to them.
 - (1) When they agreed to Walmart they were told there might be a bank; restaurant; post office. Now it is apartments and neighbors would have preferred being contacted prior to this decision being made.
 - (2) Neighbor asked if this meeting was about the apartment site.
 - (a) Agent stated this is a meeting about the site plan for building permit for the 9 back acres.
 - (3) Neighbor asked if the next step was the EPC meeting on December 10.
 - (a) Agent will continue to talk to neighbors with or without a facilitator. Said they will always come back and talk with neighbors moving forward.
 - (b) Facilitator reminded all that Agent will have their email addresses when the report is sent and can "reply all" to contact attendees
- vi) A past secretary of the Laurelwood N.A. board stated on November 8, 2014 there was a facilitated meeting about the Walmart which the board supported overall.
 - (1) They believed quality of life would be better with office or commercial, and Senior Living or offices were suggested. They believed better judgment would prevail.
 - (a) Concerned because traffic from Unser to Ladera past Market on a normal day is problematic.
 - (i) Additional traffic from apartments won't enhance quality of life in the neighborhood
 - (b) Another concern is cars will park out on the street as they do for another complex with a motorized gate.
 - (i) Architect representative stated that 251 parking spaces are required and 308 will be provided on site.
 - 1. Expecting people will also use bikes and public transportation to decrease vehicles.
 - (c) Neighbor requested a parking ordinance on Market Street.
 - (i) Agent will look into limiting off street parking for Market Street and Hanover and the addition of bike lanes.
- vii) Neighbor concerned that the market rate for the proposed apartments could be changed later on.
 - (1) Architect representative will follow up on that.
 - (2) Agent stated there are no restrictions.
 - (3) Neighbor stated that housing vouchers can be up to \$800/month making the apartments affordable housing.
- viii) Effect on property values in Laurelwood
 - (1) Agent states that he deals with appraisers frequently
 - (a) Appraisal is given on like properties so it will have some impact, however, he doesn't know how to quantify.
 - (b) Stated that good property development can enhance values
- d) Apartment access street(s)
 - i) Only 1 in and out on Market Street
 - ii) There is emergency access off Hanover

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

- 5) Traffic impact
- a) Agent stated he analyzed Traffic and land capacity will handle the traffic
 - b) Neighbor wants signal at Market and Ladera
 - i) Agent stated per City the intersection functions as is. Agent stated it would function better with a signal but that is not approved.
 - (1) Needs to meet the signal warrants; if not the City is liable
 - (2) Cannot get the signal approved; met only 1 of 11 warrants
 - ii) Neighbor asked if they can have the signal re-evaluated after the new traffic is established
 - (1) Agent will talk to the DRB about this.
 - (2) Stated when TIS was done it took everything into account
 - iii) Neighbors want specificity on the 11 warrants required to be met in order to get the light at Market and Ladera
 - (1) Agent will send information to the neighbors
 - c) Concern that cumulative apartments include 289 across the street; 240 at Market and Ladera; now another 230; this will cause traffic backups.
 - i) Agent stated they specifically took surrounding and future traffic into account.
 - ii) Neighbors state density is still too much
 - iii) Neighbors asked about appeals process for DRB
 - (1) Agent does not know of any but will find out.
 - (2) Stated that John Klessner is the person to talk to at the City.
 - iv) Public access to emergency access point on Hanover
 - (1) Will have a gate and lock box accessibility by emergency folks
 - d) Neighbors ask if agent met with Mid Region Council of Governments (MRCOG) and Department of Transit (DOT)
 - i) Met with MRCOG about access points
 - (1) MRCOG does traffic forecasts
 - (2) Traffic numbers flow from MRCOG
 - (3) MRCOG does not give letters of approval but just provide background information.
 - ii) DOT gave agent driveway permits for access points.
 - (1) NMDOT gave us driveway permit for access points
 - e) People will take Hanover to Market to Ladera. Things are already backed up from Coors to Ladera .
 - i) Neighbor points to the number of lanes at the northwest corner of Montano and Coors.
 - ii) Talked about the other side of Hanover. Traffic from Laurelwood is now set at 25 mph with people going 45 to 50 mph. Expects this will be an arterial nightmare that will jam up Unser/Ladera and Ouray/Ladera corridors.
 - iii) Neighbor pointed out existing problems from Market to Unser which will be exacerbated
 - (1) Agent stated that TIS establishes the intended use.
 - (2) Trip generation is figured taking into account the total volume. All was taken into account.
 - f) Pedestrian walkways and Bicycle paths within Unser, Ladera and Market Street
 - i) There are suicide lanes on Unser cutting across the bike lanes and path.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- (1) Greater Albuquerque Bicycling Advisory Committee (GABAC) opposes this due to hazards.
- (2) Feels it disingenuous to say it was looked at and is OK
- ii) Agent states that several meetings ago they talked to MRCOG and DOT. They looked at bicycle commuter traffic and residential traffic and did a larger bike lane.
 - (1) Looked at how multi-use trails would intersect driveways and pulled it back.
 - (2) Spent much time on bike lanes
- iii) Delivery vehicle for Walmart are coming across the bicycle trails
 - (1) Agent said he told GABAC and they opposed it
- iv) Sidewalks by the apartments
 - (1) Along Market Street with accessible public connections
 - (2) There will be a sidewalk along the interior
 - (3) A sidewalk connects to the bike path
 - (4) No existing sidewalk at Hanover; none planned
 - (a) If neighbors want one agent may be required to build one
- g) Impact on crime
 - i) Neighbor lives on the back side of the 3rd complex and has been fighting loitering for years. They finally got an emergency gate put in (Windsor estates backs up to Rio Vulcan apartments).
 - (1) Now, instead of parking in complex apartment residents park along my street.
 - (2) They sent out people to do 3 studies.
 - (3) One part of my street is no parking.
 - (4) There are problems with crime; naked people running down with butcher knives; long hard history.
 - (5) Concern is that there will be more impact in congested area
 - (a) Agent stated that our City is a dangerous place and crime is bad.
 - (b) Stated that architect firm has tried to do the land planning to reduce crimes by balancing many things.
 - (i) Open concept
 - (ii) Trying to control traffic on site
 - (iii) Trying to do everything they can to make it safe.
 - (iv) Management is conscious of loitering
 - ii) Surveillance cameras
 - (1) Applicant will make investigating this an action item.
- h) Enhancement of Quality of Life for neighbors
 - i) Neighbor stated this project will enhance quality of economic life for Walmart and the developer and retail folks. Does not see enhancement to community.
 - ii) Agent states that the worst thing for neighborhood is a vacant lot.
 - (1) Acknowledges things are done for economic advantage.
 - (2) Developer saw a market need.
 - (3) Quality of life is reducing use of cars for some.
 - (4) Quality of life means different things to different people

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- i) Delays to school busses due to increased traffic
 - i) Architect representative will look at bus routes for relocation to serve the community and work with APS.
 - (1) Will need information from neighbors
 - (2) Can't predict response time
 - (3) Will reach out once neighbors get route information to Miriam.
 - j) Bus lines serving the community
 - i) Agent quoted numbers 92 and 94
 - ii) Joel Hernandez will get bus routes to folks
 - k) Other:
 - i) School capacity requirements for new apartment dwellers
 - (1) Already have too many portable buildings in the schools
 - ii) April Winters with APS is working on this
 - iii) Neighbor stated that Painted Sky is one of the largest schools in the state with 1/2 of classes in portables.
 - (1) Need to know how schools will be impacted.
 - (2) Agent stated that APS is working on this based on rates.
 - l) Neighbor asked if applicant would consider lowering density to less than 25 units per acre.
 - i) Agent will ask the Applicant
 - ii) Agent noted that the City is looking for projects higher in density

Next Steps: None

Action Plan:

Members of the Applicant team will complete action items below. Action items for Ron Bohannon and Joel Hernandez with Tierra West LLC, will be completed before Thanksgiving.

Action Items:

1. Ron Bohannon will look into making Market Street and Hanover no parking streets and adding bike lanes
2. Miriam Hicks with Dekker Perich Sabatini Architects will follow up to see if market rates for apartments can be changed later on.
3. Ron Bohannon will get information on 11 warrants needed to justify a traffic signal to neighbors
4. Ron Bohannon will find information on if there is a DRB appeals process
5. Ron Bohannon will find out if signal at Ladera and Market can be revisited once the new traffic is established
6. Ron Bohannon will look into whether surveillance cameras can be installed
7. Miriam Hicks will look at APS bus routes to see about relocation to serve the community
 - a. Will need information from neighbors
 - b. She cannot predict response time
 - c. She can't reach out until neighbors get bus route information to Miriam
8. Joel Hernandez, with Tierra West, will get bus routes to folks
9. Ron Bohannon will ask applicant if they would consider lowering the density to less than 25 units per acre.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Application Hearing Details:

1. Hearing scheduled for December 10, 2015
2. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
3. Hearing Process:
 - a. Comments from facilitated meetings will go into a report, which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
 - a. Written comments must be received by December 3, and may be sent to:
Maggie Gould, City Planner
505-924-3910
E-mail: mgould@cabq.gov
600 2nd St., 3rd floor, Albuquerque, NM, 87102 OR
 - b. Peter Nichols, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Comments:

Some participants were unable to see the image exhibits at the meeting, so the facilitator offered to include them in this report. They can be found following the attendee list below.

Names & Affiliations of Attendees:

Applicant/Agent

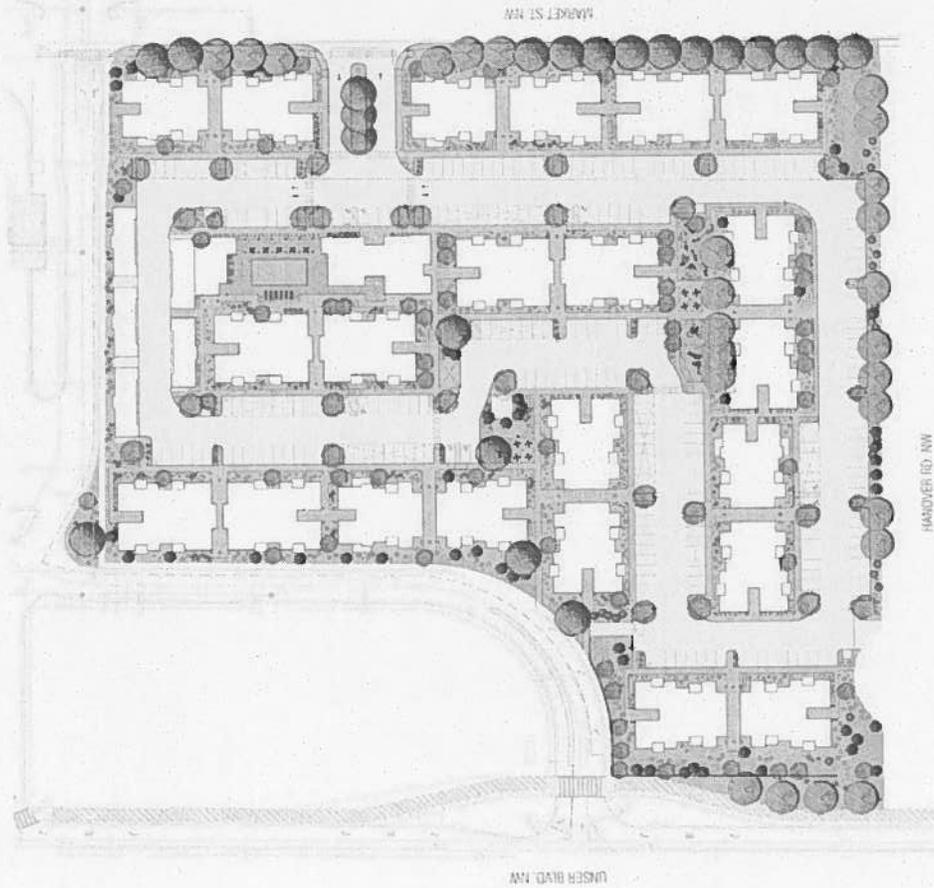
- o Western Albuquerque Land Holdings, LLC, Applicant
- o Tierra West, LLC, Ron Bohannon, Agent
- o Dekker Perich Sabatini, Miriam Hicks for architect Ron Witherspoon

Neighborhood Associations/Interested Parties

- | | | |
|-----------------------------|------------------------------|-------------------------|
| o Laurelwood N. A. | o Parkway N. A. | o Neighbor |
| ▪ Candy Patterson - Pres | ▪ Lois Murphy | ▪ Raymond Simpson |
| ▪ Dave & Mary Wirenius | ▪ Palmira & Steve Hay | o No affiliation noted |
| ▪ Joyce DeHorney | ▪ Derrick Pierson | ▪ Mary Ann Jojola |
| ▪ Tony Elsworth | ▪ Vanessa C. | ▪ Ruben & Debbie Ravago |
| ▪ Frank Comfort | ▪ Ruben Aleman | ▪ Thomas Borst |
| ▪ John Vrabec | o Westside Coalition of NA's | ▪ Angel D.R. |
| ▪ Paul Gonzales | ▪ René Horvath | ▪ Lydia Cote |
| ▪ Doris Casaus | o Ladera West N.A. | |
| ▪ Carolyn & Notah Manuelito | ▪ Shariesse McCannon | |
| ▪ David & Rose Balderrana | ▪ Sue Gilmore | |
| ▪ David Gebeke | o S. R. Marmon N. A. | |
| ▪ Monique Gallegos | ▪ E. Ward | |
| ▪ Phyllis Vilchuck | o Taylor Ranch N. A. | |
| | ▪ René Horvath | |

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Site Rendering



DEKKER
PERICH
SABATINI
ARCHITECTS
ALBUQUERQUE, NM

10.22.2015



40 WEST HOUSING SITE PLAN

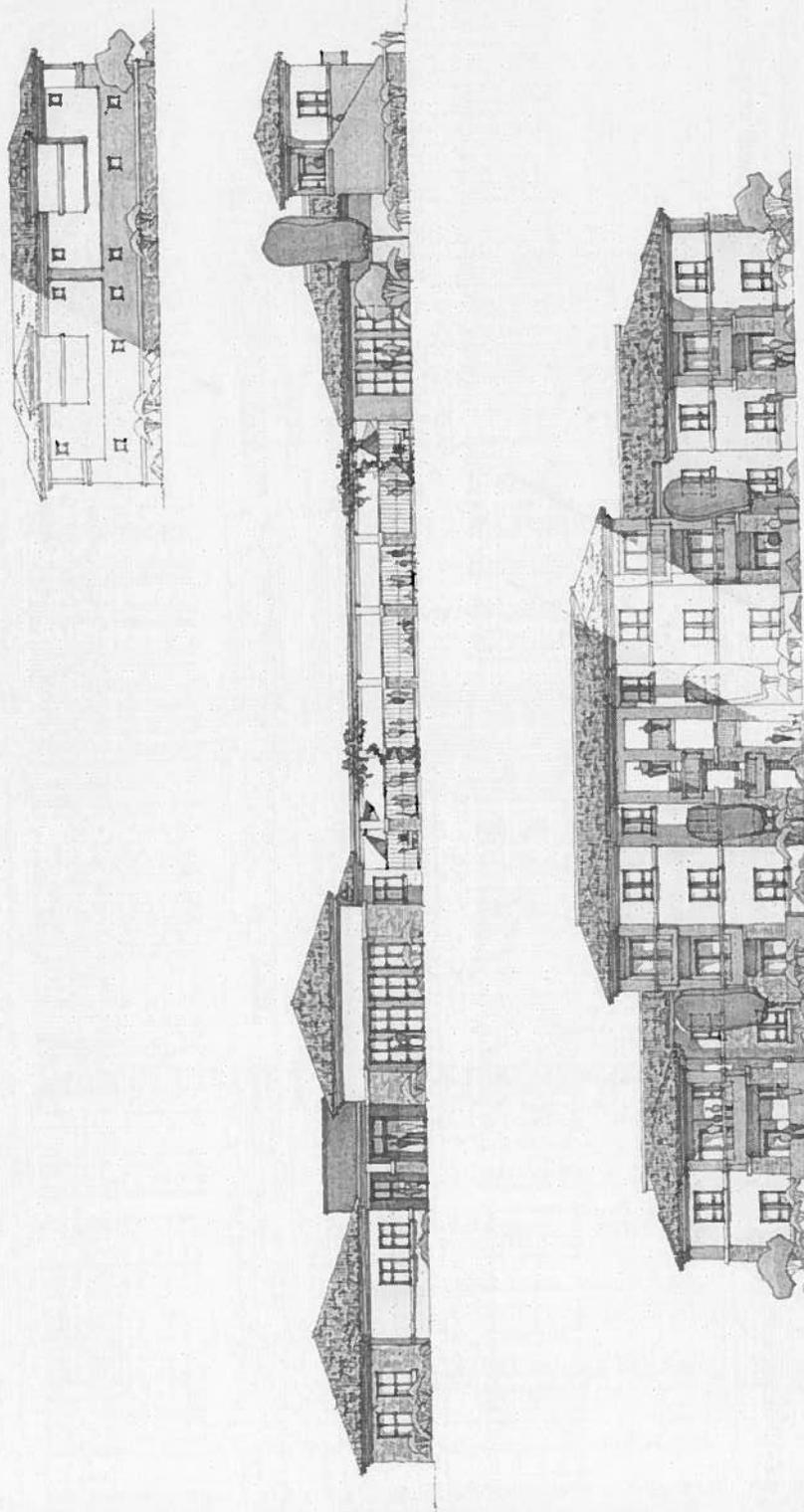
HAROVER RD. NW

UNSER BLVD. NW

DBG PROPERTIES
LLC

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Site Elevation Rendering



DECKER
PERICH
SABATINI
ARCHITECTURE
DESIGN
STUDIO

10.22.2015



40 WEST HOUSING ELEVATIONS

DBG PROPERTIES

Gould, Maggie S.

From: dlja2geb@comcast.net
Sent: Monday, November 30, 2015 10:53 AM
To: Gould, Maggie S.
Subject: Project 1003275

ATTN: Peter Nichols, Environmental Planning Commission
600 end St. NW
Albuquerque, NM 87012

Maggie Gould, Planner,
Regarding Project 1003275, apartments to be built on Market Street, NW Albuquerque.

Myself, my wife, and most neighbors I have talked to do not want these apartments in our neighborhood. My reasons are as follows.

If it is the intention of the city to drive homeowners out of Laurelwood and make it another slum area with more apartments, than they are on the right course of action.

More apartments in this area will be a disaster for reasons already plain to visualize. Horrendous congestion and traffic problems.
Lack of access and exists to the area, only one which is on Market Street.

Pollution and air quality from vehicles running for up to a half hour or more trying to get out to Ladera, Unser, and Ouray.

Safety issue for Laurelwood residents and children while walking and riding bicycles in the neighborhood. Children going to school in the morning who cross Laurelwood Parkway.

School and park are already overcrowded and overused with 845 homes in the neighborhood.

These additional apartments will not enhance the quality of life for Laurelwood but will do the exact opposite. My wife and I have lived here in Laurelwood for 21 years. We had hoped to live out the remainder of our lives here. This project could possibly force us, as well as a number of other like seniors we know, to move out of this neighborhood or even to another state. At 80 years of age, I do not wish to do another move. Our quality of life and long-time residency should mean something to the city.

I do not believe the City of Albuquerque has completed the necessary EPC and other studies regarding this project and the impact it will have for not only this neighborhood but for the whole area of Ladera, Unser, I40, and I25. Someone must look at this project and use some common sense and logic to even consider going forward.

David & Judy Gebeke
7408 Lynwood Drive NW
Albuquerque, NM 87120
505 836 6607

Gould, Maggie S.

From: Raul Garcia <raulgarcia98@yahoo.com>
Sent: Monday, November 30, 2015 7:50 PM
To: Gould, Maggie S.
Cc: laurelwoodna@gmail.com
Subject: Mr. Peter Nichols, Chair EPC - Regarding Building Permit for property at 1700 Unser Blvd. NW

Ms. Gould,

I respectfully request you forward this message to Mr. Nichols.

I recently became aware that a proposal has been made to build new apartments near the Unser/Ladera intersection. I do not support the proposal.

My family and I are homeowners, we enjoy a comfortable living, and we are tax payers. We moved to Albuquerque roughly nine years ago, and we always looked forward to seeing the general area grow and prosper. The addition of the new Wal-Mart Neighborhood Market was a great move. New apartments would be detrimental to all of us.

There are already plenty of apartments in the immediate area, literally hundreds of them. The "Now Renting" signs have become permanent fixtures. I like my neighbors, but I prefer they be homeowners, not renters.

Regards,

Raul Garcia
U.S. Veteran, Business Professional, Tax Payer



www.srmna.org

S. R. Marmon Neighborhood Association
P. O. Box 7434
Albuquerque, New Mexico 87194

2 December 2015

Ms. Maggie Gould, Planner
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

Mr. Peter Nicholls, Chairperson
Environmental Planning Commission
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: 1003275, 15EPC-40068

Dear Ms. Gould and Mr. Nicholls:

I am the current president of the S. R. Marmon Neighborhood Association (SRMNA). Our boundaries include Ladera Drive and 72nd Street to the northwest and west, respectively. We are immediately east of Laurelwood. There are several concerns I have regarding the development of the Heritage Neighborhood Marketplace site at the western end of Laurelwood at the southeast corner of Unser Boulevard and Ladera Drive. The comments below are directed particularly to the building permit request for a high-density apartment complex at the southern end of the development site.

- The traffic effects outlined in the Traffic Impact Study include ingress and egress from Unser. The agent for the developer has repeatedly stated that residents in the proposed 230-unit apartment complex, 40 West, would use only Market for vehicular access. This is highly likely to force traffic onto the residential streets of Laurelwood with overflow onto streets within the boundaries of the SRMNA for eastbound traffic during morning rush hour. A cut-through study would have been appropriate.
- Our neighborhood association, based on resident input, has asked ABQ Ride for another bus route to our area. We were told that there is no money to expand service. The assertion by proponents of the high-density residential complex that potential apartment dwellers will use public transit for their transportation needs appears to strain credibility. There is a single commuter line (162) serving Unser Blvd. in that area.
- During the history of our organization, parcels of land within our boundaries have been rezoned from SU-1 and SU-2 to residential. This has contributed to the poor housing-to-services and housing-to-jobs ratios on the West Side in general, as rezoning has occurred in other areas--including the Heritage Neighborhood Marketplace site. It is widely recognized that services and businesses are needed on the West Side to address the current and future needs of the city. Approval of a high-density residential complex in the immediate area of two existing high-density residential complexes worsens this situation.

Please DENY the building permit request for the proposed high-density apartment complex. Thank you.

Sincerely,

Ms. Em Ward, President
SRMNA

Gould, Maggie S.

From: Frances Lujan <flujan3@msn.com>
Sent: Wednesday, December 02, 2015 1:17 PM
To: Gould, Maggie S.; candypatt@aol.com
Subject: Project #1003275

ATTN: Peter Nickolls, Chairman
Environmental Planning Commission

My name is Frances Lujan and for the last 16 years I have resided in the Tanglewood neighborhood at 7711 Brendan Ct. NW. I want to go on record, along with many others in this area who care deeply about the quality of life in this community, as being AGAINST the construction of more (230) "affordable" apartments in this area--specifically the ones proposed being built south of the new Walmart on Ladera and Market street for the following reasons:

The community already has experienced more crime (min. 16 calls/mo.) since the building of Rio Volcan and Canon de Arrow apartment complexes. Note: I come home from work around 10:00 pm 3 nights/week and I have personally witnessed on numerous occasions individuals "aimlessly" walking through our neighborhood. When I have followed them to see where they are going, they immediately whistle to signal other individuals they are being watched and run to the existing apartments to get away from being followed. As a neighborhood, we don't need more of this activity.

Obviously, more "affordable housing" will generate more traffic delays, which will mean that more people will be driving through Laurelwood Parkway and Hanover. Neither one of these streets were intended to accommodate heavy traffic flow. That's not to mention the obvious noise and air pollution more cars will generate. Question: Where is the study, or was one conducted by the EPA, on air pollution?

The schools in the area are filled to capacity. Where are the children from this proposed complex going to school?

I personally take offense to "supporting" more tenants in this area who cannot/do not contribute by paying their share of taxes.

I cannot reiterate enough how STRONGLY I oppose the building of more apartments in this area; and I fully intend to actively fight it! Bottom line, as a community we already have more than enough apartment complexes with residents who often/daily demonstrate their lack of respect for the neighboring community by throwing liquor bottles and trash on the streets (Market and Hanover), conduct "yard sales" on Hanover, and walk late at night through our neighborhood streets. Who, aside from Walmart, is supposed to benefit from the building of more apartments? Walmart is NOT the community!

Gould, Maggie S.

From: PHYLLIS <pvilchuck@comcast.net>
Sent: Tuesday, December 01, 2015 9:32 PM
To: Gould, Maggie S.
Subject: Project #1003275/15EPC-40068

Attention: Peter Nicholls, EPC

I would like to take this opportunity to voice my opposition to the proposed Project #1003275. I currently live directly south of Canon de Arrowhead, a 289 apartment complex. Sixteen years ago I had a lovely view of the mesa and the mountains. Now my view consists of three-storied apartments with their balconies overlooking my yard. I've had a pellet gun shot into my large window, eggs and rocks thrown into my yard, noise till all hours of the night, police making "house calls" for domestic violence during the wee hours of the night, fire alarms going off, parking on the street because owner refuses to repair rear gate for their ingress, drag racing down Hanover, diapers, liqueur and beer bottles, soda cans, half eaten meals and who knows what else being dropped where the cars are parked. I had to enclose my open patio because I could not sit in my own yard without being taunted by the young punks who hang out on the apartment balconies. And, each year my house taxes go up for THIS. So, am I against more apartments, you bet I am.

But, the real issue to be considered is the degradation of the quality of life for the 840 residents who own their homes, pay taxes and take pride in their surroundings. We don't need more noise, litter, overcrowding of already crowded schools, more cars to add pollution to our air and maintenance for our roads, and alas, possibly more increased crime. Property values will go down. People I've spoke with are talking about moving out of the area and are fearful that no one would want to buy a home surrounded by over 500 apartment units. And, will stores and offices even be a reality as promised? You can't have a user-friendly area unless that happens.

Thank you in advance for your attention to these concerns, and hopefully they will be addressed in an honest and forthright manner.

Respectfully,

Phyllis Vilchuck
7805 Springwood Rd. NW
Albuquerque, NM 87120

To: Mr. Peter Nicholls, Chair
Environmental Planning Commission (EPC)
City of Albuquerque
c/o: Ms. Maggie Gould – City Planner

Dear Mr. Nicholls & Ms. Gould,

I am submitting my formal opposition to the proposed Heritage Market Place Apartment Project (230 units), as outlined in Facilitator's Report # 1003275.

For ease in reviewing the reasons for my strong opposition to this project, I will submit this in a "bullet-point format".

1. First of all, the facilitated meeting conducted on Thursday, November 17, 2015 at the Ladera Golf Course restaurant was attended by dozens of neighborhood residents, as well as representatives from six (6) neighborhood associations: Laurelwood, S.R, Marmon, Tres Volcanes, Parkway, Park West & Ladera West
2. **None** of the attendees at this facilitated meeting expressed any support for this project.
3. The addition of 230 new apartments would equate to a total of 759 apartments in a highly concentrated and congested area. This would almost equate to one apartment for one single-family home in the Laurelwood Neighborhood.
4. I was the Secretary of the Laurelwood Neighborhood Association board when the first part of this development, the Walmart Neighborhood Market, was presented by Tierra West to the LNA Board and residents.
5. This meeting took place just about one year ago, and, when questions were asked about what was going to be built on the back part of this large parcel of land, there was no mention of an apartment project or a request for any zoning change to accommodate this type of project.
6. Further, we (the board) were told that there was a possibility of: (1) senior living residences of some sort, (2) commercial/professional offices or (3) townhouses being developed on that 9+ acre parcel.
7. We believe that the proposed apartment project was already in the planning stages at that time.
8. At the recent facilitated meeting, Tierra West promised to provide answers to 9 "action items" prior to the Thanksgiving Day holiday. To date, we have not seen the answers to the 9 action items requiring answers from Tierra West.
9. The area of Unser & Ladera is already highly congested at peak travel times in the morning and evening. With the addition of the commercial development (Walmart, and future retail/restaurant facilities) – this area will even be more congested. Specifically:
 - a. The Laurelwood Neighborhood consists of approximately 845 homes.
 - b. The existing Canon de Arrow apartments contains 289 apartments and Rio Volcan contains 240 apartments.
 - c. In addition, future expansion of the commercial portion of the lot will include 2 drive-thru restaurants, a drive thru pharmacy, 1 new fuel station with 16 pumps and a proposed bank with a drive-up lane.
 - d. The above added to the existing high volume Valero C-Store and 12-pump fuel station, will add many, many more vehicles to an already congested area.
10. Unser is a limited access road which will further complicate the traffic congestion.

11. The apartment project will have primary access only from Market Street and, to our understanding, not from Unser Boulevard.
12. The increased traffic from the existing 289 unit apartment complex and the proposed 230 apartment project will, without a doubt, force many people to take Hanover Street to Laurelwood Parkway to get to Ladera. This would add a very dramatic increase in traffic through this residential area during peak-travel hours.
13. There is NO WAY that this proposed project would enhance the quality of life in the neighborhood, and here are the reasons why:
 - a. A very major increase in traffic to an already highly utilized Unser & Ladera roadway. The traffic impact study clearly shows that there are currently serious traffic delays along Market, Ladera and Unser, as well as the I-40 East bound access ramp. These delays will increase with the addition of the proposed apartments and the MRCOG made no recommendations on how to address these issues.
 - b. Increased air pollution
 - c. Increased noise
 - d. An increase in crime. Pete Gelabart, APD NW Command Specialist reported that there are between 15-25 calls to APD for service per month to each of the existing apartment complexes. The proposed apartments will undoubtedly incur a similar number of police calls per month.
 - e. An increase in litter and illegal parking (as is the case now on Hanover next to the Canon de Arrow complex)
 - f. An increase in road maintenance
 - g. Increased delays for motorists going to work and returning from work
 - h. Many commuters will be forced to take Ladera to Quray to get to I-40 and this road is already totally backed up during the morning and evening rush-hours. Therefore, additional "spin-off" congestion will be added to an already congested area,

In conclusion, this is an established neighborhood which has been here for over 32 years. According to El Rancho Atrisco Phase III Sector Plan, these two parcels of land were supposed to be a business/retail park with goods and services for the residents of the surrounding area. Also, at that time, 2 apartment complexes were built adjacent to this parcel per the Sector Plan.

There is a strong, unified consensus that the quality of life in this area will be seriously and negatively impacted and I am asking that the original intent for a business park or equivalent be honored.

Sincerely,

John M. Vrabec
7721 Pinewood Drive NW
Albuquerque, NM 87120-4036
Telephone: 505-833-1793
(I am a 17-year resident of the Laurelwood community)

Gould, Maggie S.

From: Julie Stephens <jastephensassociates@gmail.com>
Sent: Wednesday, December 02, 2015 10:07 PM
To: Gould, Maggie S.
Subject: Build Apartment Permit Project #1003275

02DEC2015

Chairman Peter Nichols and members of the Environmental Planning Council

C/O Maggie Gould, Planner

RE: Build Apartment Permit Project #1003275

The re-zoning to allow high density apartments(230 dwellings) in a 9 acre parcel, or 27 du/acre is of great concern to area residents. With the only exit through a collector street on Marketplace onto Ladera will further congest an already over capacity corridor. In addition, peak traffic demands on Unser is currently overwhelmed, without additional dwelling units.

Until job/housing ratios are met to provide employment opportunities for current residents, no additional apartments should be permitted with the existing density of multi-family units in the area.

Thank you for your consideration of these issues to deny this permit.

Julie Stephens

Julia A. Stephens MEP

Community Planner-Facilitator-Coordinator

Stephens and Associates

4800 Congress NW

ABQ, NM 87114

SITE PLAN REDUCTIONS

40 WEST HOUSING SITE PLAN



10.22.2015



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

J. D. King 10/29/15
Applicant or Agent Signature / Date

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

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

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

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

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

2. Parking and Circulation

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

- 1. Location and typical dimensions, including handicapped spaces
- 2. Calculations: spaces required: 257 provided: 310

Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: 0 provided: 0

- B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: 115 provided: 120
- 2. Bikeways and other bicycle facilities, if applicable

- C. Public Transit

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

- D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths
- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

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

- 1. Ingress and egress locations, including width and curve radii dimensions
- 2. Drive aisle locations, including width and curve radii dimensions
- 3. End aisle locations, including width and curve radii dimensions
- 4. Location & orientation of refuse enclosure, with dimensions
- 5. Curb cut locations and dimensions
- 6. Existing and proposed street widths, right-of-way widths and curve radii
- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 8. Location of traffic signs and signals related to the functioning of the proposal
- 9. Identify existing and proposed medians and median cuts

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

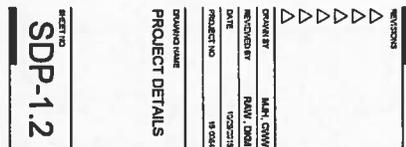
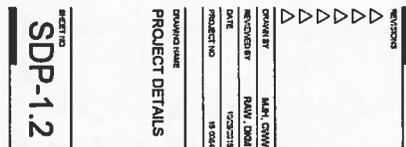
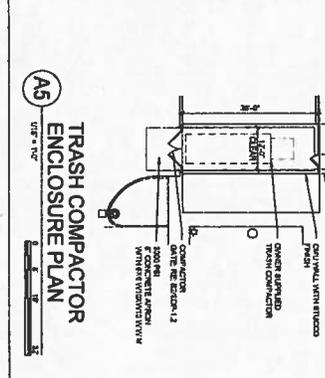
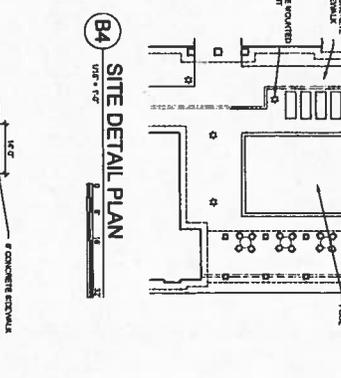
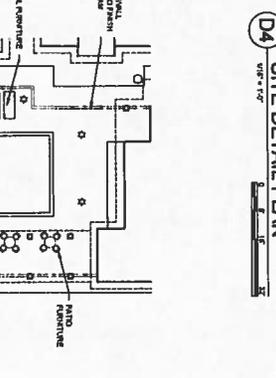
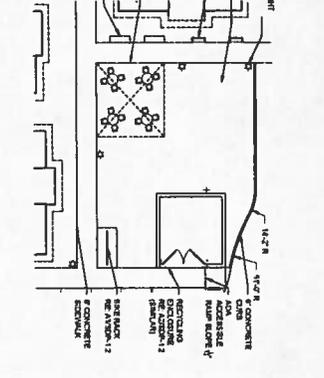
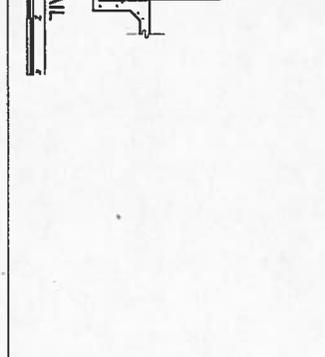
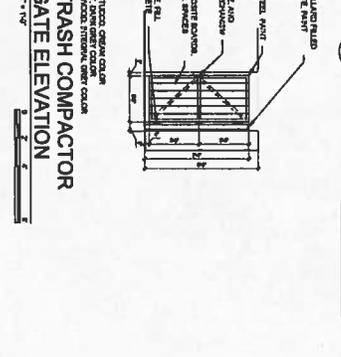
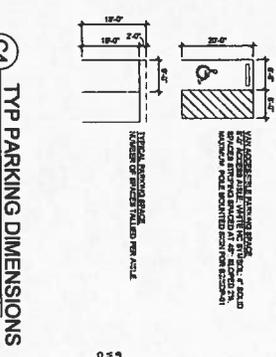
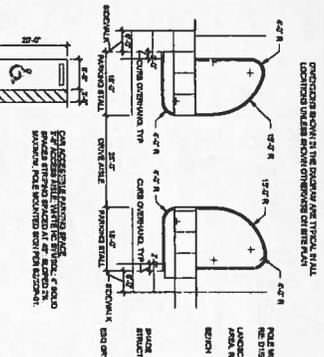
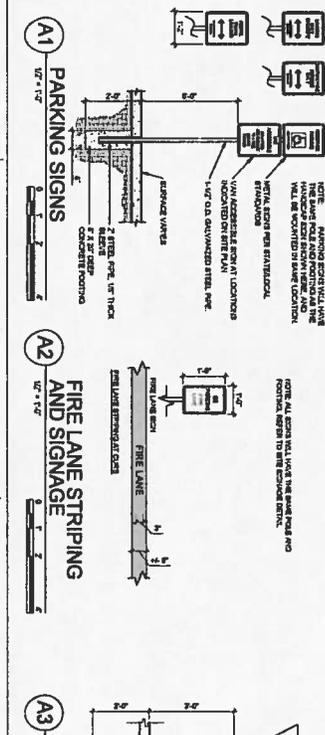
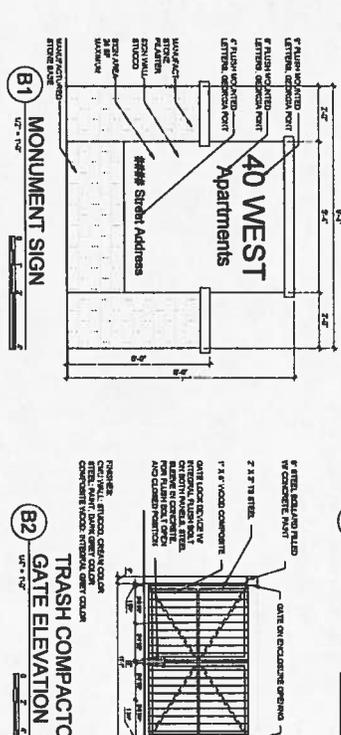
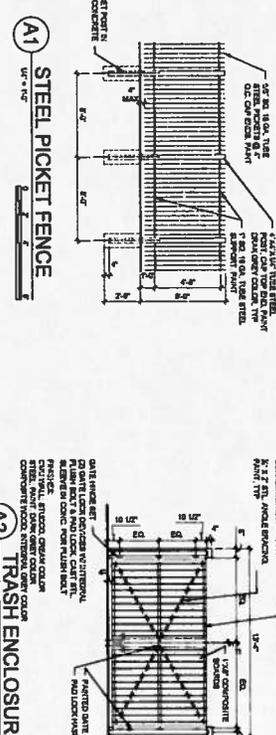
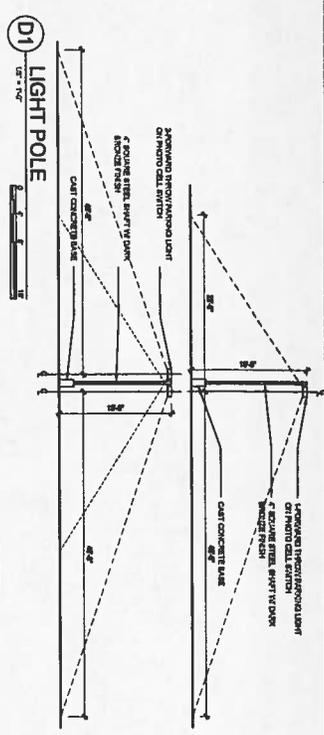
- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

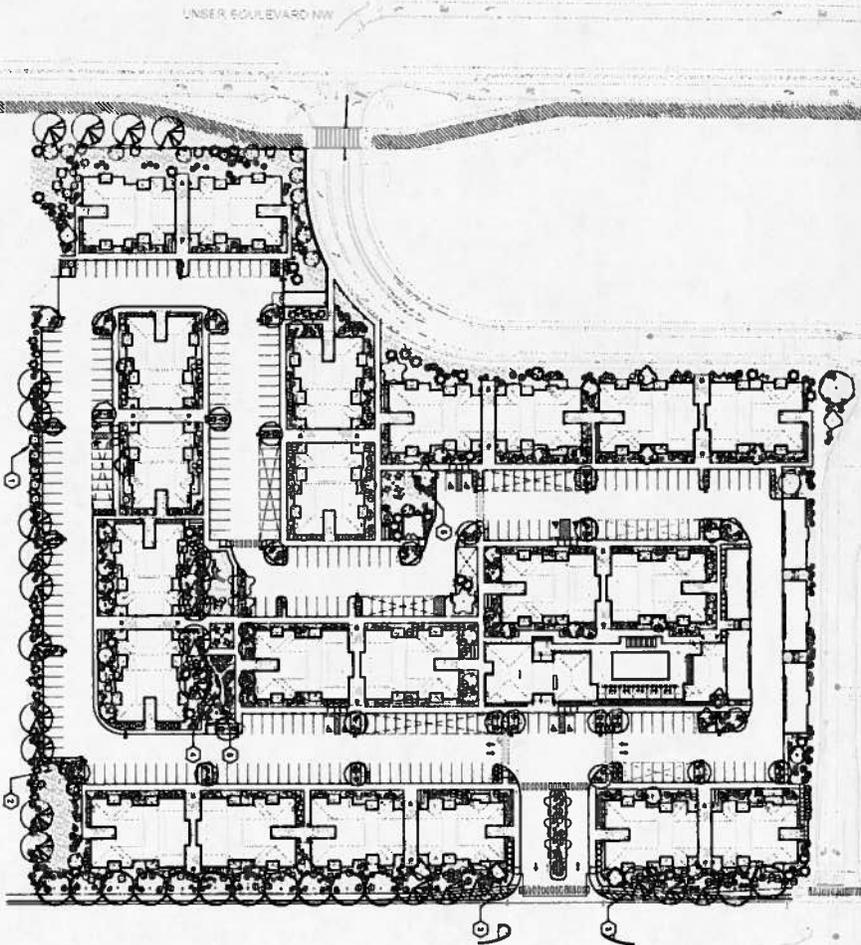
REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

PROJECT DETAILS

OWNER	MARK OWENS
ARCHITECT	DEKKER PERICH SABATINI
DATE	10/29/15
PROJECT NO.	SDP-1.2
DRAWING TITLE	TRASH COMPACTOR ENCLOSURE PLAN





B1
LANDSCAPE PLAN
1" = 20'

GENERAL SHEET NOTES

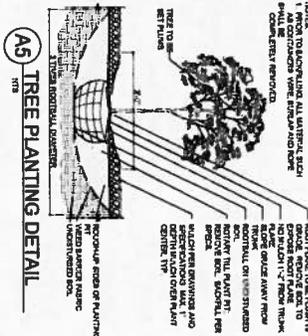
1. RESPONSIBILITY FOR MAINTENANCE OF THE CONTRACTOR SHALL BE ASSIGNED TO THE CONTRACTOR FOR THE ENTIRE TERM OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.

SHEET KEYED NOTES

1. PROPERTY LINE
2. EXISTING DRIVE
3. EXISTING DRIVE
4. EXISTING DRIVE
5. EXISTING DRIVE
6. EXISTING DRIVE
7. EXISTING DRIVE
8. EXISTING DRIVE
9. EXISTING DRIVE
10. EXISTING DRIVE
11. EXISTING DRIVE
12. EXISTING DRIVE
13. EXISTING DRIVE
14. EXISTING DRIVE
15. EXISTING DRIVE
16. EXISTING DRIVE
17. EXISTING DRIVE
18. EXISTING DRIVE
19. EXISTING DRIVE
20. EXISTING DRIVE

LANDSCAPE CALCULATIONS

TOTAL AREA: 100,000 SQ FT
 TOTAL PLANTING: 10,000 SQ FT
 TOTAL TREES: 100
 TOTAL SHRUBS: 1,000
 TOTAL PERENNIALS: 10,000
 TOTAL ANNUALS: 10,000
 TOTAL MULCH: 10,000 SQ YD
 TOTAL SOIL: 10,000 SQ YD
 TOTAL FERTILIZER: 10,000 LBS
 TOTAL WATER: 10,000 GALLONS
 TOTAL COST: \$100,000



PLANTING LEGEND

SYMBOL	PLANTING	PLANTING
○	1" TREE	1" TREE
○	2" TREE	2" TREE
○	3" TREE	3" TREE
○	4" TREE	4" TREE
○	5" TREE	5" TREE
○	6" TREE	6" TREE
○	7" TREE	7" TREE
○	8" TREE	8" TREE
○	9" TREE	9" TREE
○	10" TREE	10" TREE
○	11" TREE	11" TREE
○	12" TREE	12" TREE
○	13" TREE	13" TREE
○	14" TREE	14" TREE
○	15" TREE	15" TREE
○	16" TREE	16" TREE
○	17" TREE	17" TREE
○	18" TREE	18" TREE
○	19" TREE	19" TREE
○	20" TREE	20" TREE
○	21" TREE	21" TREE
○	22" TREE	22" TREE
○	23" TREE	23" TREE
○	24" TREE	24" TREE
○	25" TREE	25" TREE
○	26" TREE	26" TREE
○	27" TREE	27" TREE
○	28" TREE	28" TREE
○	29" TREE	29" TREE
○	30" TREE	30" TREE
○	31" TREE	31" TREE
○	32" TREE	32" TREE
○	33" TREE	33" TREE
○	34" TREE	34" TREE
○	35" TREE	35" TREE
○	36" TREE	36" TREE
○	37" TREE	37" TREE
○	38" TREE	38" TREE
○	39" TREE	39" TREE
○	40" TREE	40" TREE
○	41" TREE	41" TREE
○	42" TREE	42" TREE
○	43" TREE	43" TREE
○	44" TREE	44" TREE
○	45" TREE	45" TREE
○	46" TREE	46" TREE
○	47" TREE	47" TREE
○	48" TREE	48" TREE
○	49" TREE	49" TREE
○	50" TREE	50" TREE
○	51" TREE	51" TREE
○	52" TREE	52" TREE
○	53" TREE	53" TREE
○	54" TREE	54" TREE
○	55" TREE	55" TREE
○	56" TREE	56" TREE
○	57" TREE	57" TREE
○	58" TREE	58" TREE
○	59" TREE	59" TREE
○	60" TREE	60" TREE
○	61" TREE	61" TREE
○	62" TREE	62" TREE
○	63" TREE	63" TREE
○	64" TREE	64" TREE
○	65" TREE	65" TREE
○	66" TREE	66" TREE
○	67" TREE	67" TREE
○	68" TREE	68" TREE
○	69" TREE	69" TREE
○	70" TREE	70" TREE
○	71" TREE	71" TREE
○	72" TREE	72" TREE
○	73" TREE	73" TREE
○	74" TREE	74" TREE
○	75" TREE	75" TREE
○	76" TREE	76" TREE
○	77" TREE	77" TREE
○	78" TREE	78" TREE
○	79" TREE	79" TREE
○	80" TREE	80" TREE
○	81" TREE	81" TREE
○	82" TREE	82" TREE
○	83" TREE	83" TREE
○	84" TREE	84" TREE
○	85" TREE	85" TREE
○	86" TREE	86" TREE
○	87" TREE	87" TREE
○	88" TREE	88" TREE
○	89" TREE	89" TREE
○	90" TREE	90" TREE
○	91" TREE	91" TREE
○	92" TREE	92" TREE
○	93" TREE	93" TREE
○	94" TREE	94" TREE
○	95" TREE	95" TREE
○	96" TREE	96" TREE
○	97" TREE	97" TREE
○	98" TREE	98" TREE
○	99" TREE	99" TREE
○	100" TREE	100" TREE

40 WEST
 UNSER AND LADERA BOULEVARDS NW
 ALBUQUERQUE, NM

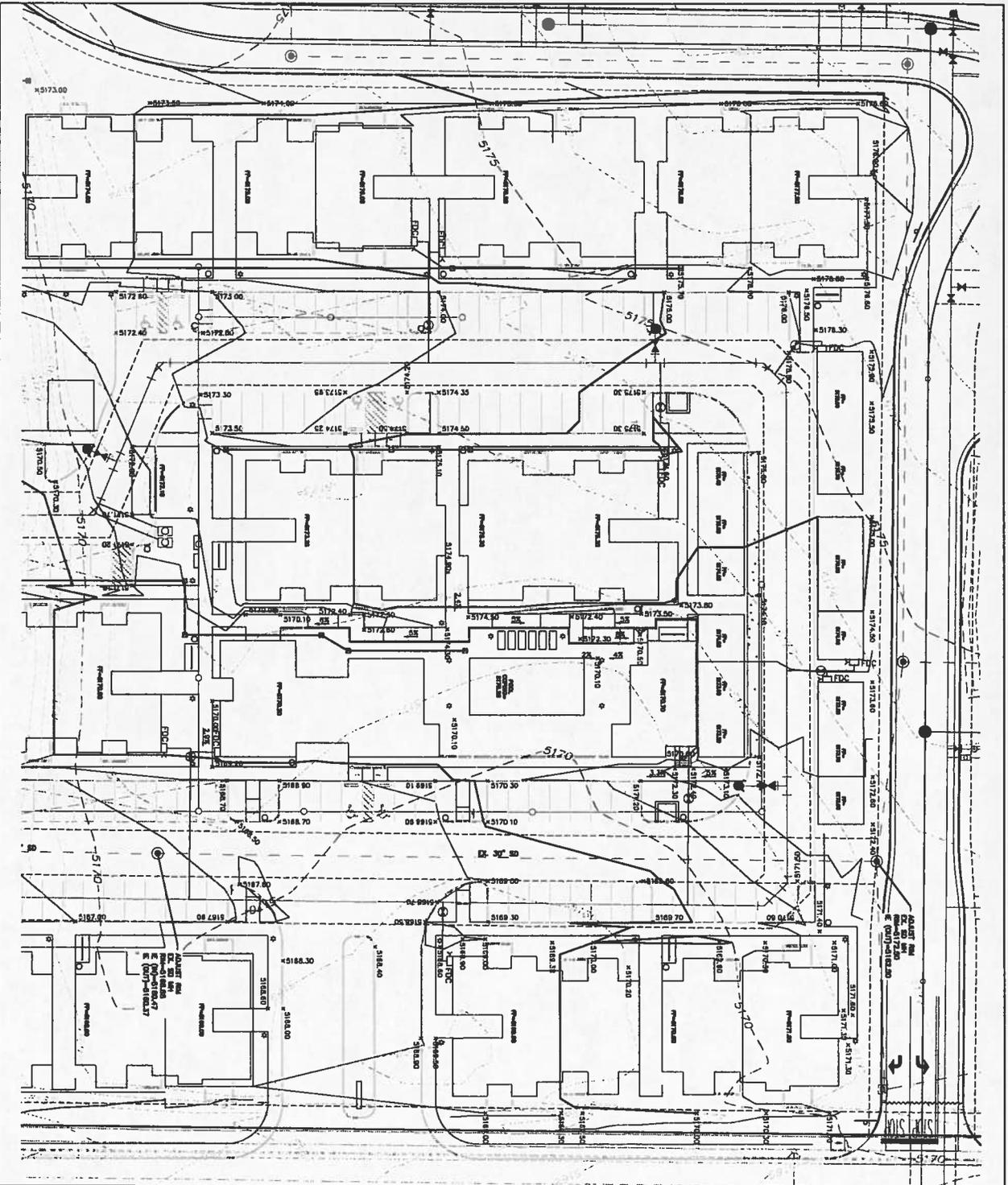
EPC
 SUBMITTAL
 OCTOBER 29, 2015

7601
 505.741.9709 / PRODESIGN.ORG

DEKER
 PERICH
 SABATINI

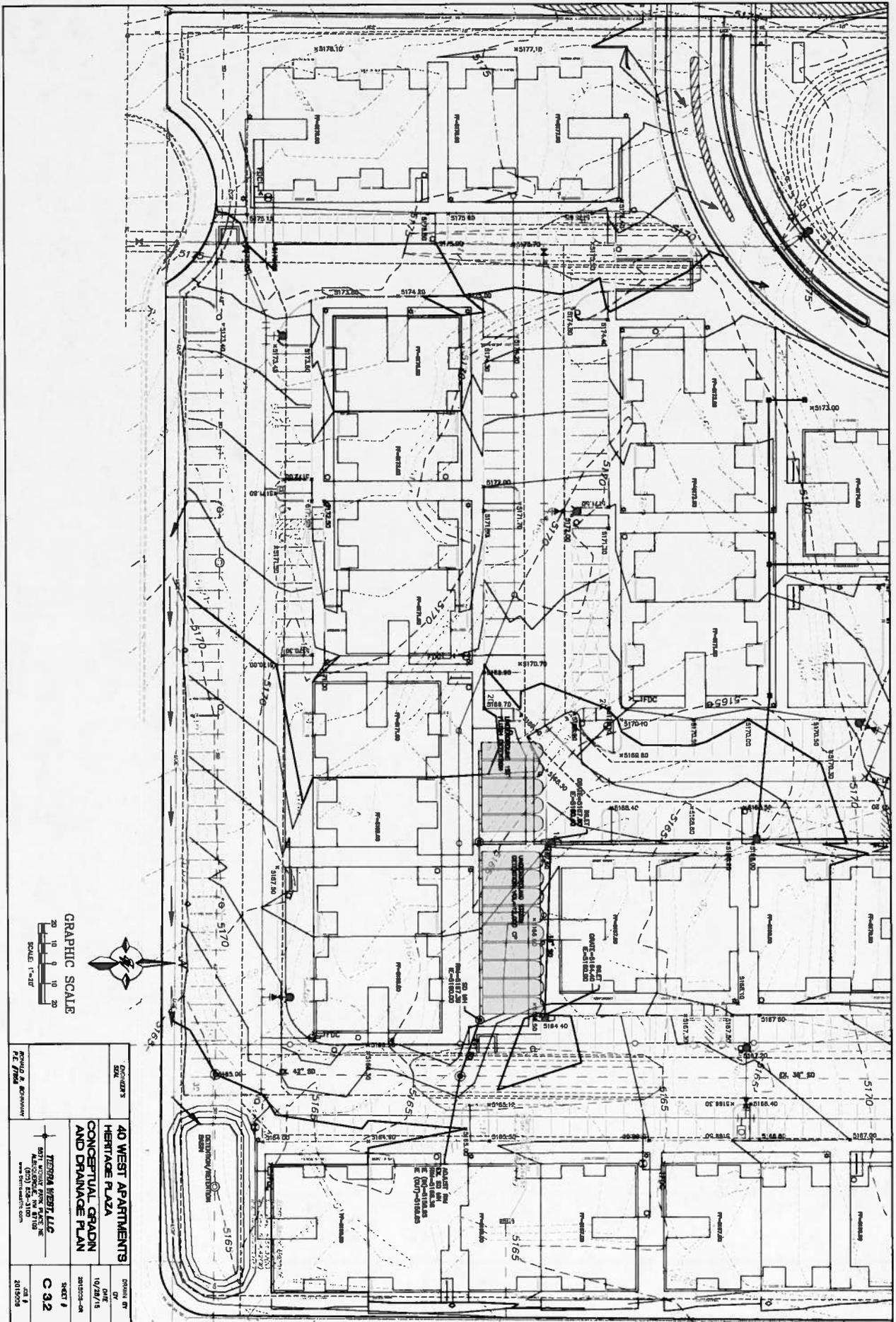
SDP-2.1

LANDSCAPE PLAN



GRAPHIC SCALE
 20 10 0 10 20
 SCALE: 1" = 20'

OWNER'S S&K	40 WEST APARTMENTS HERITAGE PLAZA	DESIGN BY S&K
DESIGNER'S S&K	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 10/28/15
PROJECT S&K	TERRA WEST, LLC 501 KENNEDY PARK PLACE, 16 SUITE 100 HOUSTON, TEXAS 77058 www.terrawest.com	SHEET # C 31
DATE 10/28/15		201504



GRAPHIC SCALE
 20 10 0 10 20
 SCALE: 1"=30'

OWNER'S ENR	40 WEST APARTMENTS HERITAGE PLAZA	DRAWN BY DT
DESIGNER TERRAZA WEST LLC 5071 MONTE AVENUE, SUITE 300 DENVER, CO 80202 www.terrazzawest.com	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 10/28/14
PROJECT # C 32	SHEET #	2015023-08
DATE 2/18/2014		

DEKKER
PERICH
SABATINI

7601 GERRARD ST. SE. SUITE 100
 ALBUQUERQUE, NM 87110
 505.741.1700 / OPS@DEKPER.AOR

EPC
SUBMITAL
 October 29, 2015

PROJECT

40 WEST
 Unser and Ladera Boulevard NW
 Albuquerque, NM

DESIGNED BY: NIKOSCH
 CHECKED BY: []
 DATE: 10/29/15
 PROJECT NO: 15-0044
 DRAWING NAME: ELEVATIONS BUILDING 1

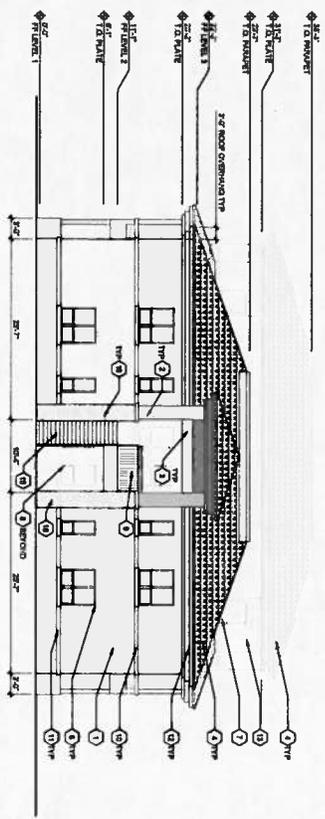
SHEET NO: SDP-5.1

SHEET GENERAL NOTES

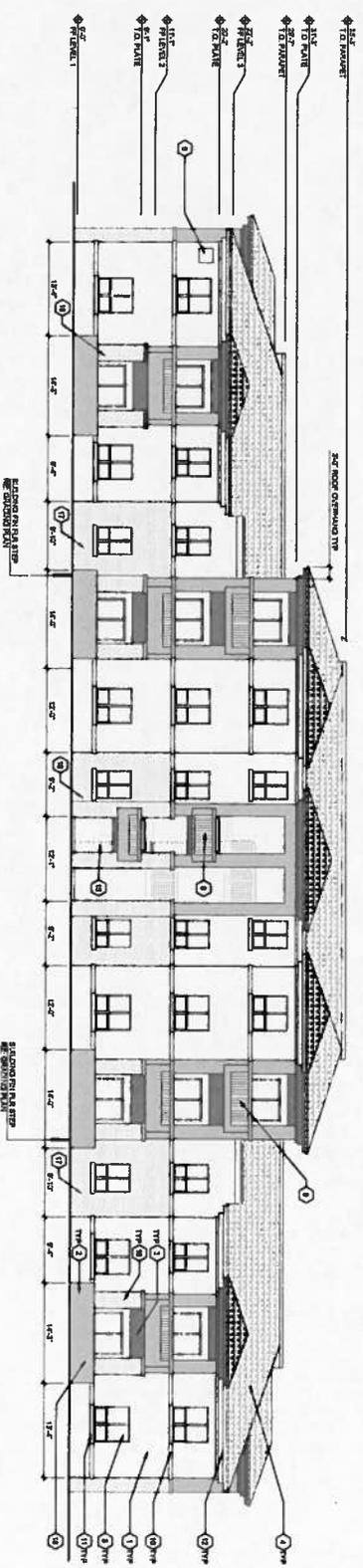
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED
2. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
5. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
6. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
7. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
8. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
9. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
11. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
12. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
13. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
14. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
15. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
16. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
17. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
18. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
19. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT
20. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT

SHEET KEYED NOTES

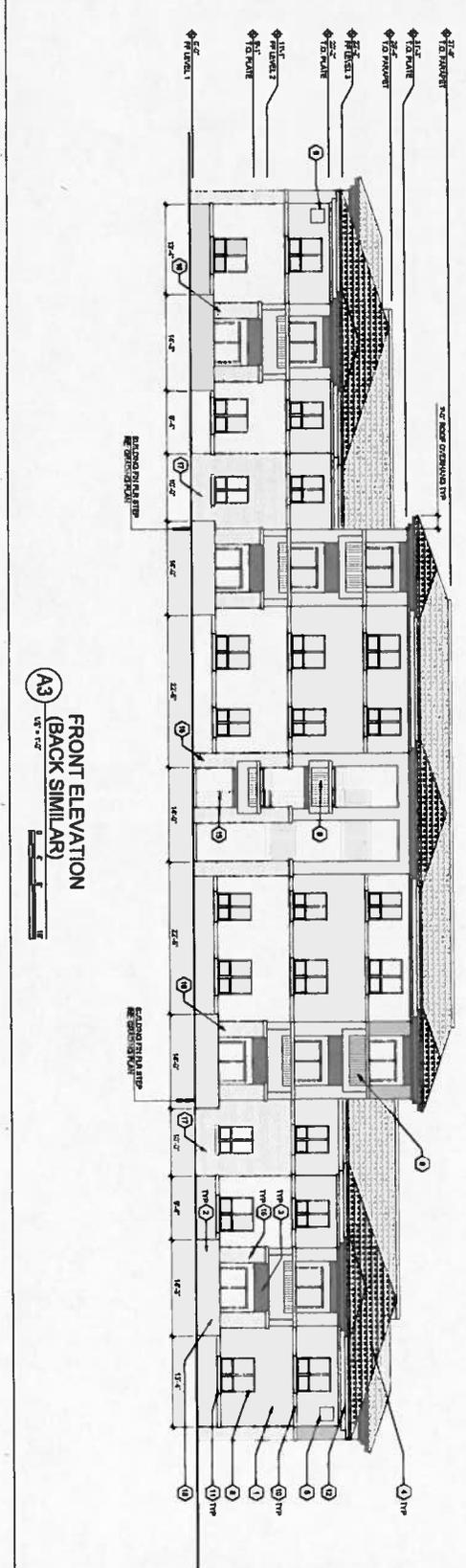
1. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
2. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
3. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
4. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
5. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
6. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
7. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
8. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
9. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
10. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
11. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
12. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
13. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
14. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
15. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
16. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
17. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
18. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
19. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED
20. FINISHES TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED



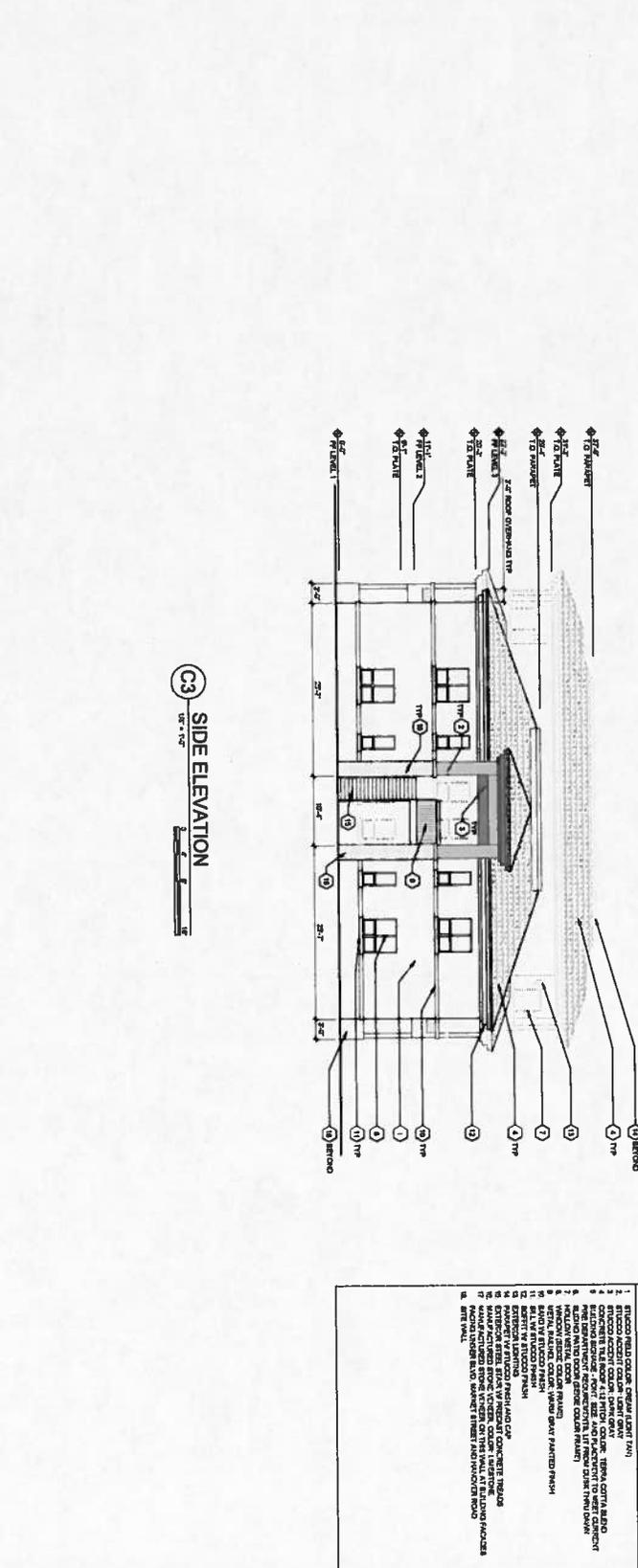
C3 SIDE ELEVATION
 1/8" = 1'-0"



A3 FRONT ELEVATION
 (BACK SIMILAR)
 1/8" = 1'-0"



A3
FRONT ELEVATION
(BACK SIMILAR)
1/8" = 1'-0"



C3
SIDE ELEVATION
1/8" = 1'-0"

SHEET GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
11. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
13. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
15. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
16. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
17. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
18. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
19. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.

SHEET KEYED NOTES

1. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
2. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
3. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
4. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
5. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
6. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
7. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
8. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
9. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
10. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
11. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
12. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
13. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
14. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
15. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
16. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
17. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
18. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
19. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.
20. EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 2" EPS INSULATION.

40 WEST
Unser and Ladera Boulevard NW
Albuquerque, NM

EPC SUBMITAL
October 29, 2015

DEKKER PERICH SABATINI

7601 JEFFERSON AVE. SUITE 100
ALBUQUERQUE, NM 87117
505.761.9700 / 2025@DEKPER.COM

ARCHITECTURAL / DESIGN / CONSTRUCTION

PROJ. NO.

DATE

REVISIONS

NO.	DATE	DESCRIPTION
1	10/29/15	ISSUED FOR PERMITS

DESIGNED BY WML, CWL
ENGINEERED BY BAYL, DSW
DATE 10/29/15
PROJECT NO. 15-004

DRYLAND URBAN
ELEVATIONS
BUILDING 2

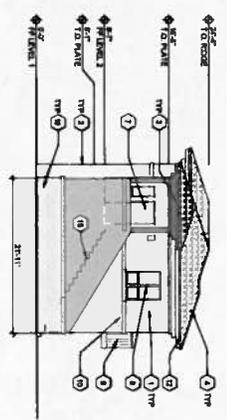
SDP-5.2

SHEET GENERAL NOTES

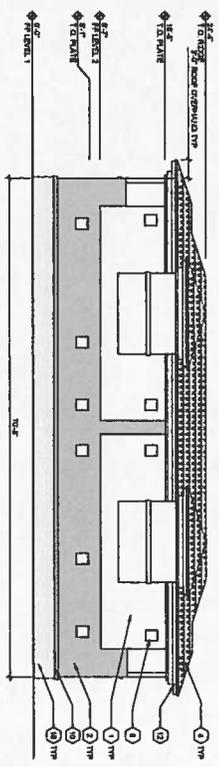
- 1. ALL ELEVATIONS SHALL BE DRAWN TO THE PROPORTION INDICATED ON THE SHEET.
- 2. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 3. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 4. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 5. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 6. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 7. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 8. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 9. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 10. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 11. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 12. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 13. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 14. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 15. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 16. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 17. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 18. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 19. FINISHES SHALL BE AS NOTED ON THE SHEET.
- 20. FINISHES SHALL BE AS NOTED ON THE SHEET.

SHEET KEYED NOTES

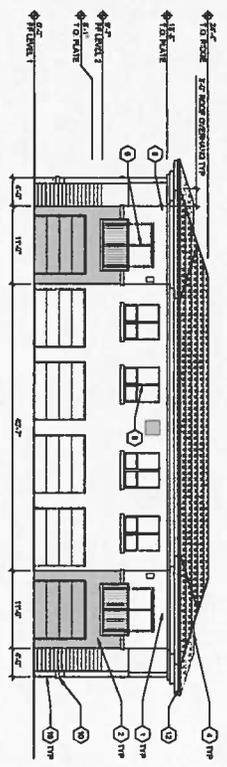
- 1. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 2. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 3. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 4. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 5. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 6. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 7. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 8. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 9. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 10. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 11. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 12. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 13. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 14. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 15. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 16. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 17. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 18. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 19. STUCCO FELD COLOR: CRISP/ALIGHT TAN
- 20. STUCCO FELD COLOR: CRISP/ALIGHT TAN



C3 SIDE ELEVATION
1/8" = 1'-0"



B3 BACK ELEVATION
1/8" = 1'-0"



A3 FRONT ELEVATION
1/8" = 1'-0"

DEKKER
PERICH
SARATINI

7601 JEFFERSON BL, SUITE 100
ALBUQUERQUE, NM 87119
505.274.9700 / 070525@DEKPER.COM

EPC
SUBMITAL
October 29, 2015

40 WEST
Unser and Ladera Boulevard NW
Albuquerque, NM

DESIGNED BY: V&A, CIVIL
CHECKED BY: NAVI, DEK
DATE: 10/23/15
PROJECT NO: 15-0044
DRAWING NAME: ELEVATIONS BUILDING 4

SHEET NO: SDP-5.4

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON, SUITE 100
ALBUQUERQUE, NM 87119
505.761.9700 / PPS@DEKPER.COM

**EPC
SUBMITAL**
October 28, 2015

40 WEST
Unser and Ladera Boulevard NW
Albuquerque, NM

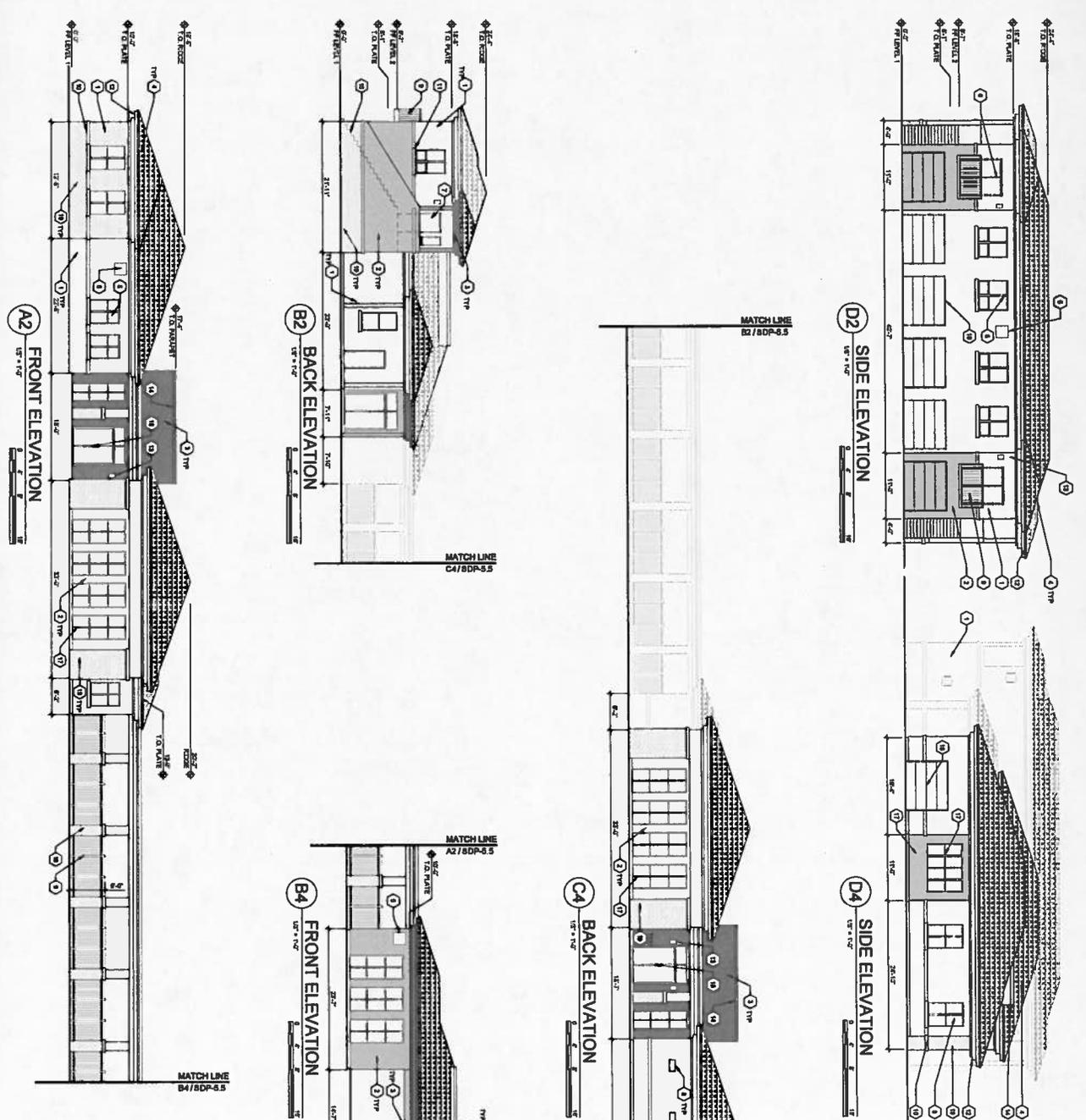
SDP-5.5

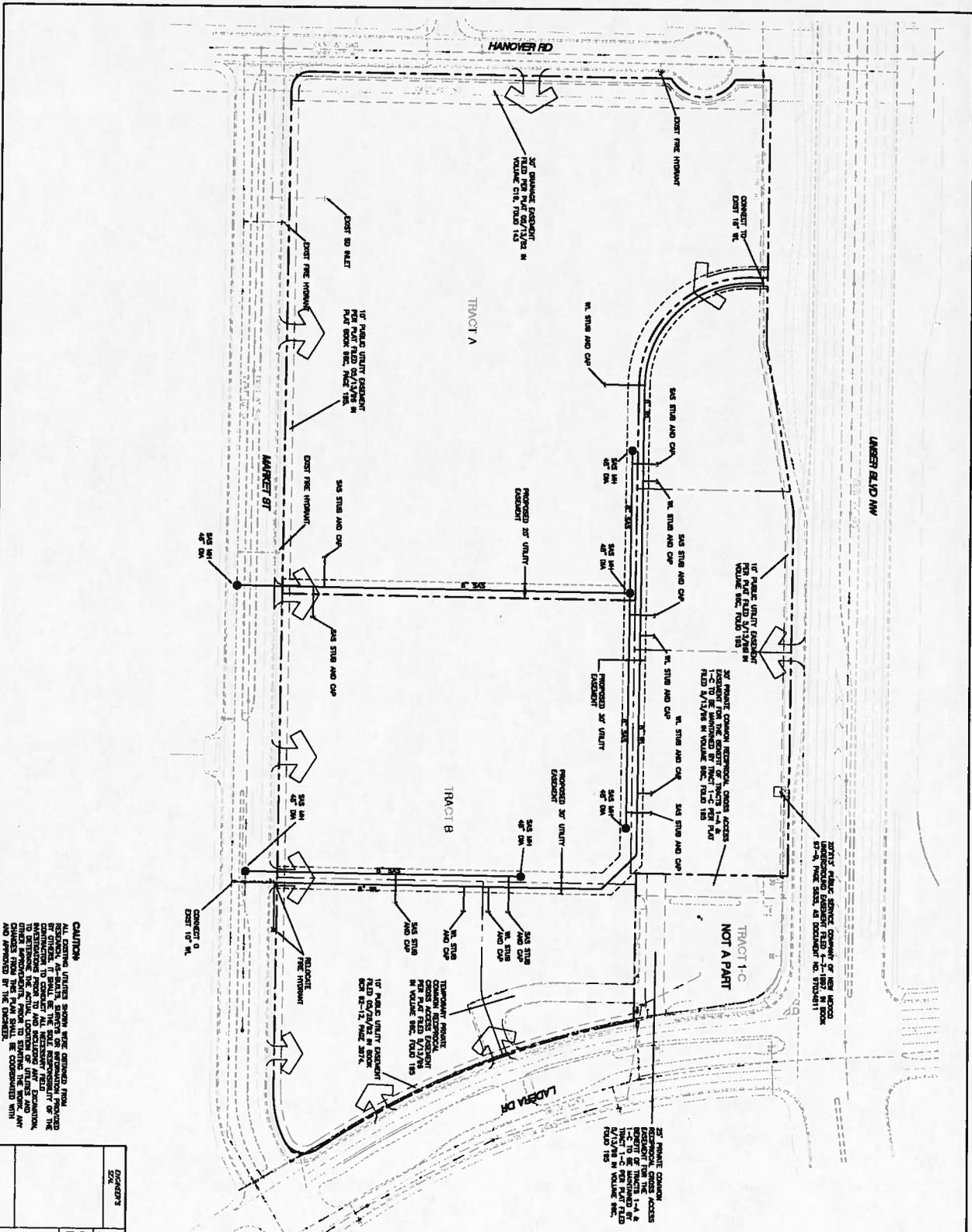
DATE: 10/28/15
PROJECT NO: 15-004
DRAWING TITLE: BUILDING ELEVATION: BUILDING 5

SHEET GENERAL NOTES

- A. ALL ELEVATIONS UNLESS OTHERWISE NOTED.
- B. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- C. ARCHITECTURAL SYMBOLS AND NOTATION TO BE DETERMINED BY THE ARCHITECT.
- D. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- E. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- F. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- G. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- H. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- I. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- J. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- K. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- L. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- M. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- N. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- O. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- P. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- Q. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- R. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- S. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- T. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- U. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- V. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- W. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- X. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- Y. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
- Z. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.

SHEET KEYED NOTES





LEGEND

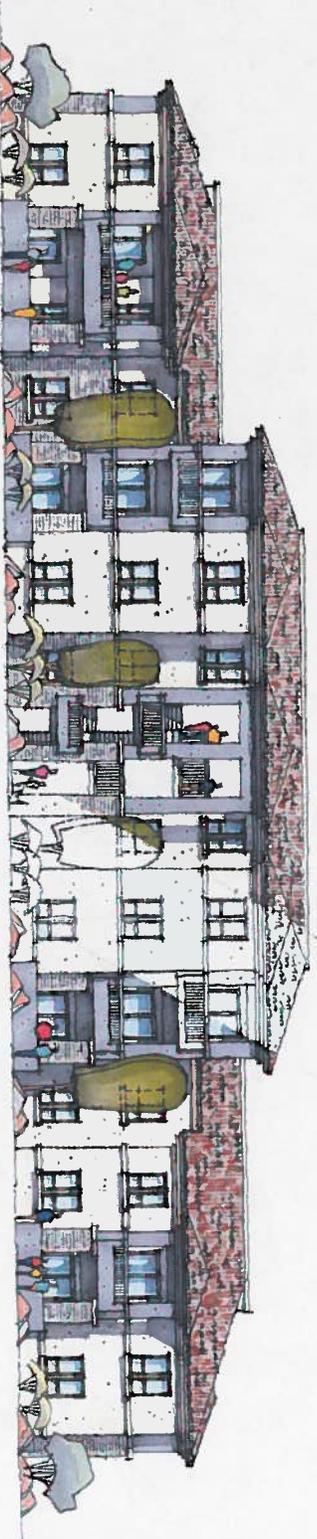
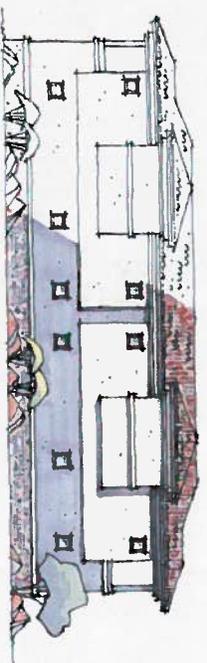
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- EXISTING CLEAN OUT
- EXISTING SW MANHOLE
- EXISTING SAN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE



GRAPHIC SCALE
1" = 30 FT.

CAUTION: UTILITIES SHOWN WERE OBTAINED FROM RECORDS, FIELD SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE INSTALLING PERSON TO OBTAIN AND VERIFY THE LOCATION, DEPTH, CHARACTERISTICS AND EXTENSION OF ALL UTILITIES SHOWN ON THIS PLAN. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR DAMAGE TO ANY UTILITIES FROM THE PLAN. THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE UTILITY PROVIDERS.

DATE	10-24-13
DRAWN BY	AM
CHECKED BY	AM
PROJECT	HERITAGE MARKETPLACE ALBUQUERQUE, NM
CONCEPTUAL UTILITY PLAN	
SHEET #	1
DATE	2/1/2017



40 WEST HOUSING ELEVATIONS



10.22.2015