



**Environmental
Planning
Commission**

*Agenda Number: 03
Project Number: 1005283
Case #: 16EPC- 40044, 40043
October 13, 2016*

Staff Report

Agent	Dekker/Perich/Sabatini
Applicant	Titan Journal Center Investors, LLC
Request	Zone Map Amendment (Zone Change), Site Development Plan for Subdivision
Legal Description	Lots 2A-2A-2B-1-A, Plat of Tracts 2A-2A-2B-1-A, Journal Center
Location	On Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE
Size	Approximately 6.5 acres
Existing Zoning	IP (Industrial Park)
Proposed Zoning	SU-1 for Residential Not to Exceed 75 DU/AC and C-2 Uses

Staff Recommendation
APPROVAL of Case # 16EPC-40044 based on the Findings beginning on Page #16, and subject to the Conditions of Approval beginning on Page #21.

APPROVAL of Case # 16EPC-40043 based on the Findings beginning on Page #21, and subject to the Conditions of Approval beginning on Page #24.

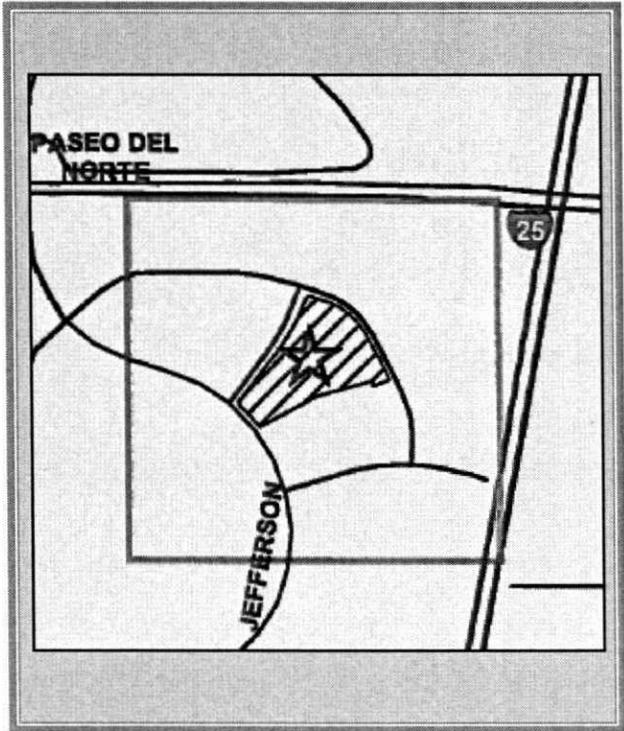
Staff Planner
Vicente M. Quevedo, Planner

Summary of Analysis

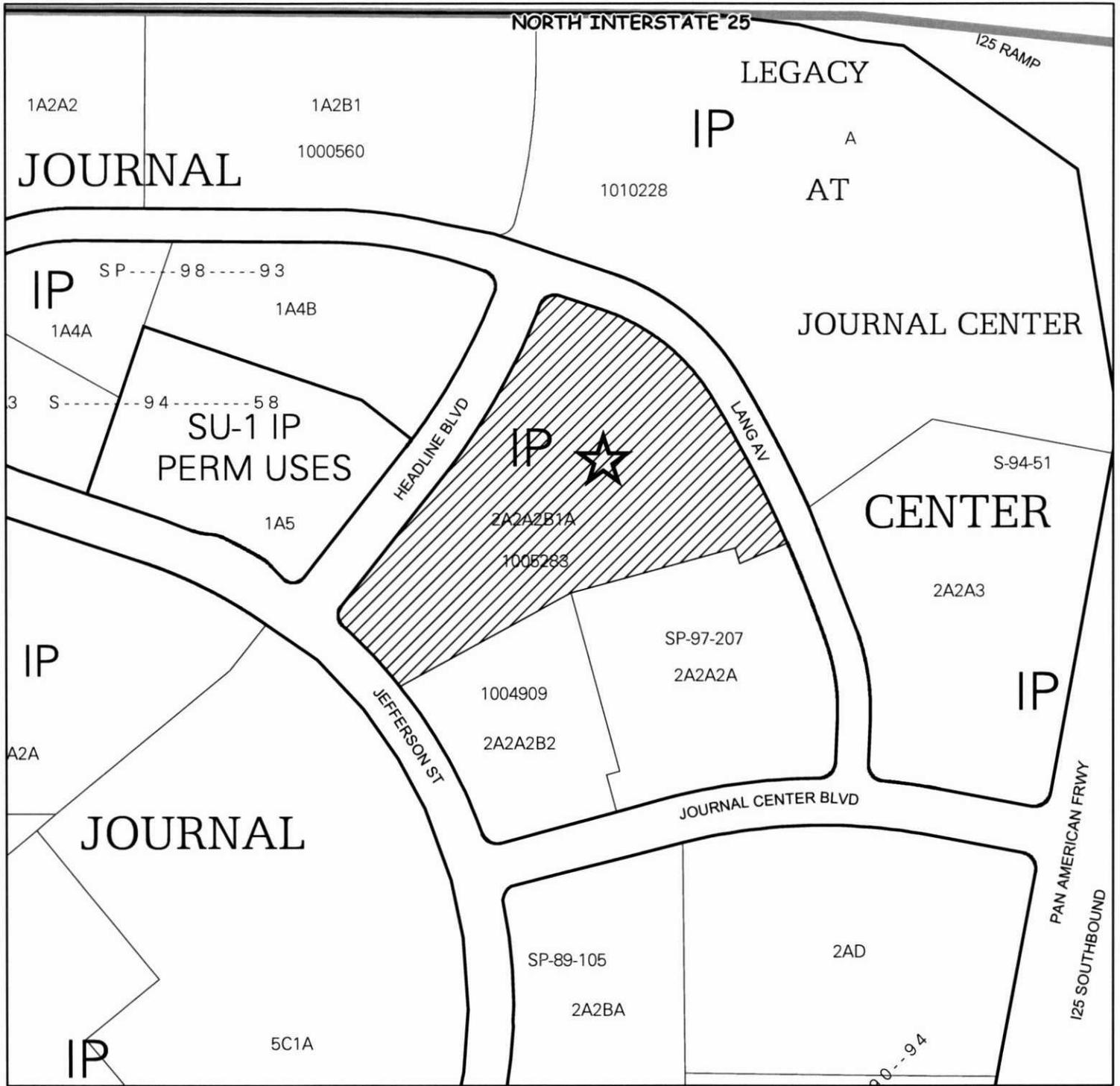
This is a two part request for a Zone Map Amendment from IP (Industrial Park) to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre, Plus C-2 Uses and a Site Development Plan for Subdivision for an approximately 6.5 acre site located on Headline Blvd. between Jefferson St. and Lang Ave.

The applicant is proposing to subdivide the property into three separate lots and is proposing multi-family residential uses (approximately 250 units) and two restaurant pads that will also connect to the existing development north of the subject site.

The applicant has adequately justified the Zone Map Amendment request according to the requirements of R270-1980, and the Site Development Plan for Subdivision meets or exceeds the requirements of the Zoning Code and the Journal Center Project Standards. There is no known opposition to this request. Staff is recommending approval subject to findings and conditions.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016
 Agency comments used in the preparation of this report begin on Page #27.



ZONING

Note: Grey shading indicates County.



1 inch = 250 feet

Project Number:
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Hearing Date:
10/13/2016
Zone Map Page: D-17
Additional Case Numbers:
16EPC-40043 & 40044



LANDUSE

Note: Grey shading indicates County.

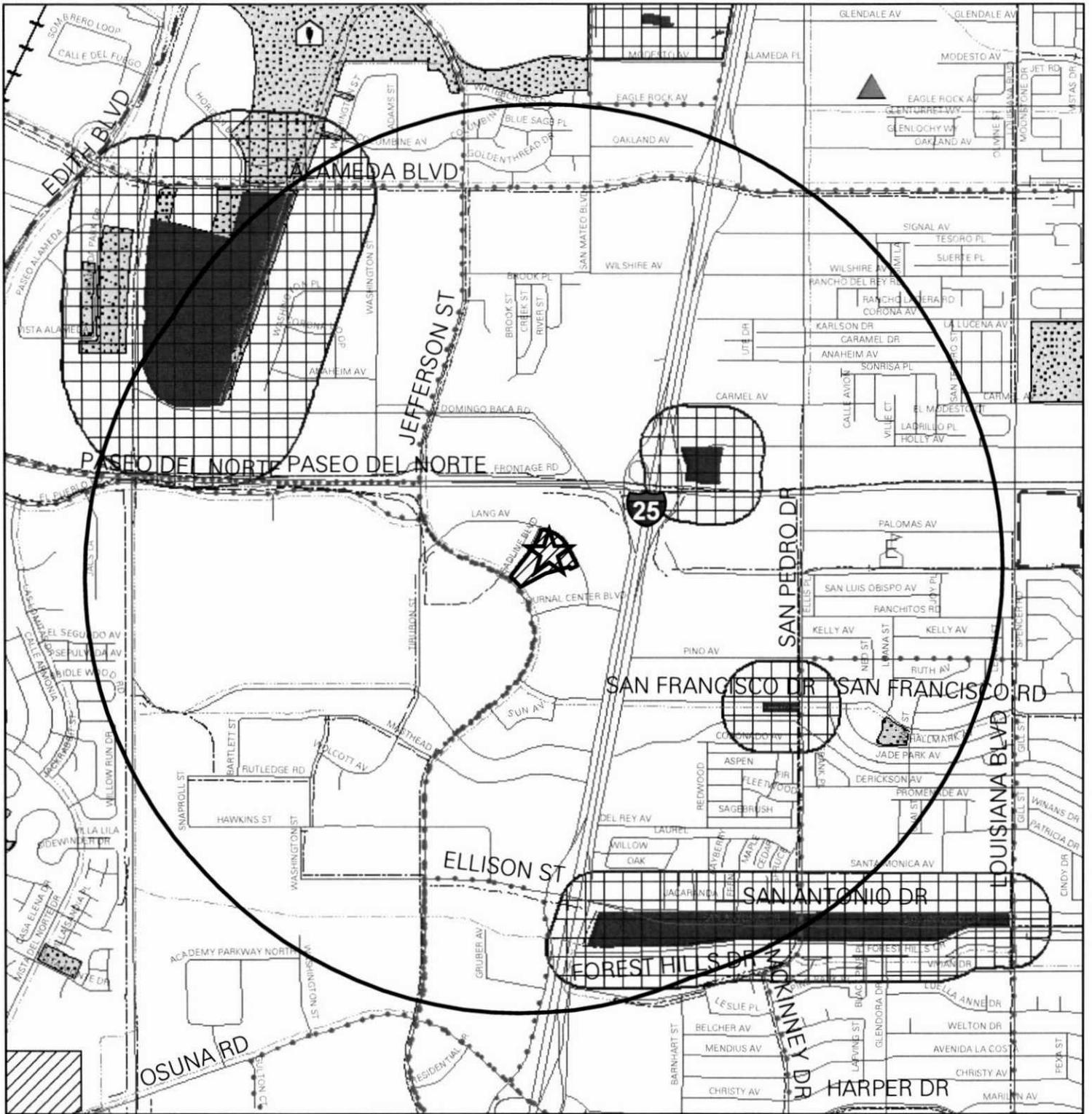
KEY to Land Use Abbreviations

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



1 inch = 250 feet

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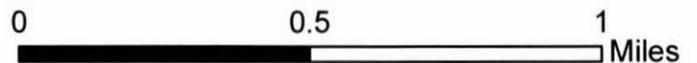


Public Facilities Map with One-Mile Buffer



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

Project Number: 1005283



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	IP (Industrial Park)	Established Urban Area, North Valley Area Plan, Journal Center Master Plan	Vacant
North	SU-1 for IP Permissive Uses, IP (Industrial Park)	Same	Vacant, Commercial Service, Office
South	IP (Industrial Park)	Same	Commercial Service
East	IP (Industrial Park)	Same	Commercial Service
West	IP (Industrial Park)	Same	Commercial Service

II. INTRODUCTION

Proposal

This is a two part request for a Zone Map Amendment from IP (Industrial Park) to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and a Site Development Plan for Subdivision for an approximately 6.5 acre site located on Headline Blvd. between Jefferson St. and Lang Ave. The stated purpose of the zone change request is to directly respond to the Centers and Corridors concept contained within the Comprehensive Plan.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan to the Environmental Planning Commission (EPC) for review and approval. The applicant has submitted a Site Development Plan for Subdivision to fulfill this requirement. The applicant is proposing to subdivide the property into three separate lots and is proposing multi-family residential uses (approximately 250 units) and two restaurant pads that will also connect to the existing development north of the subject site.

EPC Role

The EPC has the authority to hear and consider all Zone Map Amendments and Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is the final decision-making body unless the EPC decision is appealed. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

Journal Center Architectural Review Committee Project Approval Process

The Journal Center Architectural Review Committee (ARC) has reviewed and approved this Site Development Plan for Subdivision prior to the applicant submitting the plan set for EPC review and approval (see attached letter of support from ARC Chair Lowell A. Hare).

Per the Journal Center's established review and approval process, all development within the Journal Center must conform to the Journal Center Development Standards which regulate items such as setbacks, allowable building heights, signage, and landscaping. These regulations are tailored specifically to generate the intended character desired for the park and are often more stringent than the City's Comprehensive Zoning code. This distinction has been noted within the proposed Site Development Plan for Subdivision design standards for this request. Therefore, all future Site Development Plans for Building Permit on the subject site will be first delegated to the ARC for approval prior to being submitted to the DRB for final sign-off. The ARC will evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards as well against the approved Journal Center Project Standards (the more restrictive provision shall prevail). During construction, the ARC also inspects all in progress work to ensure that plans are being implemented as approved.

History/Background

The subject site is currently vacant. The Planning Department archives contain a summary plat action dated March 1980 (SP-80-398) that includes the subject site and contained a total acreage of approximately 315 acres. The annexation was officially completed in November of 1980 and IP zoning was secured at that time according to the Journal Center Project Standards document. No additional information is available in the Planning Department archives.

Context

The subject site is located within the Journal Center Business Park which is comprised of approximately 315 acres of land south of Paseo del Norte and west of Interstate 25. The subject site is surrounded by sites zoned IP and SU-1 for IP Uses, and commercial service uses. The site is also located approximately 960 feet north of the Journal Center Major Activity Center.

Transportation System

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

The LRRS designates Interstate 25 as a Freeway.

The LRRS designates Paseo del Norte as a Regional Principal Arterial.

The LRRS designates Jefferson St. as a Community Principal Arterial.

The LRRS designates Headline Blvd. and Lang Ave. as Local Streets.

Comprehensive Plan Corridor Designation

Interstate 25 and Paseo del Norte are designated Express Transit Corridors with the intent of developing a network of roadways dedicated to higher speeds and fewer interruptions to travel for the car and public transit vehicles.

Jefferson St. is a designated Enhanced Transit Corridor with the intent of improving transit and pedestrian opportunities for residents, businesses and other users.

Trails/Bikeways

The Paseo del Norte Multi-Use Trail runs east to west along Paseo del Norte. A portion of this trail ends at the intersection of Jefferson St. and Headline Ave. Future proposed bicycle lanes are shown along Jefferson St. as well as Headline Blvd. which runs adjacent to the subject site's northern boundary.

Transit

Bus Routes 251 (Rio Rancho-ABQ/Rail Runner C) and Bus Route 551 (Rio Rancho / Jefferson Express) run east to west along Paseo del Norte. The nearest bus stop is located on Jefferson St. between Headline Blvd. and Lang Ave. approximately 900 feet northwest of the subject site.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is IP (Industrial Park). The IP zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

The proposed zoning for the subject site is SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses. The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. A site development plan has been submitted along with the requested zone change in order to meet the requirements of the SU-1 provisions of the Zoning Code and allow for the appropriate mix and density of residential and commercial uses on the subject site.

The existing IP zoning designation does not provide the residential development densities required in order for the applicant to adhere to the Centers and Corridors concept of the

Comprehensive Plan. The existing residential zones within the Zoning Code only allow for a maximum density of up to 30 dwelling units per acre (Per the R-2 zone, Section 14-16-2-11(F)).

The new zoning designation is site plan controlled and an SU-1 zoning designation is appropriate due to the fact that this will be one of the first residential developments within the Journal Center area which meets the requirement of the SU-1 zone of infrequent occurrence. Additional density is required within this area to create more walkable and integrated mixed use developments and implement the Centers and Corridors concept of the Comprehensive Plan.

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

The request furthers Policy II.B.5.d. because the proposed location, intensity of the proposed new mixed use development will serve to support the existing Journal Center commercial service and retail uses, and will be designed to directly integrate into the existing surrounding development because all site development plans will be required to undergo a Journal Center Architectural Review Committee evaluation to ensure that all new development respect existing development values, natural environmental conditions and carrying capacities, and resources of other social, cultural, and recreational concern. The proposed mixed use development will also be located near an existing Major Activity Center and fulfill several Comprehensive Plan Activity Center goals.

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

The request furthers Policy II.B.5.e. because the subject site is currently vacant and is located within an area contiguous to existing programmed urban facilities and services. The nearest residential area is located approximately 800 feet away.

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

- i. In designated Activity Centers.
- ii. In areas with excellent access to the major street network.
- iii. 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.
- iv. 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.
- v. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request partially furthers Policy II.B.5.h. because the subject site is located near a Designated Activity Center, within the North I-25 corridor with excellent access to the major street network, , the proposed zoning is compatible with existing area land uses as it will create high-density infill development in an area where commercial service and retail uses exist and infrastructure is readily available, not within an area predominantly zoned single-family, and is not located in an area where a transition is needed between single-family homes and more intensive development.

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

The request furthers Policy II.B.5.l. because the proposed Site Development Plan for Subdivision includes a detailed set of design guidelines that will also be reviewed by the Journal Center Architectural Review Committee (ARC). The ARC, with representation from design professionals and Journal Center management are responsible for reviewing and approving all plans and specifications, ranging from initial construction or alteration of existing improvements, to landscaping.

II.C. Environmental Protection and Heritage Conservation

Policy II.C.1.b.: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b. because it will result in commercial and high-density residential mixed use development that promotes the efficient placement of housing in close proximity to a designated Major Activity Center and within an existing employment center in order to facilitate a more walkable, pedestrian friendly environment that will serve to reduce the adverse effects of automobile travel.

II.D. Transportation and Transit

Policy II.D.4.o.: Peak hour demands on the circulation system should be decreased.

The request furthers Policy II.D.4.o. because it will allow the future residents of the high-density residential mixed use development the option of multimodal transportation options (other than the car) in order to access surrounding jobs and commercial and retail services.

North Valley Area Plan

The North Valley Area Plan (NVAP) was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following Goals and policies apply to the request:

Transportation Policy 2: The City and County shall actively promote sustainable transportation in and through the plan area by encouraging reduced automobile use and improving the safety of non-motorized travel.

The request furthers the NVAP Transportation Policy 2 because it will ensure that new high-density housing will be strategically placed near new and existing commercial service and retail uses thereby creating sustainable multimodal transportation options. The request also fulfills the Centers and Corridors concept contained within the Comprehensive Plan.

Housing Policy 2: The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The request furthers the NVAP Housing Policy 2 because it will result in a mixed use development that incorporates housing on the subject site and within the North Valley Area Plan boundary.

Village Centers Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

The request partially furthers the NVAP Village Centers Policy 1 because while the request fulfills the NVAP Village Center goal of encourage development which provides for community, civic and commercial needs, the NVAP goes on to state that a Village Center is more than a standard commercial center because it is further defined by both the special relationship of buildings and local landmarks and serves as the heart of community life.

While it is entirely possible that the future development may eventually achieve this goal, it only currently partially fulfills the NVAP Village Center definition.

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

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

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

Analysis of Applicant's Justification

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

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

The requested change of zone is consistent with the health, safety, morals, and general welfare of the City as articulated in the cited policies in Section C of this project narrative. The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by providing higher-density housing within one of the City's major employment centers.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has demonstrated with response to Section C. The applicant has fulfilled the requirements of R270-1980 Section 1.A.

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

This proposed zone change furthers the City's vision for sustainable growth patterns that direct growth towards mixed-use Centers and Corridors; the Comp Plan specifically calls for higher densities of new development and redevelopment to be encouraged within existing centers. The project site is a contributing property to the existing designated boundary of the Major Activity Center, (the site lies in close proximity to it) and the property is within the boundaries of the Journal Center.

The request achieves land use stability because there is already an existing SU-1 zoned parcel north of the subject site and the intent of the request is to fulfill the Comprehensive Plan

concept of creating Centers and Corridors by encouraging the strategic placement of higher-density housing near existing centers. The subject site is within the existing Journal Center development and is in close proximity to the existing Journal Center Major Activity Center.

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

Refer to the Policy Analysis section of this Staff Report beginning on page 3 above.

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

The proposed zone change conforms to the requirements of criterion (3) of Policy D and is supported by many goals and objectives of City/County Comprehensive Plan. A high-quality, mixed-use infill development within the Journal Center provides a viable alternative to suburban sprawl and reduces development pressures on both rural areas and established single-family neighborhoods. Providing higher concentrations of services and housing on the proposed site is advantageous to the community as it facilitates the City's Centers and Corridors vision for vibrant, walkable mixed-use centers that allow people access to jobs, housing and services.

The request is more advantageous to the community because it will fulfill a public need of providing high-quality mixed use residential and commercial infill development within the existing Journal Center development and in close proximity to the existing Journal Center Major Activity Center, as articulated in the Comprehensive Plan

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

This request for a Zone Map Amendment to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses would permit suitable sites for higher-density residential dwellings, offices and for service and commercial activities. The Journal Center currently contains office, service and commercial uses. Adjacent properties are comprised of office and hospitality uses. The development is more than 800 feet from the nearest existing residential neighborhood, which lies on the north side of Paseo del Norte. The proposed development is compatible with the uses of both the park and adjacent properties.

Per the requested site plan controlled SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses zoning designation, high-density residential and commercial uses are proposed for the subject site. The C-2 Uses portion of the zoning designation entitles the applicant to permissive and conditional C-2 uses. However, the parcels surrounding the subject site are zoned IP and SU-1 for IP Uses the uses of which will be more intense than that

of the subject site if the requested zoning is approved. Therefore, the request will not be harmful to adjacent property, the neighborhood, or the community.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposal will be privately funded. This project is not contingent upon major capital expenditures by the City.

The request will not require major or un-programmed capital expenditures by the city.

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

A high-quality, mixed-use infill development within the Journal Center utilizes vacant land adjacent to existing City infrastructure, leveraging public investments and provides a viable alternative to suburban sprawl and reduces development pressures on both rural areas and established single-family neighborhoods.

While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factor is that the request furthers a preponderance of Comprehensive Plan and other applicable plan policies related to the subject site.

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

This zone change request is not contingent upon the parcel's proximity to Jefferson Boulevard. The rationale for the request furthers the City's vision for sustainable growth patterns that direct growth towards Centers as the proposed site lies within the developed municipal footprint, within a major employment center and in close proximity to a designated Major Activity Center.

The request for high-density residential and commercial zoning is not being justified based on the subject site's location near a major street (Jefferson St.), rather the request is being justified by demonstrating that it furthers a preponderance of applicable Comprehensive Plan and other applicable plan policies.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

A zone change request that allows mixed-use zoning facilitates the realization of the Comprehensive Plan's Activity Centers concept. The Comp Plan defines Activity Centers as "locations expected to have the highest concentrations of building density, employment, and housing density". Activity Centers are intended to concentrate a mix of land uses for greater efficiency, stability, image, diversity and control while safeguarding the city's single-family residential areas from potential intrusion by more intense land uses.

SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to. However, the request creates a justifiable spot zone because the applicant has demonstrated in the response to Section C that the proposed change will clearly facilitate realization of the Comprehensive Plan and other applicable plans. The response to Section I is sufficient.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request facilitates the realization of Comprehensive Plan goals.

While the requested zoning includes C-2 Uses, the request would not result in strip commercial zoning because subject site is not a strip of land along a street.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

This is a request for a Site Development Plan for Subdivision for an approximately 6.5 acre site located on Headline Blvd. between Jefferson St. and Lang Ave. The applicant is proposing to subdivide the property into three separate lots. The applicant has included a set of design standards and is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB) for final sign-off. The subject site is located within the Journal Center Master Plan boundaries, all site development plans are also subject to a full Architectural Review Committee approval process prior to submittal for a DRB hearing.

All future Site Development Plans for Building Permit on the subject site will be first delegated to the ARC for approval prior to being submitted to the DRB for final sign-off. The ARC will evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards as well against the approved Journal Center Project Standards. During construction, the ARC also inspects all in progress work to ensure that plans are being implemented as approved.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable regulations of the Zoning Code. The Journal Center ARC has already reviewed and approved the proposed Site Development Plan for Subdivision that is before the EPC for review and approval. All future Site Development Plans for Building Permit will be submitted to the Journal Center ARC for review and approval against an EPC approved Site Development Plan for Subdivision and all Journal Center Project Standards (the more restrictive provision shall prevail) prior to the applicant submitting the site development plans to DRB for review and final sign-off.

Site Plan Layout / Configuration

The approximately 6.5 acre subject site is oriented length wise from southwest to northeast and is proposed to be subdivided into three separate lots. The applicant is proposing to develop multi-family residential uses (approximately 250 units) and two restaurant pads that will also connect to the existing development north of the subject site. The applicant has included conceptual building footprints for each parcel on the subject site, proposed a maximum floor area ratio of 2.0 for the entire site, and the maximum structure height is 26', which is consistent with the existing Journal Center Park Development Standards, however the applicant has also included standards to allow for a taller building provided the angle plane requirements of the C-2 zone (Section 14-16-2-17) can be met which is consistent with the zoning designation being requested in conjunction with the site development plan. The stated setbacks range from 30' from face of curb along Lang Ave. and 40' for lots along Jefferson St. and Headline Blvd.

Public Outdoor Space

The stated goal of the pedestrian connections and amenities section of the proposed design standards are to create a pedestrian friendly atmosphere. Included within these standards are requirements for a minimum of 200 sf public space areas for each restaurant establishment as well as requirements for outdoor seating with shade that must conform to the requirements of Section 14-16-3-18(C)(4) (General Building and Site Design Regulations for Non-Residential Uses) of the Zoning Code.

Vehicular Access, Circulation and Parking

There are four vehicular access points proposed for the subject site. Two 30' ingress and egress access points are proposed off of Lang Ave. and two 30' ingress and egress access points are proposed off of Headline Blvd. No specific vehicular circulation requirements are proposed, but staff notes that the issue of vehicular circulation can be addressed at the Site Development Plan for Building Permit ARC and DRB level of review. Parking is required to be broken up into

series of smaller areas in order to lessen its visual impact on the site. Vehicular, handicap accessible, motorcycle and bicycle parking must conform to the requirements of Section 14-16-3-1 (Off-Street Parking Regulations) of the Zoning Code. All parking areas are required to be located behind buildings or screened from walls or landscaping.

Pedestrian and Bicycle Access and Circulation, Transit Access

All development on the subject site must provide internal pedestrian pathways that link adjacent developments, community open spaces, sidewalks and trails. These pedestrian connection requirements also apply to parking lots and must comply with Section 14-16-3-1(H) (Off-Street Parking Regulations) of the Zoning Code and connect pedestrians to buildings, and sidewalks are required to be 8' wide along building facades. Proposed pedestrian and bicycle ingress and egress access points have been included on Sheet SPSB-1 and indicate that pedestrians and cyclists can access the subject site from adjacent development south of the site, as well as near each proposed vehicular access point. Once on the site, pedestrians and cyclists can circulate around the proposed lots along Jefferson St., Headline Blvd. and Lang Ave. Additional circulation requirements will be addressed at the Site Development Plan for Building Permit ARC and DRB level of review.

Walls/Fences

The stated intent of the walls and fences section of the proposed design standards is to screen less attractive areas (i.e. utility items) as well as manage grade changes that exceed simple slopes, and all walls and fences must be designed to be an integral part of the project's overall aesthetic. All screening devices must be at least as tall as the item they are intended to screen. Additional screening criteria is provided for outdoor refuse containers, mechanical equipment, perimeter walls, etc. There are also appropriate references to Sections 14-16-3-18 (Building and Site Design Regulations for Non-Residential Uses) and 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Zoning Code.

Lighting and Security

The intent of the lighting and security section of the proposed design standards is to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary flare or reflection. To achieve this design objective, the applicant is proposing that all freestanding site lighting be consistent in design through the site and that a lighting plan be included as part of all Site Development Plan for Building Permit submittal and that all proposed lighting comply with Section 14-16-3-9 (Area Lighting Regulations) of the Zoning Code. The maximum height of street lights and off-street parking areas shall not exceed 30', while pedestrian lighting must not exceed 12'. Detailed and dimensioned drawings for each type of lighting proposed has also been included.

Landscaping

The intent of the proposed design standards is to provide year round color and interest and reflect the natural environment of the New Mexico landscape. The proposed landscape standards are a combination of requirements from Section 14-16-3-10 (Landscape Regulations) of the Zoning

Code and Journal Center Project Landscape Standards. The plant palette meets the stated intent of the landscape standards by including a majority of native plant species. Appropriate references to the Street Tree Ordinance (Section 6-6-2-1 seq.), City Water Conservation Ordinance, Pollen Ordinance, and required owner maintenance statements have been included as part of the proposed landscaping design standards.

Grading, Drainage, Utility Plans

The subject site currently slopes from east to west and drains into an existing NM DOT / I-25 Drainage Basin. Proposed improvements for the subject site include discharge to Headline Ave. and Jefferson St. via new drainage inlets. Landscaped areas are also proposed to be depressed in order to capture drainage and meet the City's First Flush requirements which has also been included as part of the proposed landscaping design standards.

Architecture

The intent of the proposed architectural design standards is to demonstrate a high quality aesthetic character throughout the subject site and respond to climate, views, solar access, and aesthetic considerations. All proposed design must be reviewed by the Journal Center Architectural Review Committee to ensure consistency with other existing development. All development is required to conform to the requirements of Section 14-16-3-18 (General Building and design regulations for Non-Residential Uses) of the Zoning Code. Architectural style and building articulation standards for non-residential development include cohesive material and color palettes among all buildings and variety of structural forms and to create visual character. Architectural style and design regulations for residential development include architectural elements to distinguish between individual building units and add residential character. Prohibited building materials include items such as engineered wood paneling, vinyl or plastic siding, and plain concrete masonry units. Colors shall include light to medium earth tones with accent colors in limited areas.

Signage

The intent of the proposed signage design standards is to create a sense of arrival to the development and provide visual continuity between the various lots and their uses. The Journal Center Project Design Standards state that only monument signage and building mounted signage is allowed on the subject site. The maximum square footage of all monument signage is 60 square feet, and one sign is allowed at each point of entry from Lang Ave. Dimensioned drawings for each type of monument signage proposed are included in the design standards. Building mounted signage is allowed per the Journal Center Project Standards, but no detail has been provided by the applicant within the design standards. Staff has included a condition of approval that additional text be added that outlines the specific requirements of the Journal Center Project Standards for building mounted signage or refer to back to the signage limitations of the C-2 zone (whichever is more restrictive).

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from September 6, 2016 to September 21, 2016. The most significant agency comments were submitted by Albuquerque Public Schools (APS) and the New Mexico Department of Transportation (NM DOT). APS stated that the request would have an impact on the district by putting Mission Avenue Elementary School over capacity by 82 students. However, following communication with APS by Planning Staff, APS has provided a set of future measures that the district will take to address the overcrowding situation such as: adding portables, using non-classroom spaces for temporary classrooms, using other public facilities.

NMDOT stated that they encourage the developer / owner to schedule a meeting with them to discuss the potential impacts on NM 423 (Paseo del Norte) and the I-25 SB Frontage Rd. NMDOT also stated that a Traffic Impact Analysis (TIA) is required because the City Engineer indicated that one was required per the City's TIS form. However, the City of Albuquerque's TIS form states that the proposed development does not meet the threshold requiring a new Traffic Impact Study. Planning Staff attempted to contact the NMDOT for more details regarding their comments but the Planning Department has not received a formal response. The applicant's agent, however has informed Planning Staff that several meetings with NMDOT staff have recently taken place regarding traffic impacts as a result of potential development within the Journal Center, and that all traffic impact considerations for the potential impacts on Paseo del Norte and the I-25 SB frontage will be addressed as development is approved for building permit.

Neighborhood/Public

The Alameda North Valley Association and District 4 Coalition of Neighborhoods Associations as well as property owners within 100 feet of the subject site were all notified as required. The project was recommended for facilitation by the Office of Neighborhood Coordination on September 7, 2016. The applicant agreed to meet with neighborhood association representatives and participate in the facilitated meeting process. They declined to hold a meeting and a No Facilitated Meeting Report was issued by the assigned facilitator on September 12, 2016. Staff has received three letters of support from surrounding property owners and no letters of opposition.

V. CONCLUSION

This is a two part request for a Zone Map Amendment from IP (Industrial Park) to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and a Site Development Plan for Subdivision for an approximately 6.5 acre site located on Headline Blvd. between Jefferson St. and Lang Ave. The stated purpose of the zone change request is to directly respond to the Centers and Corridors concept contained within the Comprehensive Plan. The applicant is proposing to subdivide the property into three separate lots and is proposing multi-family

residential uses (approximately 250 units) and two restaurant pads that will also connect to the existing development north of the subject site.

The applicant has sufficiently justified the zone change request pursuant to the requirements of R270-1980 by demonstrating that the request fulfills a preponderance of applicable Comprehensive Plan and North Valley Area Plan goals and policies, as well as fulfill the Centers and Corridors concept of the Comprehensive Plan. The applicant has also demonstrated that the request will fulfill a public need for high-quality mixed use residential and commercial infill development within the existing Journal Center.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Subdivision to fulfill this requirement.

The Journal Center Architectural Review Committee (ARC) has reviewed and approved this Site Development Plan for Subdivision prior to the applicant submitting the plan set for EPC review and approval (see attached letter of support from ARC Chair Lowell A. Hare).

Per the Journal Center's established review and approval process, all development within the Journal Center must conform to the Journal Center Development Standards which regulate items such as setbacks, allowable building heights, signage, and landscaping. These regulations are tailored specifically to generate the intended character desired for the park and are often more stringent than the City's Comprehensive Zoning code. This distinction has been noted within the proposed Site Development Plan for Subdivision design standards for this request.

Therefore, all future Site Development Plans for Building Permit on the subject site will be first delegated to the ARC for approval prior to being submitted to the DRB for final sign-off. The ARC will evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards as well against the approved Journal Center Project Standards (the more restrictive provision shall prevail). During construction, the ARC also inspects all in progress work to ensure that plans are being implemented as approved.

Therefore, Staff is recommending approval of the requested Zone Change, Site Development Plan for Subdivision and ARC/DRB delegation of future Site Development Plans for Building Permit subject to the Findings and Conditions outlined in the Staff Report.

FINDINGS - 16EPC-40044 - October 13, 2016 - Zone Map Amendment

1. This is a request for a Zone Map Amendment from IP (Industrial Park) to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses for Lots 2A-2A-2B-1-A, Plat of Tracts 2A-2A-2B-1-A, Journal Center located on Headline Blvd. between Jefferson St. and Lang Ave. and containing approximately 6.5 acres.
2. The existing IP zoning designation does not provide the residential development densities required in order for the applicant to implement the Centers and Corridors concept of the Comprehensive Plan.
3. The existing residential zones within the Comprehensive Zoning Code only allow for a maximum density of up to 30 dwelling units per acre (Per the R-2 zone, Section 14-16-2-11(F)).
4. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Subdivision to fulfill this requirement.
5. The Planning Department archives contain a summary plat action dated March 1980 (SP-80-398) that includes the subject site and contained a total acreage of approximately 315 acres. The annexation was officially completed in November of 1980 and IP zoning was secured at that time according to the Journal Center Project Standards document. No additional information is available in the Planning Department archives.
6. The Albuquerque/Bernalillo County Comprehensive, North Valley Area Plan and City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The request furthers Policy II.B.5.d. because the proposed location, intensity of the proposed new mixed use development will serve to support the existing Journal Center commercial service and retail uses, and will be designed to directly integrate into the

existing surrounding development because all site development plans will be required to undergo a Journal Center Architectural Review Committee evaluation to ensure that all new development respect existing development values, natural environmental conditions and carrying capacities, and resources of other social, cultural, and recreational concern. The proposed mixed use development will also be located near an existing Major Activity Center and fulfill several Comprehensive Plan Activity Center goals.

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

The request furthers Policy II.B.5.e. because the subject site is currently vacant and is located within an area contiguous to existing programmed urban facilities and services. The nearest residential area is located approximately 800 feet away.

- C. Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.
The request furthers Policy II.B.5.1. because the proposed Site Development Plan for Subdivision includes a detailed set of design guidelines that will also be reviewed by the Journal Center Architectural Review Committee (ARC). The ARC, with representation from design professionals and Journal Center management are responsible for reviewing and approving all plans and specifications, ranging from initial construction or alteration of existing improvements, to landscaping.

- D. Policy II.C.1.b.: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b. because it will result in commercial and high-density residential mixed use development that promotes the efficient placement of housing in close proximity to a designated Major Activity Center and within an existing employment center in order to facilitate a more walkable, pedestrian friendly environment that will serve to reduce the adverse effects of automobile travel.

- E. Policy II.D.4.o.: Peak hour demands on the circulation system should be decreased.

The request furthers Policy II.D.4.o. because it will allow the future residents of the high-density residential mixed use development the option of multimodal transportation options (other than the car) in order to access surrounding jobs and commercial and retail services.

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

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

- i. In designated Activity Centers.
- ii. In areas with excellent access to the major street network.
- iii. 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.
- iv. 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.
- v. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request partially furthers Policy II.B.5.h. because the subject site is located near a Designated Activity Center, within the North I-25 corridor with excellent access to the major street network, , the proposed zoning is compatible with existing area land uses as it will create high-density infill development in an area where commercial service and retail uses exist and infrastructure is readily available, not within an area predominantly zoned single-family, and is not located in an area where a transition is needed between single-family homes and more intensive development.

9. The request furthers the following goals and policies of the North Valley Area Plan:

- A. Transportation Policy 2: The City and County shall actively promote sustainable transportation in and through the plan area by encouraging reduced automobile use and improving the safety of non-motorized travel.

The request furthers the NVAP Transportation Policy 2 because it will ensure that new high-density housing will be strategically placed near new and existing commercial service and retail uses thereby creating sustainable multimodal transportation options. The request also fulfills the Centers and Corridors concept contained within the Comprehensive Plan.

- B. Housing Policy 2: The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The request furthers the NVAP Housing Policy 2 because it will result in a mixed use development that incorporates housing on the subject site and within the North Valley Area Plan boundary.

10. The request partially furthers the following North Valley Area Plan goals and policies:

- A. Village Centers Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

The request partially furthers the NVAP Village Centers Policy 1 because while the request fulfills the NVAP Village Center goal of encourage development which provides for community, civic and commercial needs, the NVAP goes on to state that a Village Center is more than a standard commercial center because it is further defined by both the special relationship of buildings and local landmarks and serves as the heart of community life. While it is entirely possible that the future development may eventually achieve this goal, it only currently partially fulfills the NVAP Village Center definition.

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

- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has demonstrated with response to Section C. The applicant has fulfilled the requirements of R270-1980 Section 1.A.
- B. The request achieves land use stability because there is already an existing SU-1 zoned parcel north of the subject site and the intent of the request is to fulfill the Comprehensive Plan concept of creating Centers and Corridors by encouraging the strategic placement of higher-density housing near existing centers. The subject site is within the existing Journal Center development and is in close proximity to the existing Journal Center Major Activity Center.
- C. Refer to Findings 7 – 10 above.
- D. The request is more advantageous to the community because it will fulfill a public need of providing high-quality mixed use residential and commercial infill development within the existing Journal Center development and in close proximity to the existing Journal Center Major Activity Center, as articulated in the Comprehensive Plan
- E. Per the requested site plan controlled SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses zoning designation, high-density residential and commercial uses are proposed for the subject site. The C-2 Uses portion of the zoning designation entitles the applicant to permissive and conditional C-2 uses. However, the parcels surrounding the subject site are zoned IP and SU-1 for IP Uses the uses of which will be more intense than that of the subject site if the requested zoning is approved. Therefore, the request will not be harmful to adjacent property, the neighborhood, or the community.

- F. The request will not require major or un-programmed capital expenditures by the city.
 - G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factor is that the request furthers a preponderance of Comprehensive Plan and other applicable plan policies related to the subject site.
 - H. The request for high-density residential and commercial zoning is not being justified based on the subject site's location near a major street (Jefferson St.), rather the request is being justified by demonstrating that it furthers a preponderance of applicable Comprehensive Plan and other applicable plan policies.
 - I. SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to. However, the request creates a justifiable spot zone because the applicant has demonstrated in the response to Section C that the proposed change will clearly facilitate realization of the Comprehensive Plan and other applicable plans. The response to Section I is sufficient.
 - J. While the requested zoning includes C-2 Uses, the request would not result in strip commercial zoning because subject site is not a strip of land along a street.
12. The Alameda North Valley Association and District 4 Coalition of Neighborhoods Associations as well as property owners within 100 feet of the subject site were all notified as required.
13. The project was recommended for facilitation by the Office of Neighborhood Coordination on September 7, 2016. The applicant agreed to meet with neighborhood association representatives and participate in the facilitated meeting process.
14. Neighborhood Association representatives declined to hold a meeting and a No Facilitated Meeting Report was issued by the assigned facilitator on September 12, 2016.
15. Staff has received three letters of support from surrounding property owners and no letters of opposition.

RECOMMENDATION - 16EPC-40044 - October 13, 2016

APPROVAL of 16EPC-40044, a request for Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units Per Acre and C-2 Uses for Lots 2A-2A-2B-1-A, Plat of Tracts 2A-2A-2B-1-A, Journal Center, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL – 16EPC-40044 - October 13, 2016 - ZONE MAP AMENDMENT

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

FINDINGS - 16EPC-40043 – October 13, 2016 - Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Lots 2A-2A-2B-1-A, Plat of Tracts 2A-2A-2B-1-A, Journal Center located on Headline Blvd. between Jefferson St. and Lang Ave. and containing approximately 6.5 acres.
2. The existing IP zoning designation does not provide the residential development densities required in order for the applicant to implement the Centers and Corridors concept of the Comprehensive Plan.
3. The existing residential zones within the Comprehensive Zoning Code only allow for a maximum density of up to 30 dwelling units per acre (Per the R-2 zone, Section 14-16-2-11(F)).
4. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Subdivision to fulfill this requirement. The proposed uses are permissive under the SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses zoning for the subject site.
5. The Planning Department archives contain a summary plat action dated March 1980 (SP-80-398) that includes the subject site and contained a total acreage of approximately 315 acres.

The annexation was officially completed in November of 1980 and IP zoning was secured at that time according to the Journal Center Project Standards document. No additional information is available in the Planning Department archives.

6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Journal Center Park Development Standards, Journal Center Project Standards and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
8. The Journal Center Architectural Review Committee (ARC) has reviewed and approved this Site Development Plan for Subdivision prior to the applicant submitting the plan set for EPC review and approval.
9. Per the Journal Center's established review and approval process, all development within the Journal Center must conform to the Journal Center Development Standards.
10. These regulations are tailored specifically to generate the intended character desired for the park and are often more stringent than the City's Comprehensive Zoning code.
11. All future Site Development Plans for Building Permit on the subject site will be first delegated to the ARC for approval prior to being submitted to the DRB for final sign-off.
12. The ARC will evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards for 16EPC-40044, as well as against the approved Journal Center Project Standards (the more restrictive design standard / project / park standard shall prevail).
13. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB) for final sign-off.
14. The EPC has complete discretion over whether DRB delegation will be approved.

15. Design standards must be clear and provide sufficient direction with regard to the design and pad site layout for future requests for Site Development Plans for Building Permit.
16. The proposed design guidelines (in conjunction with the Journal Center Park Development Standards, Journal Center Project Standards) warrant delegation to DRB as they provide sufficient design and pad site layout for future requests for Site Development Plans for Building Permit.
17. The New Mexico Department of Transportation (NMDOT) submitted agency comments stating “a Traffic Impact Analysis (TIA) is required because the City Engineer indicated that one was required per the City’s TIS form.”
18. The City of Albuquerque’s TIS form states that the proposed development does not meet the threshold requiring a new Traffic Impact Study (see attached City of Albuquerque Traffic Impact Study form).
19. Planning Staff attempted to contact the NMDOT for more details regarding their agency comments however, the Planning Department has not received a formal response.
20. The applicant’s agent, however has informed Planning Staff that several meetings with NMDOT staff have recently taken place regarding traffic impacts as a result of potential development within the Journal Center, and that all traffic impact considerations for the potential impacts on Paseo del Norte and the I-25 SB frontage will be addressed as development is approved for building permit.
21. The Alameda North Valley Association and District 4 Coalition of Neighborhoods Associations as well as property owners within 100 feet of the subject site were all notified as required.
22. The project was recommended for facilitation by the Office of Neighborhood Coordination on September 7, 2016. The applicant agreed to meet with neighborhood association representatives and participate in the facilitated meeting process.
23. Neighborhood Association representatives declined to hold a meeting and a No Facilitated Meeting Report was issued by the assigned facilitator on September 12, 2016.

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24. Staff has received three letters of support from surrounding property owners and no letters of opposition.

RECOMMENDATION – 16EPC-40043 – October 13, 2016

APPROVAL of 16EPC-40043, a request for Site Development Plan for Subdivision, for Lots 2A-2A-2B-1-A, Plat of Tracts 2A-2A-2B-1-A, Journal Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40044 - October 13, 2016 - Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. All future Site Development Plans for Building Permit shall be reviewed and approved by the Journal Center Architectural Review Committee (ARC) and delegated to the DRB for review and final sign-off.
4. A notation shall be added to Section “XI. Process” stating that “The ARC shall evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards for 16EPC-40044, as well as against the approved Journal Center Project Standards (the more restrictive design standard / project / park standard shall prevail)”.
5. City Engineer Conditions of Approval:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

- b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
6. Albuquerque / Bernalillo County Water Utility Authority Condition of Approval:
- a. Proposed Tract A-3 shall utilize a private water service easement across either proposed Tract A-1 or A-2 for water service along Lang Ave.
7. Public Service Company of New Mexico Conditions of Approval:
- a. An existing underground distribution line is located along Jefferson NE at the boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
- b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
- Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697
8. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Dekker/Perich/Sabatini 7601 Jefferson St. NE, Suite 100, Albuquerque, NM 87109
Titan Journal Center Investors LLC 6300 Riverside Plaza Lane NW, Albuquerque, NM 87120
Steve Wentworth 8919 Boe Ln. NE, Albuquerque, NM 87113
Mark Rupert 909 Tijeras Ave. NW, Albuquerque, NM 87102
Michael Pridham 6413 Northland Ave. NE, Albuquerque, NM 87109
Tony Huffman 9712 Sand Verbena Trl. NE, Albuquerque, NM 87122

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, no adverse comments.

Office of Neighborhood Coordination

Project# 1005283
16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Affected NA/HOA/Coalitions:
ALAMEDA NORTH VALLEY ASSN. (ANV) "R"
DISTRICT 4 COALITION OF N.A.'S

Recommended for facilitation on 9/7/16
No facilitated meeting report issued by facilitator on 9/12/16

Long Range Planning

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Comment:

The City already has over 550 separate SU-1 zones for individual sites, all site development plan controlled, that contribute to additional layers of regulation and processes for individual developments. Many of these SU-1 zones have been found to be unnecessary, in large part, because special provisions and special design standards may create confusion and inconsistencies for multiple stakeholders (owners, buyers, builders, neighbors, and staff) during the review, implementation and enforcement processes.

The proposed uses (R-3 and C-2 uses) are not special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons. The appropriateness of the proposed uses to this specific location does not appear to be dependent on the character of the site design.

R-3 zoning for Tract A-3 and C-2 zoning for Tracts A-1 and A-2 may accomplish the same intent of the request, but without the need for site development plan reviews and approval at publicly advertised DRB meetings. Development on sites zoned C-2 and R-3 would go straight to building permit.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development

16EPC-40043 Zone Map Amendment (Zone Change)

No Objection

16EPC-40044 Site Development Plan for Subdivision

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology Development

Reviewed, no adverse comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments received.

Traffic Engineering Operations

Project #1005283 Zone Map Amendment and Site Development Plan for Subdivision

Transportation Section:

Per MRCOG's 2040 Long Range Roadway System Map, Jefferson St. is a Community Principal Arterial. Per MRCOG's 2040 Long Range Bikeway System Map Jefferson St. is proposed to contain bicycle lanes. Under Site Plan Legend, the symbol for "PEDESTRIAN AND BICYCLE INGRESS/EGRESS" appears to be along the sidewalk around the periphery of the site. There should be a separation of symbols so that bicycle traffic does not mingle with on-sidewalk pedestrian traffic, and to show that bicycle traffic should be in the adjoining street.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

- A. 16EPC-40043 Site Development Plan for Subdivision
 - a. Once service is desired, request an availability statement at the link below. Request shall include fire marshal requirements.
 - b. http://www.abcwua.org/Availability_Statements.aspx
 - c. Development is inside of the Adopted Service Area so a development agreement is not required.

- d. There is a 12” waterline along Lang Ave. that can provide domestic and fire service. Both Headline Blvd. and Jefferson St. only have a 24” concrete cylinder pipe that is not accessible.
- e. There are accessible sanitary sewer lines along Headline Blvd. (10”), Jefferson St. (10”) and Lang Ave. (8”).
- f. Proposed Tracts A-1 and A-2 can be served from water and sanitary sewer along Lang Ave.
- g. Proposed Tract A-3 shall utilize a private water service easement across either proposed Tract A-1 or A-2 for water service along Lang Ave.
- h. Proposed Tract A-3 has direct sanitary sewer service along Headline Blvd. and Jefferson St. as mentioned above.

- B. 16EPC-40044 Zone Map Amendment (Zone Change)
 - a. No comments

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

16EPC-40043 Site Development Plan for Subdivision

Reviewed, no comments

16EPC-40044 – Zone Map Amendment (Zone Change)

Reviewed. Parks and Recreation would like to work with the applicant prior to Site Development Plan for Building Permit to identify off-street bicycle and pedestrian facilities that will connect proposed and existing facilities north and south of this site on Headline.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments. All new/proposed refuse enclosures must be built to COA minimum specification requirements.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

NM Department of Transportation

As development progresses, the NMDOT is requiring the owner and/or developer schedule an appointment with Nancy Perea to discuss this development's potential impacts on NM 423 (Paseo del Norte) and the I-25 SB Frontage Rd. A Traffic Impact Analysis (TIA) is required as mentioned on the City of Albuquerque's TIS form.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1005283 Legacy2 at Journal Center, (D-17)
 16EPC-40043 Reviewed. No comment.
 16EPC-40044 Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1005283
 16EPC-40043 Site
 Development Plan
 for Subdivision
 16EPC-40044
 Zone Map
 Amendment
 (Zone Change)

Journal Center, TR 2A-2A-2B-1-A Plat of TR 2A-2A-2B-1-A, is located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing 6.4868 acres. The owner of the above property requests approval of a Zone Map Amendment Zone change from OP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, and approval of a Site Development Plan for Subdivision to subdivide the property into three parcels. Increases in zoning to allow additional residential development in this area will have impacts to the Mission Avenue Elementary School, Taft Middle School, and Del Norte High School. Currently, all three schools have excess capacity, but the zone change proposed would allow for development having adverse impacts to Mission Ave. ES resulting in a capacity of -82 students.

Loc #	School	2015-16 40 th Day	Capacity	Space Available
309	Mission Ave. ES	418	460	42
455	Taft MS	458	797	339
514	Del Norte HS	1,176	1,456	280

Residential Units: 487
Est. Elementary School Students: 124

	<p>Est. Middle School Students: 52 Est. High School Students: 53 Est. Total # of Students from Project: 229 <small>*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.</small></p>
--	--

Additional APS comments received 9/27/16:

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

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

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

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

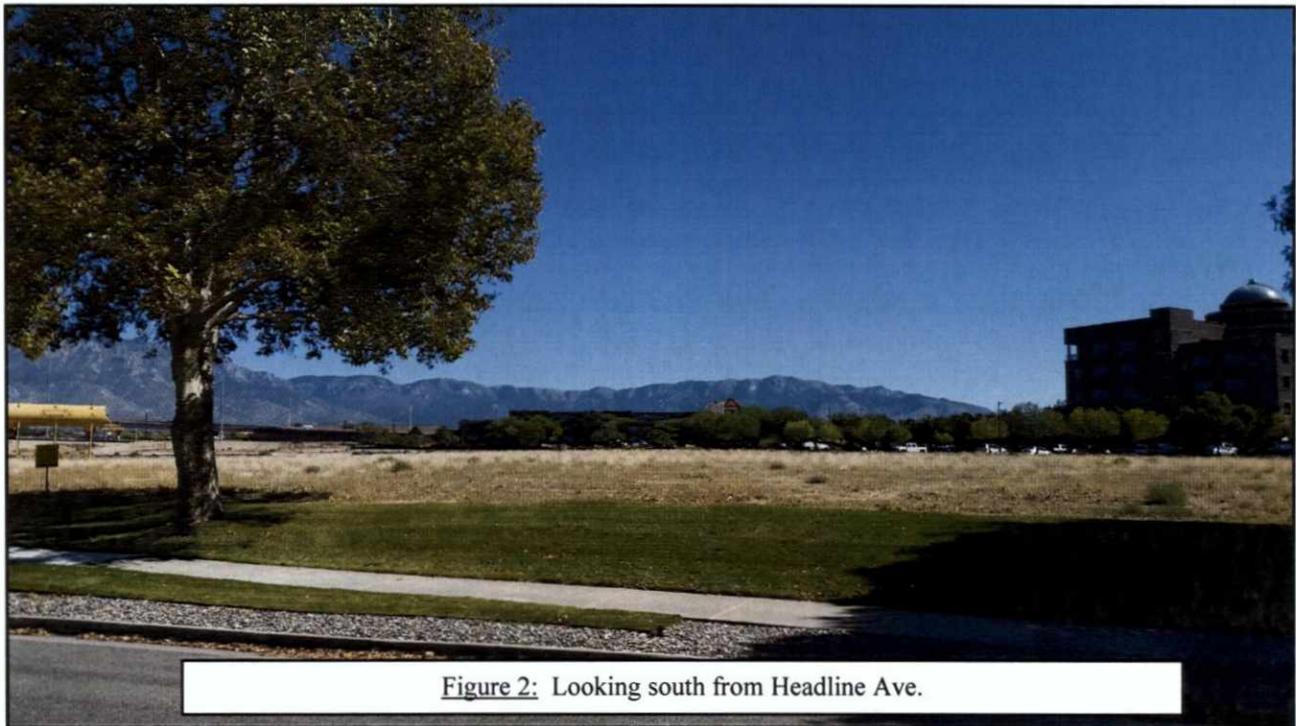
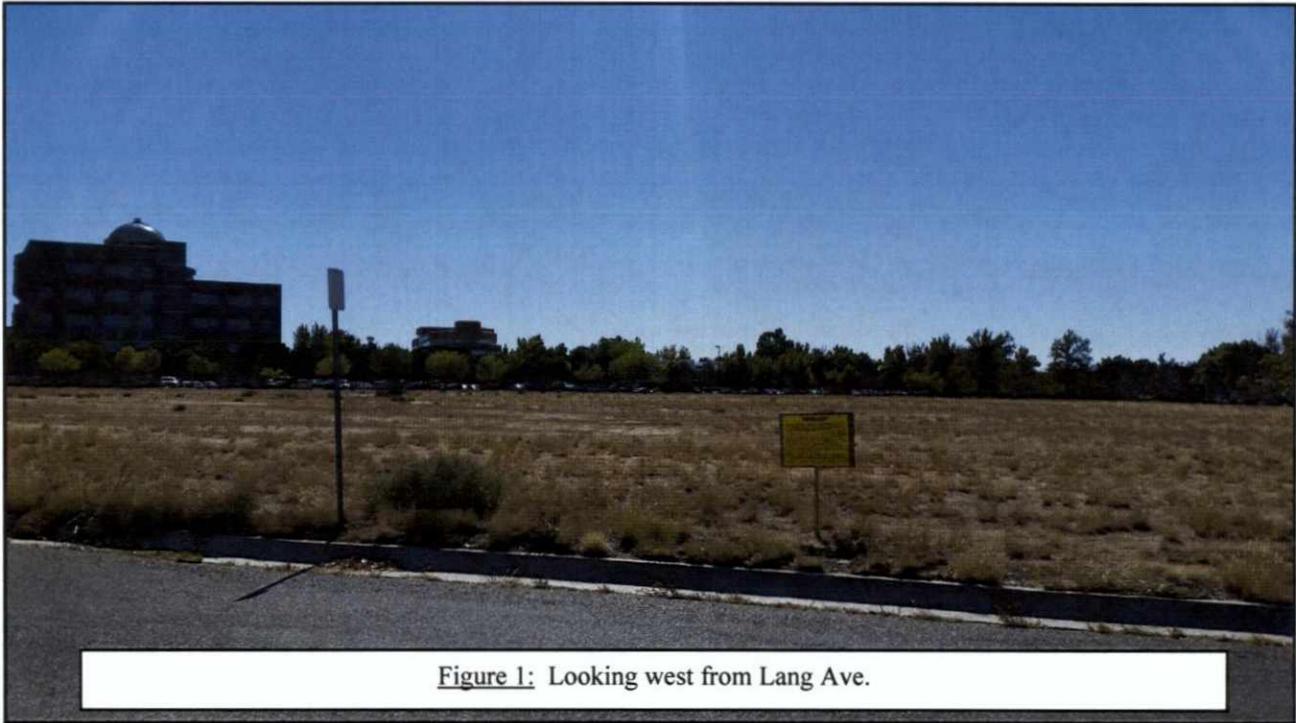
PUBLIC SERVICE COMPANY OF NEW MEXICO

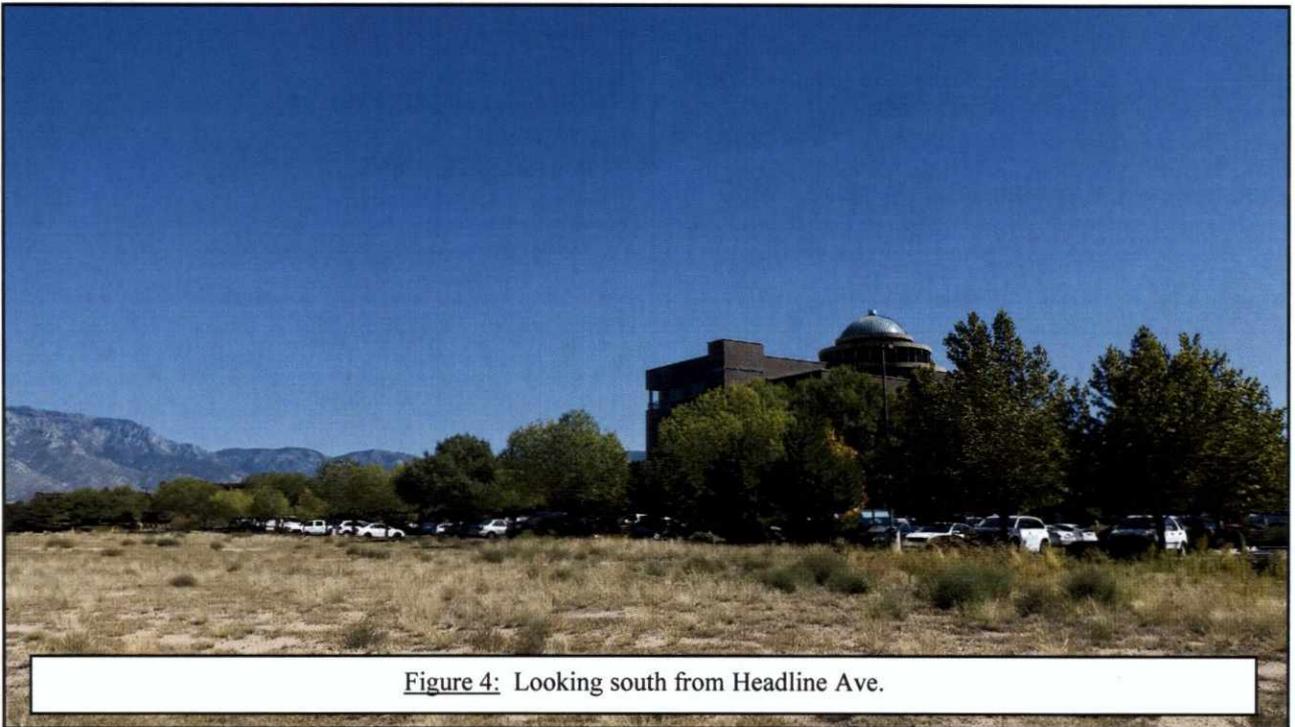
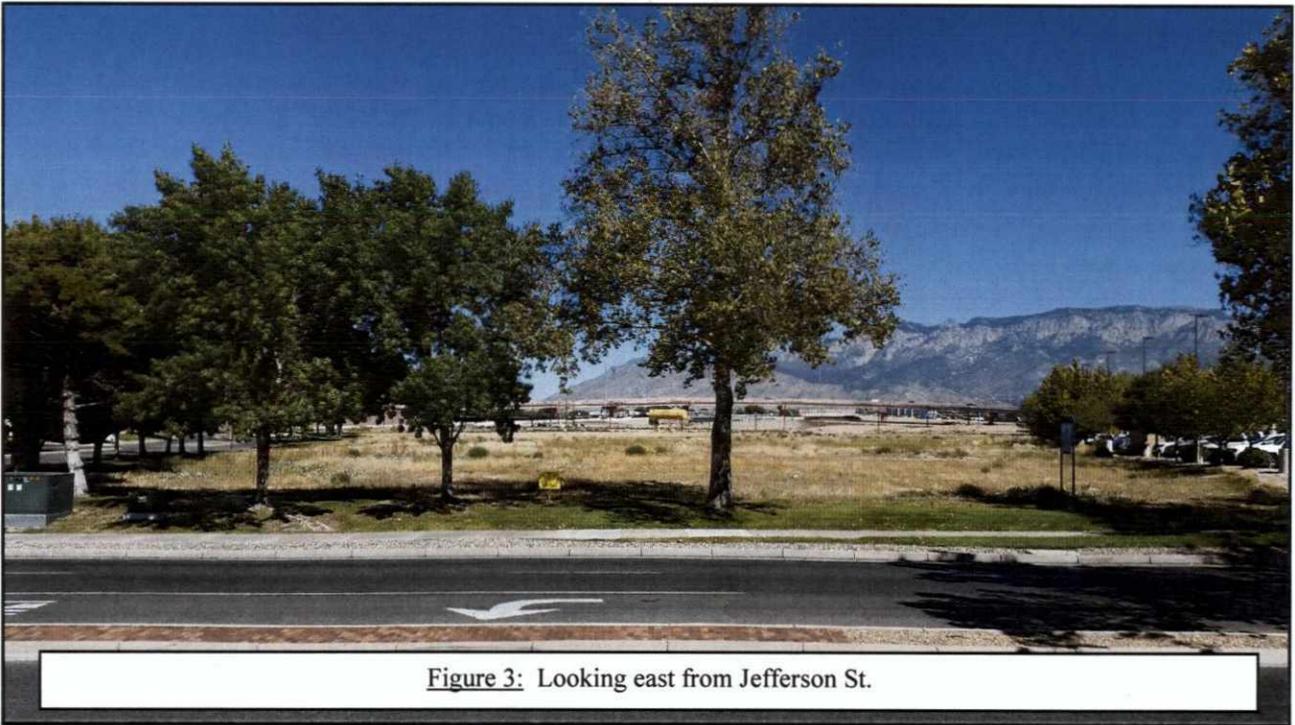
Conditions for Approval for Project #1005283 Site Development Plan for Subdivision and Zone

Change (Legacy2 @ Journal Center on SE corner of Jefferson and Headline Blvd NE; zone change from IP to SU-1 for Residential) 16EPC-40043 and 16EPC-40044

1. An existing underground distribution line is located along Jefferson NE at the boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697





ZONING

Refer to Section 14-16-2-22 of the Comprehensive Zoning Code for specifics regarding the SU-1 (Special Use Zone).

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> 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 type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Street Name Change (Local & Collector)
SITE DEVELOPMENT PLAN	L A APPEAL / PROTEST of...
<input checked="" type="checkbox"/> for Subdivision	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<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	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<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): Dekker/Perich/Sabatini, Chris Gunning or Anthony Jaramillo PHONE: 505-761-9700
 ADDRESS: 7601 Jefferson Street NE, Suite 100 FAX: 505-761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org
 APPLICANT: Titan Journal Center Investors LLC PHONE: 505-998-0163
 ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: bpatterson@titan-development.com
 Proprietary interest in site: Owner List all owners: Titan Journal Center Land LLC

DESCRIPTION OF REQUEST: Approval of Site Development Plan for Subdivision

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. Approval of Site Development Plan for Subdivision Block: _____ Unit: _____
 Subdiv/Addn/TBKA: TR 2A-2A-2B-1-A PLAT OF TR 2A-2A-2B-1-A JOURNAL CENTER
 Existing Zoning: IP Proposed zoning: SU-1 RESIDENTIAL NOT TO EXCEED 75 DU/AC PLUS C-2 USES MRGCD Map No. _____
 Zone Atlas page(s): D-17-Z UPC Code: 101706348044110201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S., etc.):
DRB-94-324, 1010228

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 6.4868
 LOCATION OF PROPERTY BY STREETS: On or Near: HEADLINE BLVD NE
 Between: JEFFERSON ST NE and LANG AVE NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8/31/2016

SIGNATURE [Signature] DATE 8/31/16
 (Print Name) Christopher R. Gunning Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>16EPC - 40043</u>	<u>SPS</u>	_____	<u>\$ 385.00</u>
<u>1</u>	<u>ADY</u>	_____	<u>\$ 75.00</u>
<u>16EPC - 40044</u>	<u>CNE</u>	_____	<u>\$ 50.00</u>
	<u>AZM</u>	_____	<u>\$ 50.00</u>
		_____	\$ _____
		_____	Total
		_____	<u>\$ 1080.00</u>

Hearing date October 13, 2016

[Signature] 9-1-16 Staff signature & Date

Project # 1005283

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

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

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

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

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

Christopher R. Gunning
 Applicant name (print)
8/31/16
 Applicant signature / date



Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 16EPC-40043

Yip 9-1-16
 Planner signature / date
 Project #: 1005283

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

ANNEXATION (EPC08)

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

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

Anthony Jaramillo
 Applicant name (print)
[Signature] 9-1-16
 Applicant signature & Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16EPC - 40044

Revised: June 2011
[Signature] 9-1-16
 Staff signature & Date
 Project # 1005286

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Titan Journal Center Investors LLC DATE OF REQUEST: 8/23/16 ZONE ATLAS PAGE(S): D-17-Z

CURRENT: LEGAL DESCRIPTION: TR 2A-2A-2B-1-A PLAT OF TR 2A-2A-2B-1-A JOURNAL CENTER

ZONING IP LOT OR TRACT # ↑ BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 6.4868 SUBDIVISION NAME Legacy at Journal Center

REQUESTED CITY ACTION(S): SU-1 RESIDENTIAL NOT TO EXCEED 75 DU/AC PLUS C-2 USES

ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE [x]: From IP To ↑ SUBDIVISION* [x] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT [] ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:
NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: 250
NEW CONSTRUCTION [x] BUILDING SIZE: 362,000 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 8-30-16

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

8/30/16
DATE

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

TIS -SUBMITTED / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE



August 30, 2016

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87102

Re: Review and Approval of Site Development Plan Applications
Legacy at Journal Center
Headline Boulevard & Jefferson Street NW
TR 2A-2A-2B-1-A Plat of TR 2A-2A-2B-1-A Journal Center
City PN: 1010228

Ladies & Gentleman:

Please allow this letter to serve as authorization for Dekker/Perich/Sabatini to represent Titan Journal Center Investors LLC, and Titan Journal Center Land LLC, owners of the referenced property, as agent for all matters concerning the above actions before the City of Albuquerque's Environmental Planning Commission and Development Review Board.

You may call or email me if you have any questions,

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Browning", written over a horizontal line.

Kurt Browning
Manager
Journal Center Land, LLC
c/o Titan Development

CC: Chris Gunning, Dekker/Perich/Sabatini

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-149 Date: 8-9-2016 Time: 2:00 PM

Address: 7900 HEADLINE BLVD NB.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: MICHELLE WALL.
Fire Marshall: Antonio Chinchilla Other: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: IP
Proposed Use/Zone: SU-1
Applicable Plans: JOURNAL CTR.
Applicable Design Regulations: "
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

• ZONE CHANGE: ZONE MAP AMENDMENT THRU EPC
ADDRESS R 270-1280.
• SHOULD GET APPROVAL FROM JOARC.
• IF JOURNAL CTR MASTER PLAN CONTAINS MAP, SHOULD
DELETE THIS TRACT FROM BOUNDARY.
• JUST RESIDENTIAL PROPOSED? P-3 W/ DENSITY @
1.0 FAR? (14-16-2-12(F))

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

IF DENSITY CAN NOT BE MET UNDER P-3, MUST GO

SU-1.

CONSIDER - PITAL TOO? GROUND FLOOR OF - ESSENTIAL

ON STRE?

P-3 HAS VARIABLE OPEN SPACE REQ. (14.16.2.12)

MTG'S FOR SUBMITTAL. STAIRS TAKE 2M² ONLY

(FORM 2). W/ SP (FORM 2/P) + APPLICATION.

TR? (HANDOUT) / OUC. NEIGHBORHOOD NOTIFICATION

PROP - TO SUBMITTAL.

TIMEFRAME. STAIRS TAKE = 6 WKS → EPC HANDS-

2WK APPEAL - 8 WKS ZONING CERT.

SU-1 W/ GATE PLAN. 6 WKS → EPC → APPLICANTS

RESPONSIBILITY → DRB SHOWN OFF. 10-12 WKS?

MTG. RECOMMEND SU-1 P-3 / 0.2 USES

① SPS REQUIRED FOR PERMIT + DESIGN STPS.

③ ZONE CHANGE → SU-1 P-3 + 0.2 USES IF > 30%

IF MOVE: SU-1. RESIDENTIAL NOT TO

EXCEED TO DV/AC + 0.2 USES

↑ EPC W/ SPS/2C (DRB. TRPV)

SEPT 1 → OCT 13TH. EPC.

JOINTAL CTR. APC. LTR OF SUPPORT.

NOTIFICATION. COA W/IN 100' OF PROPERTY.

SUPPORT....

PRT Cheat Sheet – Transportation Development

For additional information contact Monica Ortiz (924-3981) or Racquel Michel (924-3991)

Curb Cuts

1. Residential curb cut requirements are in Chapter 23.6.A – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV) – Page 23-63 of DPM
2. Commercial curb cut information is in 23.6.B
3. Location of drive with respect to intersection depends on classification of the street. See Page 23-68, “5. Location of Drives”.

Clear Sight Triangle

4. Clear sight triangle; See the hand out prepared by DMD. Nothing opaque should be in the triangle.

Site and Parking Lot Design

5. See the TCL Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. This includes a repaving of parking lot.
6. Parking stall sizes are listed in the zoning code. See DPM 23.7 for parking lot layout information.
7. Queuing Throat lengths (Page 23-91)
8. Request for on-street parking needs to be submitted through Racquel in Transportation. A site can only get 50% credit for parking requirements per spot. This is a 45 day process because there needs to be public notification.
9. Sketch plat for DRB is helpful for conceptual site plan review.
10. Shared access/parking agreement may be required if access/parking is shared with parking lot adjacent to site.

Other

1. See the TIS Traffic Study thresholds. Minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Provide a trip generation for determination.
2. Any questions about traffic signals/traffic calming need to go through Traffic Operations. We can't answer.
3. Any development should be prepared to bring the site up to current DPM and ADA standards.

September 20, 2016

DEKKER
PERICH
SABATINI

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

Re: Journal Center Legacy
Southeast corner of Jefferson Street and Headline Boulevard (Tracts 2A-2A-2B-1-A)
Albuquerque, New Mexico
Request for Zone Map Amendment and Site Development Plan for Subdivision

Dear Ms. Hudson:

This letter is a request for approval of a Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and a Site Development Plan for Subdivision in order to implement Phase 2 of the Legacy at Journal Center Project. The proposed site of approximately 6.5 acres is located within the Journal Center business park, on the southeast corner of Jefferson and Headline Blvd. It is more than 800 feet from the nearest existing residential neighborhood, which lies on the north side of Paseo del Norte.

The 300-acre Journal Center business park is a major employment center within the City of Albuquerque. Originally designed and developed in the 1980's, the Journal Center has more than more than 10,000 employees. The Albuquerque / Bernalillo County Comprehensive Plan currently designates a portion, approximately 80 of the 300 acres, as a Major Activity Center. Major Activity Centers are defined by the Comp Plan as "areas between 300 and 1,000 acres designated to provide a place of work for residents throughout the metropolitan area, but also including medium to high-density housing and other uses in support of employees and commerce in the area and region."

When the Journal Center was originally designed it followed the prevailing trend of the time, designating a large area of land exclusively for office and related businesses. The concept of an "office park" was intended to attract a critical mass of businesses to locate in an attractive area easily accessible by automobiles. Fast forward more than 30 years and that paradigm of office parks has begun to shift. Local and national trends indicate that businesses and employees are seeking more mixed use districts, with diverse housing options in walkable environments close to good-paying jobs, services, and entertainment (UC Berkley Transportation Center)¹. Demographic segments of the population, particularly the boomers and millennials, are looking to downsize to more compact and manageable homes within walkable districts where they can live, work, learn, shop, and play (NAHB Housing & Economic Forecasts).

In response to market forces and a growing dissatisfaction with a suburban work environment, employment centers around the nation are being redesigned into mixed-use activity centers (UC Berkley Transportation Center)². This transition is characterized by infill and densification, the addition of housing and retail uses, and the breaking up of superblocks through the construction of internal pathways and trail systems. The Journal Center Corporation is looking to begin a similar transformation, shifting from traditional business park to a district that has housing, more restaurant and retail options in addition to the wide range of businesses. The development of the 20-acre

¹⁻² Cervero, Komada, and Krueger. "Suburban Transformations: From Employment Centers to Mixed-Use Activity Centers". 2010. University of California. Berkeley.

Legacy at Journal Center Project will spearhead the center's transformation; a mission that facilitates the intent of the Major Activity Center designation. Legacy Phase 1 covers 14 acres and features a 70,000 square foot store for the national outdoor recreation retailer Cabela's as well as 42,000 square feet of additional retail and restaurant spaces. Phase 2, the basis for this request, is envisioned to include an apartment project with approximately 250 dwelling units with structured parking, as well as two restaurant pads that connect to the Phase 1 Legacy retail project to the north.

The project site for the Legacy project is located within the land holdings of the Journal Center Corporation and, while in close proximity to the designated Activity Center, this particular parcel is located just outside of City's designated boundary. The rationale for the current boundary of the Activity Center may be outdated and based upon the extent of development in the Journal Center from the 1990's or earlier. Paseo del Norte makes a more rational boundary for the Activity Center and, in practice, is the transition point from the Journal Center to a different character of development to the north.

The project site is currently zoned IP for Industrial uses, a zoning designation which does not make residential uses permissive; hence the request for a Zone Map Amendment. The request for approval of a Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses will locate housing and services closer to major employment concentrations, bringing people to existing, good-paying jobs and improving the jobs to housing balance. Further, it will direct growth to an existing activity center and aid in its transition it to a walkable, less car-dependent district in which people can access nearby goods and services. It will improve the overall quality of development within the Journal Center while reducing the need to commute.

The proposed zone change for Phase 2 of the Legacy Site conforms to the requirements of R-270-1980 and will further the health, safety, and general welfare of the City. The next section of this letter lays out the justification for the Zone Map Amendment for the Legacy Site and conformance with the requirements of R-270-1980 and other applicable City plans and policies. Responses showing how the proposed zoning conforms to City policies are noted in *italics*.

Resolution 270-1980: Policies for a Zone Map Amendment Change Application

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

The requested change of zone is consistent with the health, safety, morals, and general welfare of the City as articulated in the cited policies in Section C of this project narrative. The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by providing higher-density housing within one of the City's major employment centers. This zone change contributes to health, safety, and welfare of the City and the surrounding community by:

- *Facilitating the City's vision for sustainable growth patterns that direct growth inward by infilling higher-density residential and commercial projects within the developed municipal footprint, within a major employment center and in close proximity to a designated Major Activity Center.*
- *Developing multi-family housing in appropriate locations thereby protecting established single-family neighborhoods.*
- *Placing housing, services and jobs in close proximity to one another to create a pedestrian-friendly environment that reduces automobile dependence and traffic concerns.*
- *Reducing the Vehicle Miles Traveled (VMT) and peak hour demands on the circulation system and subsequently reducing vehicle emissions and improving air quality.*

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

This proposed zone change furthers the City's vision for sustainable growth patterns that direct growth towards mixed-use Centers and Corridors; the Comp Plan specifically calls for higher densities of new development and redevelopment to be encouraged within existing centers. The project site is a contributing property to the existing designated boundary of the Major Activity Center, (the site lies in close proximity to it) and the property is within the boundaries of the Journal Center. Allowing housing in close proximity to major concentrations of employment will help address the imbalance of jobs on the east side of the river and housing on the west side. This is a direct way to help address the traffic congestion caused by the predominant commuting pattern, by giving people the option of living in close proximity to a major concentration of jobs. It aids the health and welfare of the City by reducing overall vehicle miles travelled, thereby reducing vehicle emissions and improving air quality.

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

The proposed zone change is consistent with the Goals and Policies of the City of Albuquerque /Bernalillo County Comprehensive Plan. The text below summarizes applicable policies of the City's adopted plans.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The proposed site is within the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan).

Land Use

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, recreational concern.

The site is located within the Journal Center, an established business park and major employment center that is protected by detailed covenants and comprehensive development standards that ensure building quality and design. 80 acres of the 300 acre Journal Center are designated as a Major Activity Center. The Journal Center and the property owners in close proximity to the site support the introduction of residential uses to the area. In some respects the Journal Center has "unused capacity"; after typical business hours and on the weekends, the area is underutilized, due to the lack of residents. Yet the area already has many of the elements that are needed for a successful mixed use district: it has retail and restaurants, ample employment, good access and mature landscaping. Adding residential uses to the Journal Center would make more efficient use of existing infrastructure and increase the overall level of activity in the area.

The Comprehensive Plan designates Activity Centers as areas of intense development that allow a mix of uses within walking distance of one another in order to create vibrant, walkable districts and direct regional growth. Major Activity Centers provide places of employment and medium to high-density housing (Comp Plan, pg. I-34). Enabling commercial and higher-density multi-family uses to

locate within the Journal Center and in close proximity to a Major Activity Center would: (1) aid in the creation of a vibrant, walkable urban form (2) efficiently utilize the allocation of public and private resources, and (3) place higher density development in places deemed appropriate by the Comp Plan thereby respecting resources of social, cultural, recreational concern and facilitating the vision for Albuquerque's regional growth. This request is therefore found to help facilitate the goals of the Comprehensive Plan.

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

The site is currently vacant and contiguous to existing City infrastructure. Development of this parcel as a mixed-use project would help to balance housing and jobs by bringing people to an area already rich in employment and services. This will help in building complete communities where people can access nearby jobs, goods and services, leveraging public and private investments, improving the overall quality of development, and managing traffic congestion in the area. Cottonwood Classical Preparatory School, a state charter public school for grades 6-12, is a short walk from the site. The site lies within the boundaries for Mission Avenue Elementary, McKinley Middle School and Valley High School. The request for a zone change furthers the City's goal of accommodating development on vacant lands.

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

- i. In designated Activity Centers.
- ii. In areas with excellent access to the major street network.
- iii. 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.
- iv. 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.
- v. 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.

Located on the North I-25 corridor, Journal Center's northern boundary is the six lane Paseo del Norte which provides a link to the west side of Albuquerque and its incorporated communities. Commuters access the freeway system via the Paseo del Norte Bridge. Placing high-density housing within the Journal Center will further the City's goal of locating higher-density development in areas with excellent access to the major street network and may reduce the need for commuting altogether. Further, this request enables the higher-density housing development to occur within the land holdings of The Journal Center, a major employment center, and in close proximity to the boundaries of a City designated Major Activity Centers. Higher-density infill development within the Journal Center encourages development densities within places deemed appropriate and protects existing single-family neighborhoods and rural areas. This request will help facilitate the housing goals of the Comprehensive Plan.

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

The Journal Center is protected by detailed covenants and comprehensive development standards that were adopted at the time that the property was annexed in 1980. These regulations are enforced

by the Architectural Review Committee (ARC) through the Journal Center's established Design Review Process. The ARC, with representation from design professionals and Journal Center management, is responsible for reviewing and approving all plans and specifications, ranging from initial construction or alteration of existing improvements, to landscaping.

Per the Center's adopted Park Development Standards, no buildings shall be constructed or altered until the Site Plans, architectural renderings, sample materials, and all other Plans and Specifications have been approved by the Architectural Review Committee. Every application is reviewed and evaluated per the Center's adopted guidelines and standards. In this instance, the SU-1 designation for the site will have additional design guidelines that address site, layout, height, setbacks and architectural character for residential buildings. These guidelines, incorporated into the site development plan sheets, will be also used by the Journal Center ARC to review the proposed structures. If plans are found to be in compliance with Park regulations, the ARC will approve the plans and forward them to the City for final approval by the Development Review Board. During construction, the committee inspects all work in progress to ensure that plans are being implemented as approved. This established review and approval process, in place for more than three decades, ensures quality and innovation in design that is deemed appropriate for the Center.

Environmental Protection and Heritage Conservation

Policy II.C.1.b Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

If granted, this zone change request would enable the development of commercial and high-density housing to occur within an established employment center and in close proximity to a Major Activity Center; an area deemed appropriate for compact, dense development. Concentrating households, services, and jobs in close proximity to one another creates urban environments that facilitate travel by alternative transportation by enabling people to travel between residences, services and jobs by walking, cycling or using public transportation; efficiently directing the placement of housing, employment and services and coordinating land use and transportation systems. Granting this request enables the creation of a pedestrian-friendly environment in which people would easily access jobs, housing and services, reducing Vehicle Miles Traveled (VMT) and improving air quality. This request would facilitate the mitigation of automobile travel's adverse effects on air quality and help facilitate the Environmental Protection and Heritage Conservation goals of the Comprehensive Plan.

Transportation and Transit

Policy II.D.4.o: Peak hour demands on the circulation system should be decreased.

Placing households, services and jobs in close proximity to one another brings housing and people to existing jobs and enables people to easily travel between them by walking, cycling or use of public transportation, reducing the need for automobile travel on the circulation system during peak hours.

NORTH VALLEY AREA PLAN

The proposed site is within the designated boundary of the North Valley Area Plan.

Transportation

Policy 2: The City and County shall actively promote sustainable transportation in and through the plan area by encouraging reduced automobile use and improving the safety of non-motorized travel.

Permitting households, services and jobs to develop in close proximity promotes sustainable transportation by enabling people to travel to and between these establishments by walking, cycling or by use public transportation. This reduces how often and how far residents have to travel via single-occupancy vehicles, encouraging reduced automobile use throughout the North Valley Plan area.

Housing

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

Incorporating households and services in an established employment center aids in the development of a vibrant, mixed-use activity center in which people can easily access jobs, housing and services, facilitating the housing goals of the North Valley Area Plan.

Village Centers

Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

This request would permit a high-quality, mixed-use development comprised of urban, multi-family housing and restaurants. Their location within the Journal Center, in close proximity to office, service and commercial uses, will create a walkable, accessible district in which people can easily access housing, jobs and services on foot. Such activity centers serve as destinations that attract both pedestrians and demographic factions which desire more urban lifestyles, closer to jobs and amenities.

POLICY D

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

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

The proposed zone change conforms to the requirements of criterion (3) of Policy D and is supported by many goals and objectives of City/County Comprehensive Plan. A high-quality, mixed-use infill development within the Journal Center provides a viable alternative to suburban sprawl and reduces development pressures on both rural areas and established single-family neighborhoods. Providing higher concentrations of services and housing on the proposed site is advantageous to the community as it facilitates the City's Centers and Corridors vision for vibrant, walkable mixed-use centers that allow people access to jobs, housing and services. Further, this development works to fill a limited, but desired niche for multi-family housing options in a mixed-use setting. Housing preferences indicate that specific demographic groups, particularly the boomers and millennials, harbor a strong interest in urban lifestyles and a desire for smaller dwellings located closer to jobs, services and amenities (MRCOG, MTP 2040). Infilling high-quality, multi-family housing and services within the Journal Center provides the kinds of housing options that are currently in short supply in the metro area.

A zone change to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses is also advantageous for the community in the following ways:

- *Provides options for housing typologies that are desired by a growing number of people within the community, but for which available housing stock is currently limited;*
- *The proposed infill development utilizes vacant land adjacent to existing City infrastructure, leveraging public investments;*
- *The request directs the development of higher density residential and commercial uses within the developed municipal footprint, within a major employment center and in close proximity to a designated Major Activity Center thereby facilitating the City's vision for sustainable growth patterns that directing growth in Centers and along Corridors;*
- *The request facilitates the transition from a single-use office development to a vibrant, walkable mixed-use activity center in which people can live, work, and play;*
- *Mixed-use infill development reduces how often and how far residents have to travel via single-occupancy vehicles, reducing vehicle miles traveled, peak hour demands on the circulation system, and vehicle emissions subsequently improving air quality.*

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

This request for a Zone Map Amendment to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses would permit suitable sites for higher-density residential dwellings, offices and for service and commercial activities (§ 14-16-2-17). The request facilitates Phase 2 of the 20-acre Legacy at Journal Center Project which is envisioned to include an urban, multi-family project with structured parking, as well as restaurants that connect to the Phase 1 Legacy retail project to the north. The Journal Center currently contains office, service and commercial uses. Adjacent properties are comprised of office and hospitality uses. The development is more than 800 feet from the nearest existing residential neighborhood, which lies on the north side of Paseo del Norte. The proposed development is compatible with the uses of both the park and adjacent properties.

The proposed project is supported by the adjacent landowners and the Journal Center Corporation. The project team held a preliminary community meeting with adjoining neighbors on August 25, 2015. Attendees included representatives from the New Mexico Cancer Center, Wilson's Office Building, Mountain States office building, and the Marriott Courtyard. During the meeting, the project team presented preliminary site plans and conceptual renderings that conveyed the intended character of the development to the attendees. The adjoining landowners present at the meeting expressed support for the development of new commercial and housing.

Per the requirements of the Zone Change Application, the project team coordinated with the Office of Neighborhood Coordination (ONC) to inform "affected" neighborhood or homeowner associations prior the application submittal. The project team agreed to attend a facilitated meeting organized by the ONC, but notified associations did not feel that a meeting was necessary. There is no known neighborhood opposition to this project.

POLICY F: A proposed zone change which, utilized through land development, requires major and un-programmed capital expenditures may be:

- (1) Denied due to lack of capital funds, or

- (2) Granted with the implicit understanding that the City is not bound to provide capital improvements on any special schedule.

The proposal will be privately funded. This project is not contingent upon major capital expenditures by the City.

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

Policy II.B.5e of the Comprehensive Plan states that “new growth shall be accommodated through development in areas where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured”. A high-quality, mixed-use infill development within the Journal Center utilizes vacant land adjacent to existing City infrastructure, leveraging public investments and provides a viable alternative to suburban sprawl and reduces development pressures on both rural areas and established single-family neighborhoods.

POLICY H: Location on a collector or major street is not in itself justification of apartments, offices, or commercial zoning.

This zone change request is not contingent upon the parcel’s proximity to Jefferson Boulevard. The request’s rationale furthers the City’s vision for sustainable growth patterns that direct growth towards Centers as the proposed site lies within the developed municipal footprint, within a major employment center and in close proximity to a designated Major Activity Center. Permitting mixed-use infill development of housing, service and commercial activities within a major employment center brings people and services closer to good paying jobs; conditions that facilitate the mixed-use, walkable environments envisioned for Centers within the goals of the Comprehensive Plan. Further, this development works to fill a limited, but desired niche for mixed-use, multi-family housing options in a mixed-density setting. **POLICY I:** A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change may be approved only when;

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

A zone change request that allows mixed-use zoning facilitates the realization of the Comprehensive Plan’s Activity Centers concept. The Comp Plan defines Activity Centers as “locations expected to have the highest concentrations of building density, employment, and housing density”. Activity Centers are intended to concentrate a mix of land uses for greater efficiency, stability, image, diversity and control while safeguarding the city’s single-family residential areas from potential intrusion by more intense land uses. Plan language explicitly states that higher densities of urban housing are appropriate in Activity Centers to eventually increase the average gross housing density [within the City] to five dwelling units per acre” (Comp Plan, I-32). This request is therefore found to facilitate the realization of the Comprehensive Plan goals for Activity Centers.

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

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

As noted in the response to Policy I, the request facilitates the realization of Comprehensive Plan Activity Center goals.

The Journal Center's adopted covenants and comprehensive park development standards establish an independent Site Plan review and approval process. Final review and approval authority is then delegated to the DRB. Compliance with park specific covenants and development standards are enforced by the Architectural Review Committee (ARC), who is responsible for reviewing and approving all plans and specifications for new construction or alteration of existing improvements, and landscaping.

Per the center's established review and approval process, this development will be required to conform to the Park Development Standards which regulate setbacks, allowable building heights and coverage, signage, and landscaping. These regulations are tailored specifically to generate the intended character desired for the park and are often more stringent than the City's Comprehensive Zoning code. In this instance, the SU-1 designation for the site will have additional design guidelines that address site, layout, height, setbacks and architectural character for residential buildings. These guidelines will be also used by the Journal Center ARC to review any structures proposed for the site. If plans are found to be in compliance with the park's development standards and the SU-1 guidelines, the ARC will approve the plans and the plans will be forwarded to the DRB for final review and approval. During construction, the committee inspects all in progress work to ensure that plans are being implemented as approved.

Based upon the rationale presented in this letter, we respectfully request approval of a Site Plan for Subdivision and Zone Map Amendment to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses to facilitate the mixed-use project. Upon completion, we feel that this project will contribute to many of the goals stated in the Comprehensive Plan as detailed above. If you have any questions or need clarification of anything contained herein, please contact me or Dale Dekker at 761-9700.

Sincerely,

Dekker/Perich/Sabatini



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

R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

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

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

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

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

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

(3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

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

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

(1) Denied due to lack of capital funds; or

(2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

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

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

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

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

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

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

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

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

(Res. 270-1980, approved 12-30-80)

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

August 23, 2016

Chris Gunning
Dekker/Perich/Sabatini (DPS)
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700 Fax:
E-mail: chriskg@spsdesign.org

Dear Chris:

Thank you for your inquiry of **August 23, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TR 2A-2A-2B-1-A, PLAT OF TR 2A-2A-2B-1-A, JOURNAL CENTER LOCATED ON HEADLINDE BOULEVARD NE BETWEEN HEADLINE BOULEVARD NE AND LANG AVENUE NE** zone map **D-17**.

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

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

***Steve Wentworth**, 8919 Boe Ln. NE/87113-2328 897-3052 (h)
Mark Rupert, 909 Tijeras Ave. NW, Apt. 214/87102 270-2462 (w)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 259-9723 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,
Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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MR TONY HUFFMAN
DISTRICT 4 COALITION OF N.A.'S
9712 SAND VERBENA TR. NE
ALBUQUERQUE NM 87122

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MR STEVE WENTWORTH
ALAMEDA NORTH VALLEY ASSOC
8919 BOE LANE NE
ALBUQUERQUE NM 87113-2328

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MR MARK RUPERT
ALAMEDA NORTH VALLEY ASSOC
909 TIJERAS AVE NW, APT. 214
ALBUQUERQUE NM 87122

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MR MICHAEL PRIDHAM
DISTRICT 4 COALITION OF N.A.'S
6413 NORHTLAND AVE NE
ALBUQUERQUE NM 87109

Instructions

August 30, 2016

Mr. Tony Huffman
District 4 Coalition of N.A.'s
9712 Sand Verbena Trl. NE
Albuquerque, NM 87122

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Re: Request for Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and Site Development Plan for Subdivision Journal Center Legacy on the Southeast corner of Jefferson Street and Headline Boulevard Albuquerque, New Mexico
Legal Description: Tracts 2A-2A-2B-1-A, Tract A, Legacy at Journal Center

Dear Mr. Huffman:

We are acting as agent for Titan Development, owners of the subject property, for the action referenced above. Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on October 13, 2016, at 8:30am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

The request is for approval of a Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and the associated Site Development Plan. The project is phase 2 of the 20-acre Legacy at Journal Center Project, located on the southeast corner of Jefferson and Headline Blvd. Legacy Phase 1 covers 14 acres and features a 70,000 square foot store for the national outdoor recreation retailer Cabela's as well as 42,000 square feet of additional retail and restaurant spaces. Phase 2, the basis for this request, is envisioned to include an urban, multi-family project with structured parking, as well as restaurants that connect to the Phase 1 Legacy retail project to the north; it facilitates the Journal Center's desire to locate housing and services closer to major employment concentrations in order to transform the office park to a walkable, mixed-use activity center.

If you have any questions regarding the project please contact me at 505-761-9700 or chrisg@dpsdesign.org

Or, you may contact the developer:

Josh Rogers
Titan Development
505-998-0163
jrogers@titan-development.com

Sincerely,

Dekker/Perich/Sabatini
Agent for Titan Development



Christopher R. Gunning, AIA, LEED AP
Principal

Attachment: Site Development Plan for Subdivision Drawing (reduced size)

August 30, 2016

Mr. Michael Pridham
District 4 Coalition of N.A.'s
6413 Northland Ave. NE
Albuquerque, NM 87109

DEKKER
PERICH
SABATINI

Re: Request for Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and Site Development Plan for Subdivision Journal Center Legacy on the Southeast corner of Jefferson Street and Headline Boulevard Albuquerque, New Mexico
Legal Description: Tracts 2A-2A-2B-1-A, Tract A, Legacy at Journal Center

Dear Mr. Pridham:

We are acting as agent for Titan Development, owners of the subject property, for the action referenced above. Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on October 13, 2016, at 8:30am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

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If you have any questions regarding the project please contact me at 505-761-9700 or chrisg@dpsdesign.org

Or, you may contact the developer:

Josh Rogers
Titan Development
505-998-0163
jrogers@titan-development.com

Sincerely,

Dekker/Perich/Sabatini
Agent for Titan Development



Christopher R. Gunning, AIA, LEED AP
Principal

Attachment: Site Development Plan for Subdivision Drawing (reduced size)

August 30, 2016

Mr. Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113-2328

DEKKER
PERICH
SABATINI

Re: Request for Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and Site Development Plan for Subdivision
Journal Center Legacy on the Southeast corner of Jefferson Street and Headline Boulevard
Albuquerque, New Mexico
Legal Description: Tracts 2A-2A-2B-1-A, Tract A, Legacy at Journal Center
City Planning Project #

Dear Mr. Wentworth:

We are acting as agent for Titan Development, owners of the subject property, for the action referenced above. Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on October 13, 2016, at 8:30am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

The request is for approval of a Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and the associated Site Development Plan. The project is phase 2 of the 20-acre Legacy at Journal Center Project, located on the southeast corner of Jefferson and Headline Blvd. Legacy Phase 1 covers 14 acres and features a 70,000 square foot store for the national outdoor recreation retailer Cabela's as well as 42,000 square feet of additional retail and restaurant spaces. Phase 2, the basis for this request, is envisioned to include an urban, multi-family project with structured parking, as well as restaurants that connect to the Phase 1 Legacy retail project to the north; it facilitates the Journal Center's desire to locate housing and services closer to major employment concentrations in order to transform the office park to a walkable, mixed-use activity center in which people can live, work and play.

If you have any questions regarding the project please contact me at 505-761-9700 or chrisg@dpsdesign.org

Or, you may contact the developer:

Josh Rogers
Titan Development
505-998-0163
jrogers@titan-development.com

Sincerely,

Dekker/Perich/Sabatini
Agent for Titan Development



Christopher R. Gunning, AIA, LEED AP
Principal

Attachment: Site Development Plan for Subdivision Drawing (reduced size)

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700
DPSDESIGN.ORG

ARCHITECTURE / DESIGN / INSPIRATION

August 30, 2016

Mr. Mark Rupert
Alameda North Valley Association
909 Tijeras Ave. NW, Apt. 214
Albuquerque, NM 87122

DEKKER
PERICH
SABATINI

Re: Request for Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and Site Development Plan for Subdivision Journal Center Legacy on the Southeast corner of Jefferson Street and Headline Boulevard Albuquerque, New Mexico
Legal Description: Tracts 2A-2A-2B-1-A, Tract A, Legacy at Journal Center

Dear Mr. Rupert:

We are acting as agent for Titan Development, owners of the subject property, for the action referenced above. Per the requirements of the City of Albuquerque's development review process, we are providing notice of a public hearing at the regular meeting of the City's Environmental Planning Commission (EPC) on October 13, 2016, at 8:30am, in the Basement Hearing Room at the City of Albuquerque's Plaza del Sol Building, at 600 Second Street NW, Albuquerque, NM 87103.

The request is for approval of a Zone Map Amendment from IP to SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses and the associated Site Development Plan. The project is phase 2 of the 20-acre Legacy at Journal Center Project, located on the southeast corner of Jefferson and Headline Blvd. Legacy Phase 1 covers 14 acres and features a 70,000 square foot store for the national outdoor recreation retailer Cabela's as well as 42,000 square feet of additional retail and restaurant spaces. Phase 2, the basis for this request, is envisioned to include an urban, multi-family project with structured parking, as well as restaurants that connect to the Phase 1 Legacy retail project to the north; it facilitates the Journal Center's desire to locate housing and services closer to major employment concentrations in order to transform the office park to a walkable, mixed-use activity center.

If you have any questions regarding the project please contact me at 505-761-9700 or chrisg@dpsdesign.org

Or, you may contact the developer:

Josh Rogers
Titan Development
505-998-0163
jrogers@titan-development.com

Sincerely,

Dekker/Perich/Sabatini
Agent for Titan Development



Christopher R. Gunning, AIA, LEED AP
Principal

Attachment: Site Development Plan for Subdivision Drawing (reduced size)



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

Richard J. Berry, Mayor
Administrative Officer

Robert J. Perry, Chief

August 30, 2016

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Project Number(s): 1010228

Case Number(s):

Agent: Dekker/Perich/Sabatini

Applicant: Titan Journal Center Investors LLC

Legal Description: Tract 2A-2A-2B-1-A

Zoning: Current: IP; Proposed: SU-1 for Residential Not to Exceed 75 Dwelling Units per Acre and C-2 Uses

Acreage: 6.5 acres

Zone Atlas Page: D-17

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT: n/a**

RECOMMENDATION(S):

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

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

SITE PLAN REDUCTIONS

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.DBS

ARCHITECT

ENGINEER

PROJECT

LEGACY 2 @ JOURNAL CENTER
7800 Headline Blvd NE
Albuquerque, New Mexico 87109

REVISIONS

- △
- △
- △
- △

DRAWN BY

REVIEWED BY

DATE September 22, 2016

PROJECT NO. 16-0068

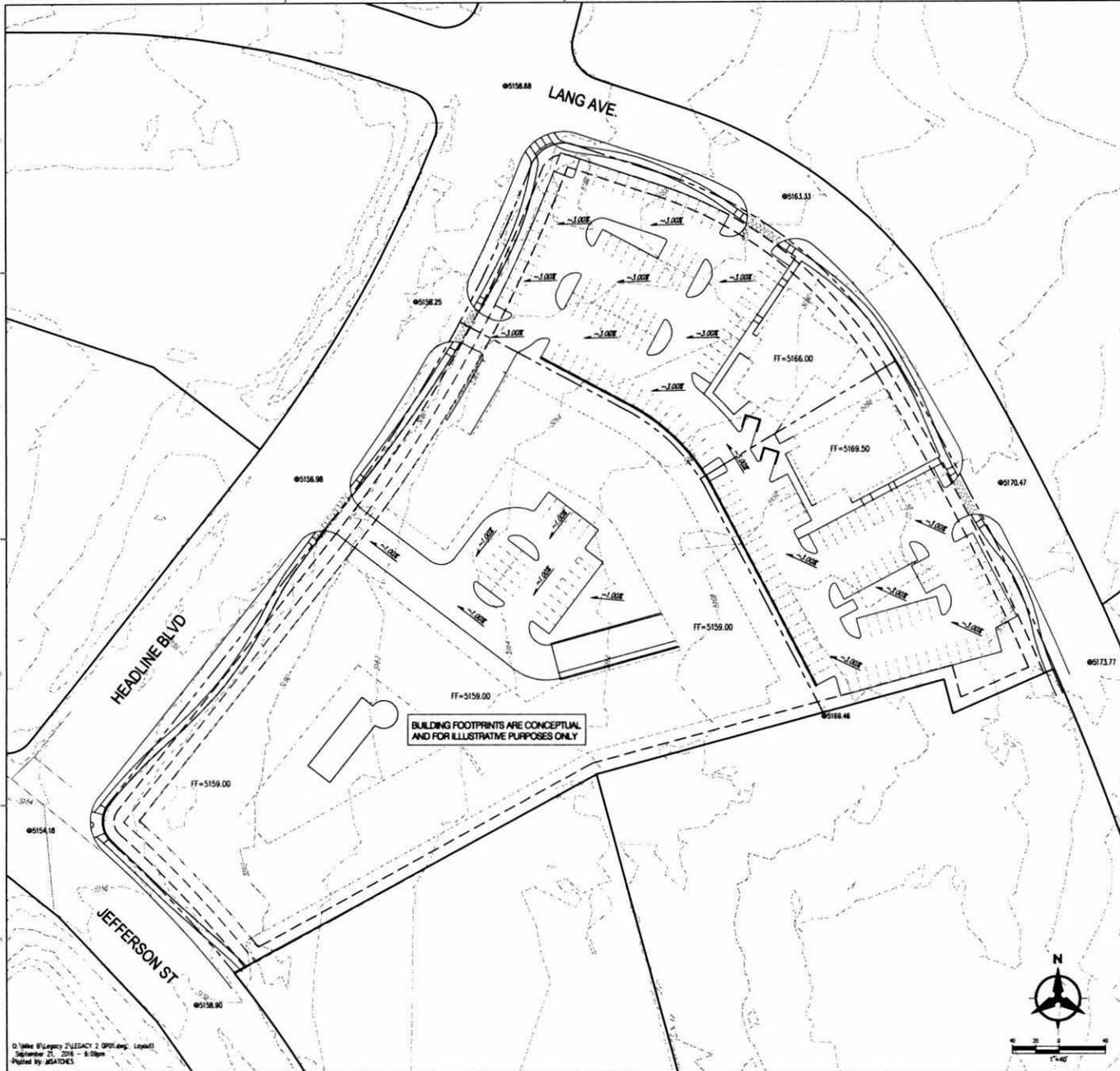
DRAWING NAME

**CONCEPTUAL
GRADING
AND DRAINAGE
PLAN**

SHEET NO.

SPSB-2

OF



VICINITY MAP
ZONE MAP D-17

DRAINAGE NARRATIVE:

THE SITE IS LOCATED AT THE NORTHEAST CORNER OF JEFFERSON ST AND HEADLINE AVE. IT IS CURRENTLY UNDEVELOPED AND SLOPES GENERALLY FROM EAST TO WEST. FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO GENERALLY ADHERE TO EXISTING ELEVATIONS AND PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE SITE IS NOT LOCATED IN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM # 35001C1376).

SITE DRAINAGE ANALYSIS WAS CONDUCTED WITH THE CONSTRUCTION OF THE NEW I-25 / PASO DEL NORTE INTERCHANGE. THE INMOT PDM I-25 DRAINAGE REPORT DELINEATED BASIN THROUGHOUT THE INTERCHANGE AREA, INCLUDING JOURNAL CENTER. OUR SITE IS LOCATED WHOLLY WITHIN "SUBBASIN 1 - E. JEFFERSON". THIS BASIN HAS A TOTAL DISCHARGE OF APPROXIMATELY 126.8 CFS. CURRENTLY OUR SITE IS THE ONLY UNDEVELOPED PORTION OF THIS BASIN. ACCORDING TO THE DRAINAGE REPORT, THE LAND TREATMENT PERCENTAGES WERE 1.0% C AND 98.0% D. THE DOWNSTREAM INFRASTRUCTURE WAS DESIGNED TO ESSENTIALLY CONVEY THE ENTIRE BASIN AS IF IT WERE COMPLETELY IMPERVIOUS.

OUR SITE WILL BE ALLOWED TO DISCHARGE 100% OF THE FLOW INTO HEADLINE AVE AND JEFFERSON ST. JUST AS THE DRAINAGE REPORT SHOWS, THE FLOW WILL THEN BE CAPTURED BY OFFSITE DRAINAGE INFRASTRUCTURE. FOR MORE INFORMATION REGARDING THE OFFSITE INFRASTRUCTURE AND THE BASIN CONTAINING OUR SITE, PLEASE SEE THE INMOT PDM I-25 DRAINAGE REPORT. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENT.

GRADING LEGEND

- | | | | |
|-----|--|-----|------------------------------|
| --- | PROPERTY LINE | --- | PROPOSED CURB & GUTTER |
| --- | PROJECT LIMITS OF GRADING | --- | DIRECTION OF FLOW |
| --- | EXISTING INDEX CONTOUR | --- | WATER BLOCK/OBACLE |
| --- | EXISTING INTERMEDIATE CONTOUR | --- | BREAK |
| --- | EXISTING GROUND SPOT ELEVATION | --- | PROPOSED STORM DRAIN LINE |
| --- | PROPOSED INDEX CONTOUR | --- | PROPOSED STORM DRAIN MANHOLE |
| --- | PROPOSED INTERMEDIATE CONTOUR | --- | PROPOSED STORM DRAIN INLET |
| --- | PROPOSED FINISH GRADE | --- | PROPOSED RETAINING WALL |
| --- | PROPOSED FINISHED GRADE SPOT ELEVATION | --- | ELEMENT |
| --- | 10'-TOP OF CURB | | |
| --- | 5'-TOP OF CURB | | |
| --- | 10'-TOP OF GRADE | | |
| --- | 15'-HIGH DRAINING WALL | | |
| --- | 10'-HIGH DRAINING WALL | | |

Q:\1616\Legacy 2\LEGACY 2 0201.dwg - Layout1
September 23, 2016 - 6:08pm
Plotted by: JSA/CKES

DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds supporting retail / restaurant amenities to the Journal Center area. Intended uses include retail and restaurants along Lang Avenue and Headline Blvd.

a. Goals:

- I. Aesthetic treatments and material selection that provides consistency in design across the entire property.
- II. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a "park once and walk" outcome.
- b. Permissive and conditional uses shall be as allowed under the B Zone and C-2 zones of the City of Albuquerque's Code of Ordinances, plus residential up to 75 du/ac.
- c. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The site is surrounded by development that consists primarily of office and retail uses. Therefore, the setbacks and building heights are based on the Journal Center Project Standards.

- a. Building setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
- I. Buildings on lots along Lang Avenue shall be setback at least 30 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 40 feet from the face of curb.
- b. Landscape setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
- I. Parking areas along Lang Avenue shall be setback 20 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 30 feet from the face of curb to provide space for screening of parked cars through the use of plant materials or low walls.
- c. Building heights shall be as allowed by the Journal Center Park Development Standards.

- I. Structure height up to 26 feet is permitted in any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will have no limitations as to height but will be subjected to review by the Journal Center Design Review Committee.

III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials.

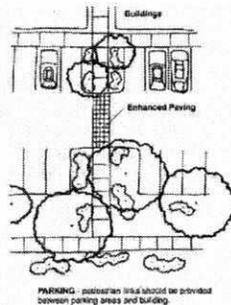
- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 *Off-street parking Regulations of the City of Albuquerque's Code of Ordinances*.
- I. Parking areas shall be designed to include a 6 foot wide minimum pedestrian link to buildings.
- II. Pedestrian links across parking drive aisles shall be distinguished with striping or materials distinguishable from the roadway material.
- III. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls or landscaping. Walls shall be architecturally compatible with surrounding buildings.
- b. Bicycle parking shall comply with Section 14-16-3-1(B) *Off-street parking Regulations of the City of Albuquerque's Code of Ordinances*.
- I. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.

c. Motorcycle parking shall comply with Section 14-16-3-1(C) *Off-street Parking Regulations of the City of Albuquerque's Code of Ordinances*.

d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.

e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.

f. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.

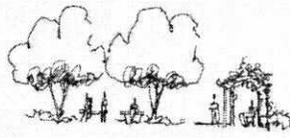


IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. All developments shall provide internal pedestrian pathways that connect individual buildings together and link the development with adjacent developments, community open spaces, sidewalks and trails.
- b. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
 - i. Pedestrian pathways shall be clearly demarcated with a contrasting material such as textured concrete.
 - ii. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.
 - iii. Parking areas shall include pedestrian connections to all buildings within the property.
 - iv. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.
 - v. Sidewalks shall be 8'-0" wide along facades of buildings per section 14-16-3-18(C)(1) *General Building and Site Design Regs for Non-Residential Uses of the City of Albuquerque's Code of Ordinances*.
- c. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 200 square feet per establishment.
 - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) *General Building and Site Design Regs for Non-Residential Uses of the City of Albuquerque's Code of Ordinances*.
 - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
- d. Major facades greater than 100 feet in length shall incorporate outdoor seating per the requirements of Section 14-16-3-18(C)(3) *General Building and Site Design Regs for Non-Residential Uses of the City of Albuquerque's Code of Ordinances*.
- e. For multi-family development, at least 10% of the site area shall be designed as common open space.

Common open space may include shared, outdoor open space areas, private yards or balconies, rooftop gardens, landscaped pathways that are at least 10 feet away from adjacent streets or driveways, perimeter landscaped areas, and open or landscaped areas not occupied by principal or accessory structures.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.. Standards are based on Section 14-16-3-10 *Landscape Regulations of the City of Albuquerque Code of Ordinances* in collaboration with Journal Center Corporation Project Standards).

- a. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq, Street Tree Ordinance)
- b. A minimum of 15% of the net site area shall be devoted to landscape materials.
- c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- d. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- e. Minimum plant material sizes at the time of installation shall be:
 - i. Canopy Trees - 2" Caliper
 - ii. Evergreen Trees - 10' Minimum height
 - iii. Accent Trees - 2" Caliper
 - iv. Shrubs and Groundcovers - 1 gallon minimum
- f. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- g. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- h. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- i. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer control.
- j. Landscape Plans shall be designed using plants selected from the following palette:

Large Trees	Fraxinus velutina "Raywood"
Raywood Ash	Populus wilzini
Rio Grande Cottonwood	Quercus buckleyi
Texas Red Oak	Pinus edulis
Pinon Pine	
Small Trees	
Apache Plume	Chilopsis linearis
Bird of Paradise	Forestiera neomexicana
Blue Rubber Rabbittbrush	
Dwarf Fragrant Sumac	
Mohave Sage	
Threeleaf Sumac	
Creeping Sandcherry	
Shrubby Cinquefoil	
Grasses	
Blonde Ambition Blue Grama Grass	Bouteloua "Blond Ambition"
Deergrass	Muhlenbergia rigens
Giant Sacaton	Sporobolus wrightii
Accents	
Desert Spoon	Dasyliion wheeleri
Prickly Pear Cactus	Opuntia engelmannii
Yellow Yucca	Hesperaloe parviflora

Perennials

Whirling Butterfly species
Penstemon species
Angelita Daisy

Gaura lindheimeri varieties
Penstemon species
Hymenoxys acaulis

Vine

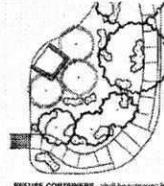
Lady Banks Rose

Rosa banksiae

VI. WALLS & FENCES

Screening of less attractive areas such as utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
 - I. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
 - II. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
 - III. Trash enclosures shall have solid, opaque gates as tall as the enclosure. Trash compactors within dock areas shall be screened with walls but are not required to have gates.
- b. Walls and fences shall be at least as tall as the objects they are intended to screen.
- c. All screening devices shall be in compliance with the City of Albuquerque Clear Sight Triangle regulations.
- d. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the City of Albuquerque's Code of Ordinances.
 - I. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- e. Walls and fences shall comply with Section 14-16-3-19 *General height and design regulations for walls, fences and retaining walls of the City of Albuquerque's Code of Ordinances*.
 - I. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
 - II. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- f. I. Accessible wall & fence materials include but are not limited to:
 - i. Stucco over concrete masonry units (CMU)
 - ii. Split face block
 - iii. Brick
 - iv. Stone
 - v. Curved interlock blocks
 - vi. Tubular steel, wrought iron bars, or other grill work
- J. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- k. The site is fairly level, but may require retaining walls at some locations to make up grade.
 - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
 - ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
 - iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- l. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
 - I. All measures shall be taken to provide public safety at the pond locations.
 - II. Site ponding shall be integrated with the landscape plan.
- m. Screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground mounted transformers and utility pads are to allow 10 feet or clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to PNM Electrical Service Guide at www.pnm.com for specifications.



REUSE CONSIDERERS - shall be submitted by a licensed professional who shall maintain

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

PROJECT

LEGACY 2 @ JOURNAL CENTER
7800 Headline Blvd NE
Albuquerque, New Mexico 87109

REVISIONS
▲
▲
▲
▲

DRAWN BY

DATE September 22, 2016

PROJECT NO. 16-0008.003

DRAWING NAME

SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO.

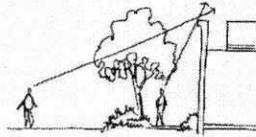
SPSB-3

DESIGN STANDARDS (continued)

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. All proposed designs shall be reviewed by the Journal Center Architectural Review Committee for consistency and appropriateness with the Journal Center.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City of Albuquerque's Code of Ordinance (14-16-3-18).
- b. Architectural Style for Non-Residential and Residential
 - i. The development shall provide a cohesive material and color palette among all buildings.
 - ii. All buildings shall be "modern" in design.
 - iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- c. Architectural Style for Residential
 - i. Residential buildings should utilize architectural elements and detailing to distinguish between individual building units and add residential character.
 - ii. Accessory structures within residential developments such as carports, garages, storage areas and recreation/laundry building shall be in a similar or complementary design to the main buildings.
- d. Articulation for Non-Residential and Residential
 - i. Buildings shall have a variety of structural forms to create visual character and interest.
 - ii. Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
 - iii. Massing elements shall be reinforced with color variation or material distinctions.
- e. Articulation for Residential
 - i. The design standards of 14-16-3-18(C)(2)(a), (b), (c), (d) and (e) General Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - ii. The design standards of 14-16-3-18(D)(2), except section (h), Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - iii. A minimum of 30% of the ground floor shall have windows. For facades with doors, the percentage of windows may be reduced by 20%.
 - iv. Upper floors shall have a minimum of 20% glazing.
 - v. The primary entry to the building shall be oriented toward the street or within 50 feet of a central courtyard.
- f. Materials for Non-Residential and Residential Buildings
 - i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
 - ii. Individual building elements shall be of excellent design and quality materials such as:
 - 1. Metal wall panels
 - 2. Porcelain tile
 - 3. Natural stone panels
 - 4. Concrete
 - 5. Split-face concrete masonry units
 - 6. Glass
 - 7. Stucco or Exterior Insulation & Finish System
 - 8. Brick or decorative concrete masonry units

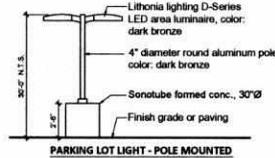
iii. The following external building materials shall be prohibited:

- 1. Engineered wood paneling
- 2. Vinyl or plastic siding
- 3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
 - 1. No more than one accent color shall be used per building.
 - 2. The use of contrasting colors for shade elements or awnings is encouraged.

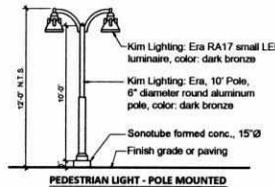
IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

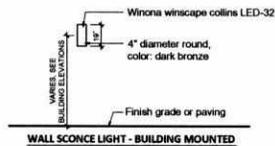
- a. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Code of Ordinances.
- b. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
- c. All free-standing lights shall be of consistent design throughout the site.
- d. Light fixtures shall be located on Site Development Plans for Building Permit
- e. The height of street lights and off-street parking areas lights shall not exceed 30 feet.
- f. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- g. Pedestrian lighting shall not exceed 12 feet in height.
- h. Parking lot lighting shall comply with Section 14-16-3-9 of the City of Albuquerque's Code of Ordinances.
- i. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- j. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.
- k. Residential common open space areas shall be well lit to enhance the pedestrian experience and create a safe environment.



PARKING LOT LIGHT - POLE MOUNTED



PEDESTRIAN LIGHT - POLE MOUNTED

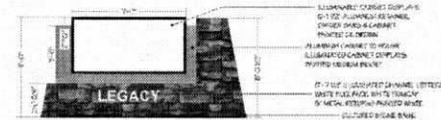


WALL SCONCE LIGHT - BUILDING MOUNTED

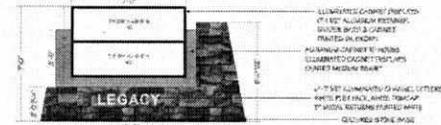
X. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Code of Ordinances and the Journal Center Project Standards Sign Code.
- b. Monument signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support and not to exceed 60 square feet per face, double cited (see illustration below).
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry from Lang are permissible. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations (see illustrations below).
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability. Residential building numbers and individual unit numbers shall be placed in a readily visible, consistent location and compatible with the overall design of the development.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features per the Journal Center Project Standards Sign Code.



MONUMENT SIGN #1



MONUMENT SIGN #2

XI. PROCESS

Site Development Plans for Building Permit shall be submitted to the Journal Center Corporation Architectural Review Committee (as per the Journal Center Project Standards) for review and approval, and then be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision.



7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87119
505.761.9700 / DPSDESIGN.ORG



PROJECT

LEGACY 2 @ JOURNAL CENTER
7800 Headline Blvd NE
Albuquerque, New Mexico 87109



DRAWN BY
REVIEWED BY
DATE September 22, 2016
PROJECT NO. 16-0068.003
DRAWING NAME

**SITE DEVELOPMENT
PLAN FOR SUBDIVISION
DESIGN STANDARDS**

SHEET NO.
SPSB-4
OF

ADDITIONAL STAFF INFORMATION

Park Development Standards



PARK DEVELOPMENT STANDARDS

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PREFACE

It is the intent of the park development standards to provide comprehensive standards for the development of the Journal Center, consisting of approximately 315 acres previously designated on the Albuquerque/Bernalillo County Comprehensive Plan, as an established urban area. The property has been annexed November 19, 1980, to the City of Albuquerque and IP (Industrial Park) zoning was acquired.

SECTION I - Purpose and Intent

The purpose of the Park Development Standards for the Journal Center is to achieve the following general objectives:

1. **General Purpose**
 - A. To enhance and implement the comprehensive plan.
 - B. To provide a guide for the growth and development of the Journal Center in accordance with the Albuquerque/Bernalillo County Comprehensive Plan and Zoning Code.
 - C. To secure for the citizens of Albuquerque the social and economic advantages resulting from the orderly planned use of its land resources.
 - D. To establish conditions which will allow land uses to exist in harmony within the community.
 - E. To promote a safe, efficient traffic circulation system and adequate off-street parking.
 - F. To facilitate adequate provisions for community facilities such as transportation, water, sewerage and other public requirements.
 - G. To protect and enhance real property values.
 - H. To promote the stability of existing land uses and to protect them from incompatible and harmful intrusions.

2. **Specific Purpose**

The Development Standards for the Journal Center are additionally intended to achieve the following objectives:

- A. To provide additional commercial, business and industrial activities for the City of Albuquerque and vicinities.

- B. To provide regulations that meet the broad objectives of the Albuquerque/Bernalillo County Comprehensive Plan; and show an integration of site uses, structures, accessory uses, landscaping, parking, signing and circulation, at the same time allowing for the protection and enhancement of surrounding property both developed and undeveloped.
- C. To provide and promote the highest quality of design and visual appearance of all improvements and permit planned diversification.
- D. To provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of land uses.
- E. To establish conditions for a planning and review process and review criteria intended to lessen discretionary decisions.
- F. To provide a system of private design review by the Journal Center Architectural Review Committee and the City of Albuquerque to develop any parcel within Journal Center.
- G. To establish a review process for the user from initial contact to issuance of a building permit and through the construction of project.

SECTION II - General Notes

1. Terms used in the development standards shall have the same meaning as defined by the City of Albuquerque Comprehensive City Zone Code, Ordinance 80-1975, Section 5 definitions, unless otherwise defined herein.
2. All construction within the boundaries of the Journal Center shall comply with all provisions of subdivision, zoning and building codes applicable in the City of Albuquerque.
3. No lands shall be cleared of vegetation, graded, or the natural ground surface thereof otherwise disturbed, unless a building permit has been duly issued for the proposed construction or other development as authorized by the City of Albuquerque.
4. All signs within Journal Center shall be subject to the standards in the City of Albuquerque comprehensive zoning code General Regulation, Section 40.E and/or the standards in this text.
5. The utilities within Journal Center will be provided by:

Electricity:

PUBLIC SERVICE COMPANY OF NEW MEXICO
Alvarado Square
414 Silver Avenue, Southwest
Albuquerque, New Mexico 87158

Gas:

GAS COMPANY OF NEW MEXICO
Corporate Offices:
2444 Louisiana Boulevard, Northeast
Albuquerque, New Mexico 87110

Mailing Address:
Post Office Box 1692
Albuquerque, New Mexico 87103

Water and Sewer:

CITY OF ALBUQUERQUE
Public Works Department
Post Office Box 1293
Albuquerque, New Mexico 87102

Telephone:

U.S. WEST COMMUNICATIONS
Post Office Box 1355
Albuquerque, New Mexico 87103

6. All access plans, necessary rights-of-way, dedication and improvements shall meet with the requirements and approval of the City of Albuquerque.
7. All construction shall be in compliance with City of Albuquerque building, mechanical and electrical codes.

SECTION III - Development Plan

The following exhibits are presented in the same sequence as the information they contain was used in the analysis and design process. The project boundary and the elevation analysis were used to develop the grading and drainage analysis plan and the buildable area plan. These physical site maps led to the development of the land use map. The landscape master plan defines a total landscape concept for planting and maintenance. The conceptual site plan is only an attempt to show the character of the development standards with **one possible development alternative** in compliance with the land use plan. It is important to realize that the conceptual site plan is conceptual and its value is to show the intent of the development standards as envisioned by the planners and architects for the Journal Center.

Exhibits

1. **Project Boundary**
2. **Elevation Analysis**
3. **Grading and Drainage Analysis**
4. **Buildable Area Analysis**
5. **Land Use Plan**
6. **Landscape Master Plan**
7. **Conceptual Site Plan**
8. **Sign Plan**
9. **Utility Plan**

SECTION IV - General Development Standards

1. Purpose and Intent

The purpose and intent of this section is to establish general standards for development in addition to those established by other sections of the Journal Center Park Development Plan and Standards.

2. Building Heights

A variety of building height limitations has been established because of different land uses allowed.

A. Support Commercial

1. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will be allowed up to 65 feet in height, but will be subjected to review by the Journal Center Design Review Committee.

B. Office/Commercial/Research and Development

1. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will have no limitation as to height but will be subjected to review by the Journal Center Design Review Committee.

C. Industrial Class I

1. Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45-degree angle plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Antennas will have no limitation as to height.

D. Industrial Class II

1. Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45-degree angle plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Antennas will have no limitation as to height.

Building Setbacks

All building setbacks shall be measured from the face of the curb.

A. Front Yard Setback

1. Arterial Street, 86' right of way

Minimum building setback of forty (40) feet from the face of the street curb line. See Appendix B, Sketches 1 and 2.

2. Local street, 60' right of way

Minimum building setback of thirty (30) feet from the face of the street curb line. See Appendix C.

3. Freeway Frontage Road

Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. See Appendix D, Sketches 1 and 2.

4. Paseo del Norte

Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. See Appendix E, Sketches 1 and 2.

B. Side Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply, except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by this ordinance may be placed in street-side, side yard setback areas.

C. Rear Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

4. Building Site Coverage

Maximum building coverage allowed for each land use is described below. Parking structures shall not be calculated as building area; however, said structures shall be used only for the parking of company vehicles, employees' vehicles or vehicles belonging to persons visiting the subject firm.

- A. Support Commercial
thirty-five percent (35%) maximum building coverage
- B. Office/Commercial/Research and Development
fifty percent (50%) maximum building coverage
- C. Industrial Class I
sixty percent (60%) maximum building coverage
- D. Industrial Class II
eighty percent (80%) maximum building coverage

5. Signs

All signs will be in compliance with the City of Albuquerque comprehensive zoning code General Regulation, Section 40.E.

All signs will also be subject to approval by the Journal Center Architectural Review Committee before submittal to the City of Albuquerque.

A. Administration

1. Each owner, tenant or lessee shall submit or cause to be submitted to the Journal Center Architectural Review Committee for approval before fabrication at least 3 copies of detailed drawings covering the location, size, layout, design, color and materials of the proposed building elevation, including all signing and/or graphics.
2. After the Journal Center Architectural Review Committee has approved the sign drawings, the owner, tenant or lessee shall submit the plans to the City of Albuquerque Planning Department for approval. If any changes are made in the signed plans by the Planning Department, the owner, tenant or lessee shall re-submit revised plans to the Architectural Committee for review and approval prior to fabrication and installation.
3. All permits and fees for signs and their installation shall be obtained and paid for by the owner, tenant, lessee, or his representative.
4. The owner, tenant or lessee shall be responsible for the fulfillment of all requirements and specifications of this document and any appropriate City Code.

6. Landscaping

A. Landscape Master Plan and Standards

The Landscape Master Plan and Standards serve to establish a framework for the site development at Journal Center. It is the intent of this framework to provide the basis for an overall unified treatment and high degree of landscape quality throughout the entire site.

This document is comprised of two distinct sections: the Landscape Master Plan, Section III, and the Landscape Standards, Paragraph E page II. The Master Plan is the more rigid and serves to provide site unity through the use of specific materials. The Landscape Standards, although specific in nature, will allow flexibility in design. The Standards are the backbone provided to support the desired high quality of development.

B. Landscape Concept

The landscape objective in its broadest sense is to integrate the landscape with both the introduced architectural elements and the character of the major roadways and perimeter plantings. Plant materials of varied nature have been selected for their hardiness, character and maintainability.

C. General Requirements

Detailed landscape and irrigation plans, prepared and signed by a "qualified" landscape architect, shall be submitted to the Journal Center Architectural Review Committee for concept approval. The landscape and irrigation plans shall also be submitted to the proper reviewing agencies of the city, county and highway department for approval prior to issuance of a Building Permit; prior to any building construction, and prior to the issuance of a Certificate of Use and Occupancy.

1. All government standards (local and otherwise) applicable to landscape and irrigation shall be investigated prior to preliminary design and incorporated into design schemes prior to plan submittal.
2. Individual expression, as related to the landscape design of each site, is encouraged and shall be based, in addition to the parameters set forth in the concept statement, on the following criteria:
 - a. Landscape elements shall be of the "long-lived" variety. "Short-lived" materials can be utilized, but only as a supplement to longer-lived elements.
 - b. Landscape elements within the front yard or visible from the public right-of-way shall be of similar character and compatible with the parkway in the design and vocabulary indicated on the Master Plan and Suggested Plant Lists. Landscape materials are considered to be a strong unifying element and, therefore, should reflect the physical, functional, and aesthetic qualities of the site.
 - c. Simple palettes of materials in simple compositions utilizing two species of accent trees recommended to achieve an overall unified design treatment.
 - d. Expansive horizontal and vertical surfaces, comprised of singular materials, shall be modulated or interrupted by foliage masses.

- e. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site and provide physical protection from sun and wind in paved expanses.
- f. Thorough soil preparation is essential to plant survival. An agricultural quality soil test shall be performed. Specifications shall indicate all soil treatment and preparation.
- g. As water management is critical, conservation is a key design consideration for irrigation plans. These systems shall be coordinated with specific planting requirements.
- h. Large areas of disturbed (scarified) soil cause blowing dust and noxious weeds to be problems. Ground covers such as pasture grasses with at least temporary irrigation should be considered in these areas.

D. Landscape Master Plan and Suggested Plant List

The Landscape Master Plan (see Section III - Development Plan) specifically delineates the major site planting elements, their size, number and location requirements. The function of this section is to maintain landscape design continuity that is critical to overall site unity.

The Suggested Plant Lists (see Appendix A) are to serve as a supplement to the Master Landscape Plan. It is the intent of these lists to provide a further basis for overall site continuity.

Suggested Plant List, Sections 1, 2, 4 and 5 related directly to the Landscape Master Plan while Sections 3, 6, 7, 8, 9, and 10 establish a framework for individual site design. It is required that plant selection for all common maintenance areas be limited to and drawn from these lists. For privately maintained areas, extended plant palettes are encouraged, but designers shall keep in mind that both simplicity and unity are major design criteria for overall site development.

E. Landscape Standards

The Landscape Standards are the major means by which a quality landscape will develop at Journal Center Business Park. Prior to proceeding with any individual site design, particular attention should be given to this section.

In terms of landscape design, all unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs, and tree materials, and/or dry (inorganic) materials as indicated in the Landscape Master Plan and Suggest Plant Lists.

1. Street Trees

Street trees are required and are considered to be part of the Front Yard – Parkway Landscape. Major and minor species, minimum sizes and number required per 100 lineal feet of street frontage can be determined by referring to the Landscape Master Plan and Suggested Plant Lists. Minimum tree size to be 2 1/2" caliper.

2. Front Yard

The front yard is considered to consist of the entire area between the face of the curb at the access street and the face of any building. Front yard landscaping shall consist of the following:

- a. Parkway Landscape: Where parking occurs between the right-of-way line and the face of building (see Appendix B & C). This area is to be landscaped with 2 1/2" minimum caliper street trees, accent trees, screening shrubs and ground cover treatment (see Landscape Master Plan and Appendices).

The parkway landscape shall be designed to screen the parking area from the access street. In addition to street trees, the screening must be accomplished by earth berming (natural in character) with a minimum height of 36" from the top of curb at the access street (see Appendices). Scope shall never be greater than 33% (one to three).

- b. Building Setback (or Landscaper Buffer): Where no parking occurs between the right-of-way line and the face of building (see also Appendix B and C) this area is to be landscaped with street trees, accent trees, shrubs (optional near building) and ground cover treatment (see Landscape Master Plan and Appendices).

Both the Parkway Landscape and Building Setback Buffer, with the exception of parking lots, are to be turned over to common maintenance, performed by the Journal Center Association, upon acceptance of final installation.

3. Parking Lots

Shade trees not less than two and one-half inches (2 1/2") caliper in size, equal in number to two (2) per each five (5) parking stalls; accent trees, equal in number to one (1) per each five (5) parking stalls, all with adequate irrigation systems will be provided within all parking areas for office/commercial and support/commercial zones.

All areas not covered by the parking lot surface or other hardscape surfaces are to be landscaped with ground cover and shrubs as per Suggested Plant Lists (Appendix A).

Parking lots in zones classified Industrial I and II that serve the public and visitors and are not within storage areas shall be landscaped as per commercial standards. Employee parking and storage areas need not be landscaped in Industrial zones I and II.

All parking within storage yards shall be fully screened from street frontage. Provide minimum 6'-0" walls or combination walls and planting sufficient for a total screen of cars from street view. Planting to be similar to that required for property line treatment of commercial zones.

The maintenance of all parking lot landscaping not occurring in common leased land is to be the responsibility of the individual property owner(s) or tenant(s).

4. Side and Rear Yards

Trees shall be planted adjacent to all structures on site where possible. Quantity to be equal to one (1) tree for each thirty (30) lineal feet of the combined length of rear and both side wall dimensions. Minimum tree size shall be 1-3/4" caliper.

All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover, shrubs and tree materials, and/or dry landscape materials (inorganic) as indicated in the Suggested Plant Lists. No gravel will be accepted.

For buildings in the industrial zones, all side and rear yards not within the storage yard areas shall be landscaped as per standards listed above.

All maintenance for side and rear yards is to be the responsibility of the individual property owner(s) or tenant(s).

5. Property Lines

Contiguous – The equivalent of one (1) tree per each thirty (30) lineal feet of property line. A minimum size of 1-3/4" caliper will be required (see Appendix G).

Non-Contiguous – The equivalent of two (2) trees per each thirty (30) lineal feet of property line. A minimum size of 1-3/4" caliper will be required (see Appendix G).

Shrubs and ground cover will also be required planting in both situations. The minimum shrub size is to be five (5) gallon (24" height x 18" width minimum) spaced at 48" o.c. (see Appendix G).

All property lines are to be landscaped except in Industrial zones where storage and manufacturing yards are adjacent to the property lines. In lieu of property line screen planting, provide a minimum 6'-0" height wall of fence around all storage and manufacturing yard areas.

The maintenance of all property line landscaping is to be the responsibility of the individual property owner(s) or tenant(s).

6. Arroyo Drainage Area

This area is flood plain land that, aside from landscaping and narrow concrete lining, is to remain undeveloped. It is the intent of this standard that natural land forms be used and that a natural looking succession of vegetation be implemented between the concrete channel and the adjacent/surrounding commercial/industrial development.

The planting along the drainage area shall be limited to grasses, shrubs and trees, and be planted in that respective order, going from concrete channel to transition edge (see Appendix F, Sketch 1). All plant material shall be **nursery grown** in containers and well rooted prior to planting.

The transition edge would be a smooth merger of drainage area planting and adjacent user land. It should undulate horizontally to reflect a natural edge condition that is complementary to both the park-like drainage area and built environments (see Appendix F, Sketch 2).

The transition area between drainage and commercial-industrial uses shall contain plant material that is relatively fire retardant and requires minimal irrigation or maintenance.

Although generally low maintenance, the drainage area and its buffer shall be maintained as part of the Business Park's common area. Owners and/or tenants are to regard these areas as an important and integral part of the total site landscape. Maintenance shall commence upon completion of the landscape and acceptance of its installation.

7. Screening

Areas utilized as parking, storage or loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties. This may be accomplished by employing one or all of the following techniques:

Lineal Masses of Shrubs – This method requires use of shrubs that will achieve a height of from four (4) to six (6) feet within three (3) years. Minimum size of five (5) gallons (24" height x 18" width) at 48" o.c. spacing.

Lineal or Group Masses of Major Trees – This method requires the use of trees that shall ultimately provide foliage that will screen parking, storage and loading areas from elevated areas within the site or from adjacent buildings.

8. Maintenance

All landscaping in this development shall be maintained in a neat and orderly fashion. Periodic inspections will be made as directed by the Journal Center Review Committee and reports submitted with regard to the condition of maintenance. If suggestions of improvement are made and which are in the realm of the Maintenance Standards, the work shall be corrected within seven (7) days of receipt of the report. The following are minimum maintenance standards:

- A. All planting areas are to be kept free of weeds, debris and sand build-up.
- B. Lawn and ground covers are to be kept trimmed and/or mowed regularly. Visual compatibility with "common areas" is desired.
- C. All plantings are to be kept in a healthy and growing condition. Fertilizations, cultivation and tree pruning are to be carried out as part of regular maintenance.
- D. Irrigation systems are to be kept in working condition. Adjustment and cleaning of systems should be a part of regular maintenance.
- E. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.
- F. All trees shall be trimmed and pruned when necessary to promote healthy growth and structure and minimize wind damage. Trees should be attended to no less than once each year. Under no circumstance shall trees be "topped". To encourage deep roots and healthy growth, all trees should be deep root fed at least once each year.

7. Loading Areas

Loading areas shall be screened from view or, at a minimum, have the view from the streets adjacent to said loading areas broken up by the use of landscaping and/or fencing materials.

On other than Entry Drives, street-side loading shall be allowed, provided the loading dock is set back a minimum of seventy (70) feet from the street right-of-way line, or one hundred ten (110) feet from the street centerline, whichever is greater. Said loading area must be screened in a manner as set forth above.

8. Storage Areas

No Exterior Storage will be allowed in the Support Commercial or the Office/Commercial/Research & Development Land Use Areas. For Industrial Land Uses, all outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point. Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.

No storage shall be permitted between a frontage street and the building line.

9. Refuse Collection Areas

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.

No refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point height (8) feet in vertical height, but need not be opaque above that point.

10. Off Street Parking

All parking will be off-street. The following uses shall provide, as a minimum, the number of parking spaces indicated for each use:

- A. Retail stores – one (1) space for every two hundred (200) square feet of gross floor area.
- B. Retail food take-out – one (1) space for every two hundred (200) square feet of gross floor area.
- C. Restaurants, taverns, lounges and other establishments for the sale and consumption on the premises of food and beverages – ten (10) minimum or one (1) for each fifty (50) square feet of gross floor area up to four thousand (4,000) square feet, plus one (1) for each eighty (80) square feet of gross floor area over four thousand (4,000) square feet, whichever is greater.
- D. Business offices, banks, financial institutions, savings and loan institutions – one (1) space for each three hundred (300) square feet of gross floor space.
- E. Manufacturing plants and kindred uses (within the minimum parking stalls required):
 - 1. Industrial uses of all types except a building used exclusively for warehouse purposes: one (1) for each three (3) employees of the largest shift or one (1) space per one thousand (1,000) square feet of net leasable area whichever requirement is greater.
 - 2. Wholesale establishment and warehouses not used exclusively for storage: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet; one (1) for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet; one (1) for each four thousand (4,000) square feet of floor area of the building, less that area devoted to office or sales, plus one (1) for each three hundred (300) square feet of office or sales area.
 - 3. Warehouses, storage buildings or structures used exclusively for storage purposes: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) feet; one (1) for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building.

- F. Tennis, handball and racketball facilities – two (2) for each court plus the spaces required for additional uses on the site.
- G. Optional provisions. The following may be provided at the option of the developer when applicable to commercial, office or industrial off-street parking uses.

- 1. Pool parking: parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of pool parking are subject to the approval of the City of Albuquerque Director of Planning and must meet the following conditions:

Sufficient evidence shall be presented to the director of planning demonstrating that there will exist no substantial conflict in the principal hours or periods of peak demand of the structures or uses for which the joint use is proposed.

The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.

Parking facilities designated for joint use should not be located further than two hundred fifty (250) feet from any structure or use served.

A written agreement shall be drawn to the satisfaction of the director of planning of the city attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use at the period of time indicated.

- 2. Long-term parking: commercial and industrial facilities used for long-term parking may decrease stall size to the specifications set forth below (subsection H.3). "Long-term" parking facilities shall be considered as areas of half or all-day parking.

H. Minimum Design Requirements

- 1. 90 degree uncovered parking spaces shall measure nine (9) feet in width, eighteen (18) feet in depth and have a twenty-four (24) foot aisle.
- 2. 90 degree angle stalls designated for use by compact cars (maximum of 25% of parking requirement) may be reduced in size to a minimum of seven and one-half (7-1/2) feet in width, fifteen (15) feet in length and have a twenty-four (24) foot aisle.
- 3. Stalls designated for long-term (all day minimum) industrial and commercial parking may be reduced in width a minimum of eight and one-half (8-1/2) feet.

11. Sidewalks

Sidewalks will not be provided at all locations as called for in the City of Albuquerque Sidewalk Ordinance; however, pedestrian ways will be provided on each parcel to connect all parts of the development to the commercial facilities. When sidewalks are provided within public street right-of-way, the sidewalks will be required on one side of the street only.

12. Nuisances

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

13. Air Pollution Standards

All land uses designated with the Journal Center shall comply with the City of Albuquerque, Bernalillo County, State of New Mexico and all Federal level government policies and standards.

14. Proposed Rail Service

All future rail service needs determined by marketing and approval by the Journal Center Design Review Committee to any parcel within the Journal Center will automatically be given the needed easements across other properties to service those needs.

SECTION V –Support Commercial

1. Purpose and Intent

It is the intent of the retail commercial park to support the employees within the Journal Center with their retail commercial needs and not to compete with other local community retail commercial facilities:

2. Permitted Uses

Retail commercial facilities and services, such as, but not limited to, the following:

- A. Restaurants, cafes and bars**
- B. Cafeteria**
- C. Liquor store**
- D. Market**
- E. Barber shop and beauty parlor**
- F. Book and stationery store**
- G. Blueprinting and photostatics**
- H. General shops**
- I. Camera shop**
- J. Delicatessan store**
- K. Florist**
- L. Shoe store or repair shop**
- M. Tobacco shop**
- N. Office equipment rental repair**
- O. Pharmacies**
- P. Laundry/Dry Cleaning**

SECTION VI – Office/Commercial/Research & Development

1. Purpose and Intent

It is the intent of Group I, Professional and Business Office, and Group II, General Commercial, to add support to the retail commercial and industrial activities and engage in the sale of products and services to The Journal Center and surrounding communities. The intent of Group III, Research & Development, is to allow activities primarily engaged in research, provided that such activities are confined within a building or buildings that do not contribute excess noise, dust, smoke, vibration, odor, toxic or noxious matter to the surrounding environment nor contain a high hazard potential. Such activities may include, but shall not be limited to, research laboratories and facilities, developmental laboratories and facilities and compatible light manufacturing and assembly. All facilities are to be located within a building or buildings.

2. Permitted Uses

A. Group I – Professional and Business Offices such as but not limited to, the following:

1. Professional Offices

Accountants
Attorneys
Doctors
Dentists
Optometrists
Chiropractors
Engineers
Architects
Surveyors
Planners
Landscape Architects

2. Business Offices

Advertising Agencies
Banks
Savings & Loan Associations
Economic Consultants
Employment Agencies
Escrow Offices
Notary Public
Insurance Agencies

Laboratories

- a. Dental
- b. Medical
- c. X-Ray
- d. Biochemical
- e. Film, wholesale only
- f. Optometrical

Stock Brokers

Studios for Interior Decorators, Photographers, Artists and Draftsmen

Telephone Answering Services

Tourist Information and Travel Agencies

Trade Schools

Private Schools

Children's Day Care Centers

Rest Homes

Training Centers

Radio or Television Studios

B. Group II

General Commercial and Services such as, but not limited to, the following:

1. General Service, subject to use permit:
 - a. Hotels and Motels
 - b. Service Stations
2. Hobby, Arts and Crafts, including:
 - a. Sporting Goods Stores
 - b. Camera Stores
 - c. Art Galleries
 - d. Craft Stores
 - e. Pet Stores
 - f. Bicycle Stores
3. Book and Office Supply Stores, including:
 - a. Book Stores
 - b. Office Supply Stores

4. Retail Stores and Professional Service Establishments, including:
 - a. Medical Supplies and Services
 - b. Pharmacies
 - c. Specialty Foods
 - d. Fabric Shops
 - e. Jewelry Stores
 - f. Barbers & Hair Stylists
 - g. Clothing Stores
 - h. Liquor Stores
 - i. Tourist Information & Travel Agencies

5. Home and Office Furnishings, including:
 - a. Home Furniture Stores
 - b. Office Furniture Stores
 - c. Interior Decorators
 - d. Home Appliances
 - e. Antique Shops

6. Athletic Clubs, including:
 - a. Spas
 - b. Health Clubs
 - c. Recreation Facilities

7. Home Improvement Stores, including:
 - a. Hardware Stores
 - b. Paint Stores
 - c. Wallcovering Stores

8. Retail Nurseries

C. Group III

Research & Development activities and compatible light manufacturing and assembly such as, but not limited to, the following:

1. Research

- a. Biochemical**
- b. Chemical**
- c. Film and Photography**
- d. Metallurgy**
- e. Pharmaceutical**
- f. X-Ray**
- g. Radar, Infrared and Ultraviolet Equipment and Systems**
- h. Scientific and Mechanical Instruments**
- i. Testing Equipment**

SECTION VII – Industrial Class I

1. Purpose and Intent

It is the intent of the Industrial Class I facilities to provide industries engaged primarily in research and/or testing and industries engaged in compatible light manufacturing and assembly. Support facilities may be located outside of a building provided it can be demonstrated that it is in the interest of safety or health of employees and that screening requirements have been observed.

2. Permitted Uses

Uses primarily engaged in research activities including research laboratories, developmental laboratories and compatible light manufacturing such as, but not limited to, the following:

A. Research

- Biochemical
- Chemical
- Film and Photography
- Medical and Dental
- Metallurgy
- Pharmaceutical
- X-Ray

B. Manufacture, Research Assembly, Testing and Repair

- Newspaper Facilities and Production
- Electronic Equipment
- Coils, Tubes and Semiconductors
- Communication, Navigation, Guidance and Control Equipment
- Data Processing Equipment
- Glass Edging and Silvering Equipment
- Graphics and Art Equipment
- Metering Equipment
- Radio and Television Equipment
- Photographic Equipment
- Radar, Infrared and Ultraviolet Equipment
- Optical Devices and Equipment
- Filing and Labeling Machinery

SECTION VIII – Industrial Class II

1. Purpose and Intent

It is the intent of Group I, manufacturing and assembly, to provide general manufacturing activities and assembly provided that: such activities are confined within a building or buildings or enclosed within yards with appropriate screening; do not contribute excessive noise, dust, smoke, vibration, odor, toxic or noxious matter to the surrounding environment, nor contain a high hazard potential due to the nature of the products, materials or processes involved.

The intent of Group II, warehouse and storage, is to provide storage or warehousing of products and engage in distribution of said products.

2. Permitted Uses

Group I – Manufacturing and Assembly such as, but not limited to, the following:

A. Manufacture and/or Assembly of the following or similar products:

- Aircraft and Related Components
- Clocks and Watches
- Coffins
- Ceramic Products
- Electrical Appliances
- Farm Equipment
- Heating and Ventilating Equipment
- Linoleum
- Machinery and Machine Tools
- Musical Instruments
- Neon Signs
- Novelties
- Oil Well Valves and Repairs
- Optical Goods
- Refrigeration
- Springs
- Stencils
- Toys
- Trailers
- Trucks

B. The manufacturing of products or products made from the following or similar materials:

Aluminum
Bags, except burlap or sacks
Batteries
Boxes, paper
Brass
Cans
Copper
Glass
Grinding Wheels
Iron
Linoleum
Matches
Mattresses
Paper
Steel
Tin
Tools
Wool
Yarn

C. The manufacturing, compounding, processing or treatment of the following or similar items:

Acids, non-corrosive
Candles
Cigarettes and Cigars
Detergents
Disinfectants
Dye
Food Products
Lubricating Oil
Pharmaceutical Products
Plastics
Toiletries
Vitamin Products
Waxes and Polishes

D. Woodworking Shops such as (provided that, if a planer, router, sticker or moulder is maintained, all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machinery is in use):

Box
Furniture
Wood Products

- E. To allow the location of general manufacturing activities and assembly service industry and activities related to contractor and construction industry.
- F. Service industries or those industries providing a service as opposed to the manufacture of a specific product, such as the repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, shops engaged in the repair, maintenance and servicing of items excluding automobile repair, providing that such industries are not the point of customer delivery or collection.

Group II – Warehouse and storage such as, but not limited to, the following:

- A. General storage of products involved in distribution
- B. Contractor and construction industries relating to building industry, such as general contractors, electrical contractors, plumbing contractors
- C. Storage and freight services
- D. Moving and storage services
- E. Pick up and delivery services
- F. Wrapping and packaging services

APPENDIX A

Suggested Plant List

1. Primary and Secondary Street Trees
(see Section II, Development Plan)

2-1/2" Min. Caliper

London Plane Tree

Arizona Sycamore

Shademaster Honeylocust

Golden Raintree

Bradford Pear

2. Predominant Parking Lot Trees
(see Master Plan, Section II)

2-1/2" Min. Caliper

Desert Willow

Modesto Ash

Honeylocust

Sycamore-Leaf Maple

Bradford Pear

3. **Accent Trees** 2-1/2" Min. Caliper
Deciduous

Japanese Pagoda

Western Catalpa

Purple Leaf Plum

Bradford Pear

Canada Red Cherry

Flowering Crab

Japanese Maple

Malus-in-Variety

Conifers

5'-0" to 7'-0"

Deodar Cedar

Japanese Black Pine

Austrian Pine

Scotch Pine

Leland False Cypress

Blue Spruce

4. **Screen Trees** 1-3/4" Min. Caliper
(See Landscape Master Plan – Section II)

Cottonwoods-variety should be *Populus Acuminata* (narrowleaf cottonwood) to maintain continuity with existing landscape. Also, variety *Robusta*-excellent windbreak.

Hollywood Juniper

Leland False Cypress

Arizona Cypress

Desert Willow

5. Trees for Arroyo Drainage Area
(See Landscape Master Plan – Section II)

1-1/2" Min. Caliper

Desert Willow

Cottonwoods-variety should be *Populus Acuminata* (narrowleaf cottonwood) to maintain continuity with existing landscape. Also, variety *Robusta*-excellent windbreak.

Globe Willow

Salt Cedar

Pink Flowering Locust

6. Introduced Shrubs

5 Gal. Minimum

Althea

Barberries

Cotoneasters

Silverberry

Cistena Plum

Junipers

Nandina

Frasers Photinia

Scottish Broom

Mohonia

Pyracantha

Spirea

Golden Bamboo

Autumn Olive

7. **Introduced Ground Covers**

As Available

Japanese Spurge

English Ivy

Junipers

Hall's Japanese Honeysuckle

Cinquefoil

Turf Grass

Vinca (major and minor)

Strawberry

Santolina

8. **Pasture Grass**
(limited use as approved basis)
Alkali Sacatone

As Available from Seed

Buffalo Grass

Gramas

Galleta

Indian Ricegrass

Sand Dropseed

Western Wheatgrass

10. Vines

1 Gallon Minimum

Boston Ivy

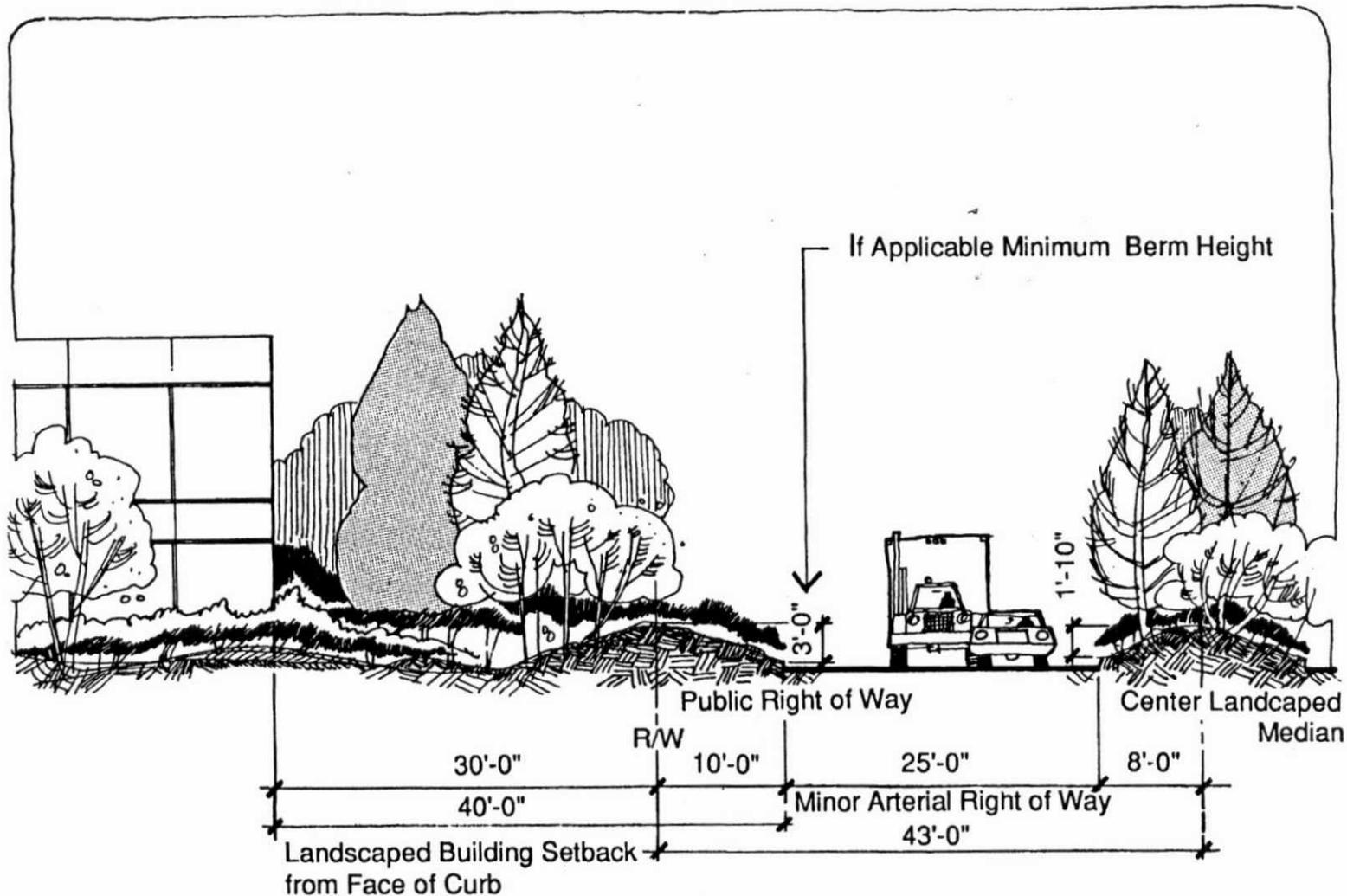
Silver Lace Vine

Virginia Creeper

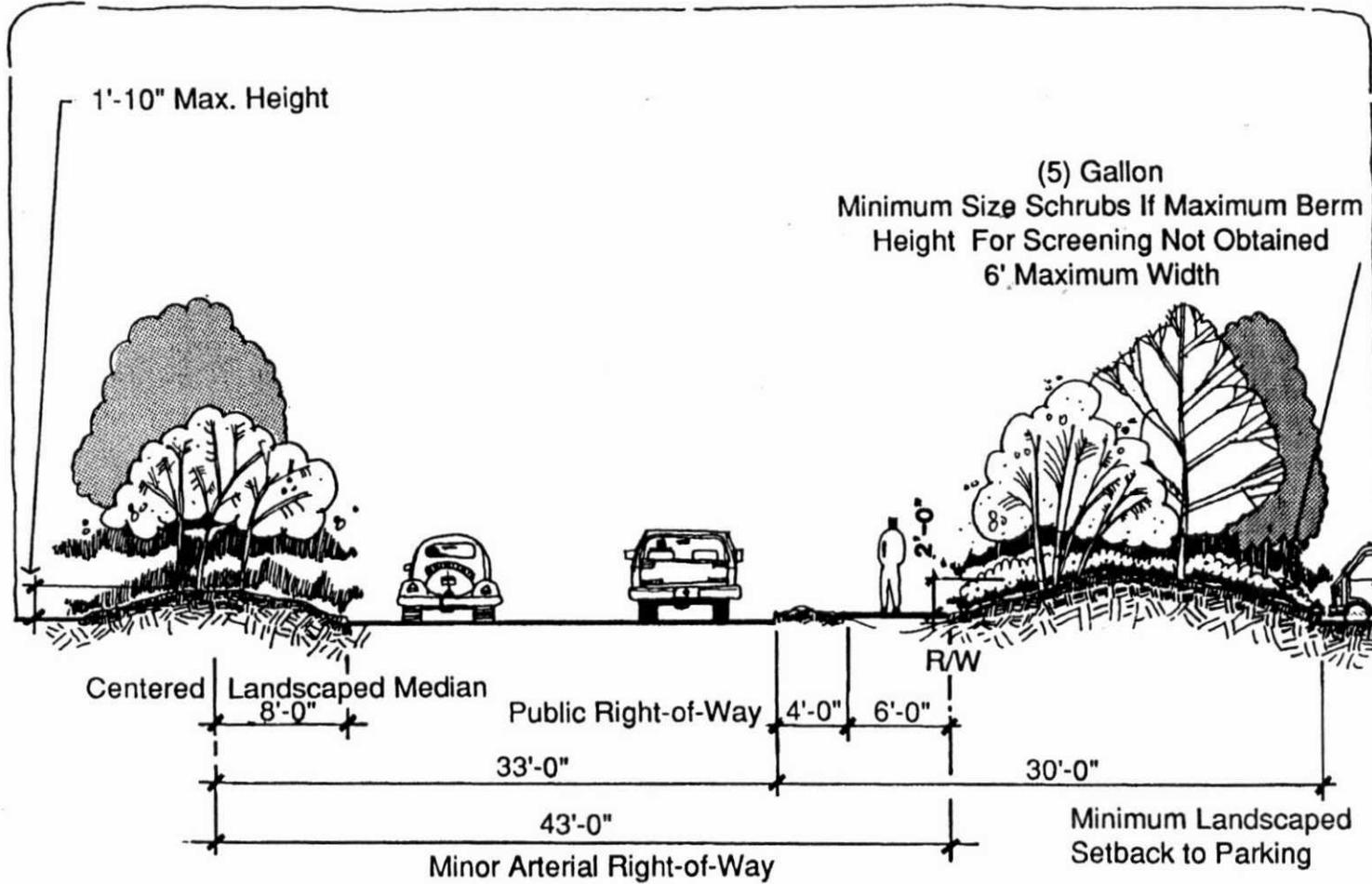
English Ivy

Wisteria

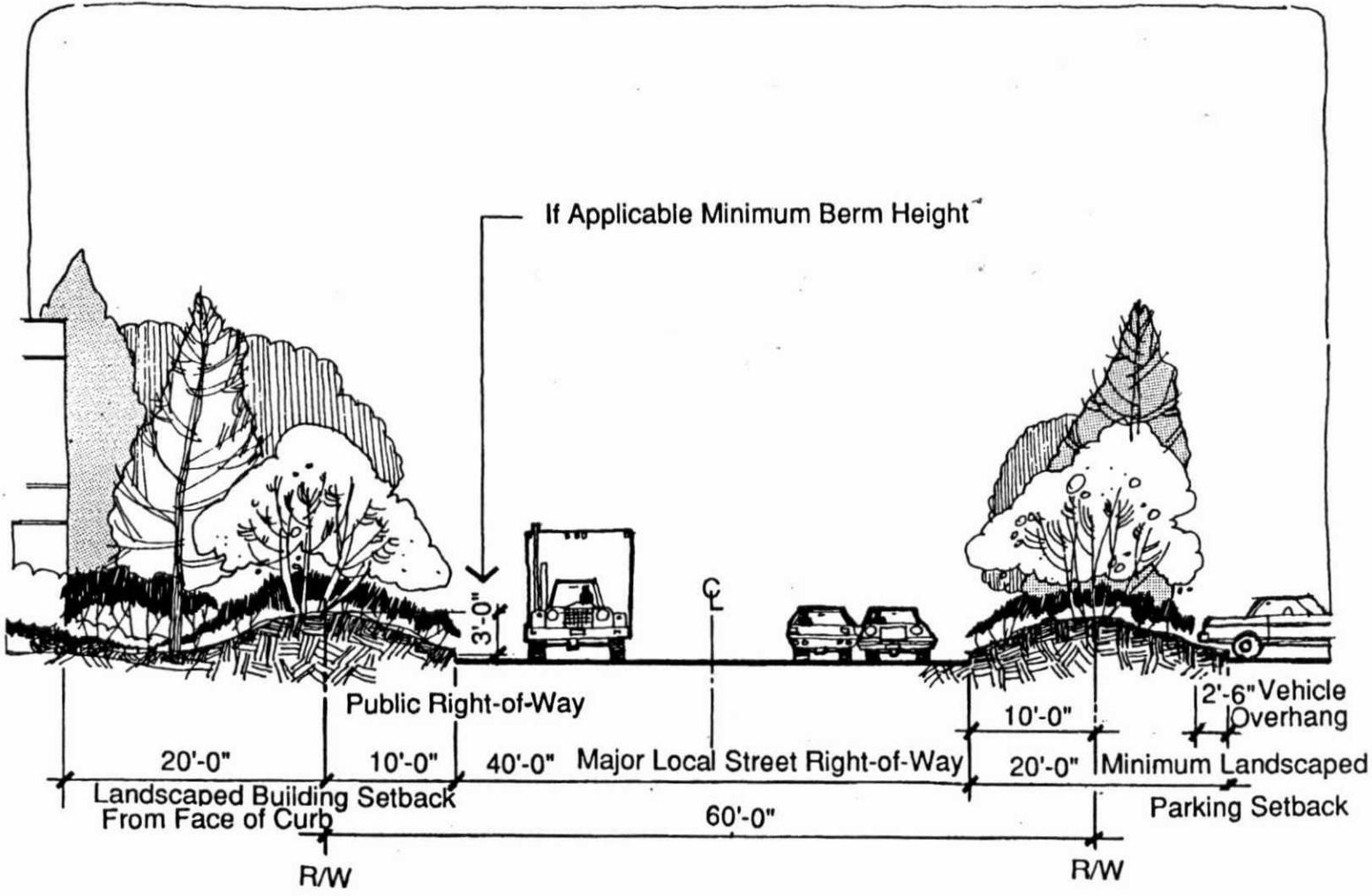
Honeysuckle



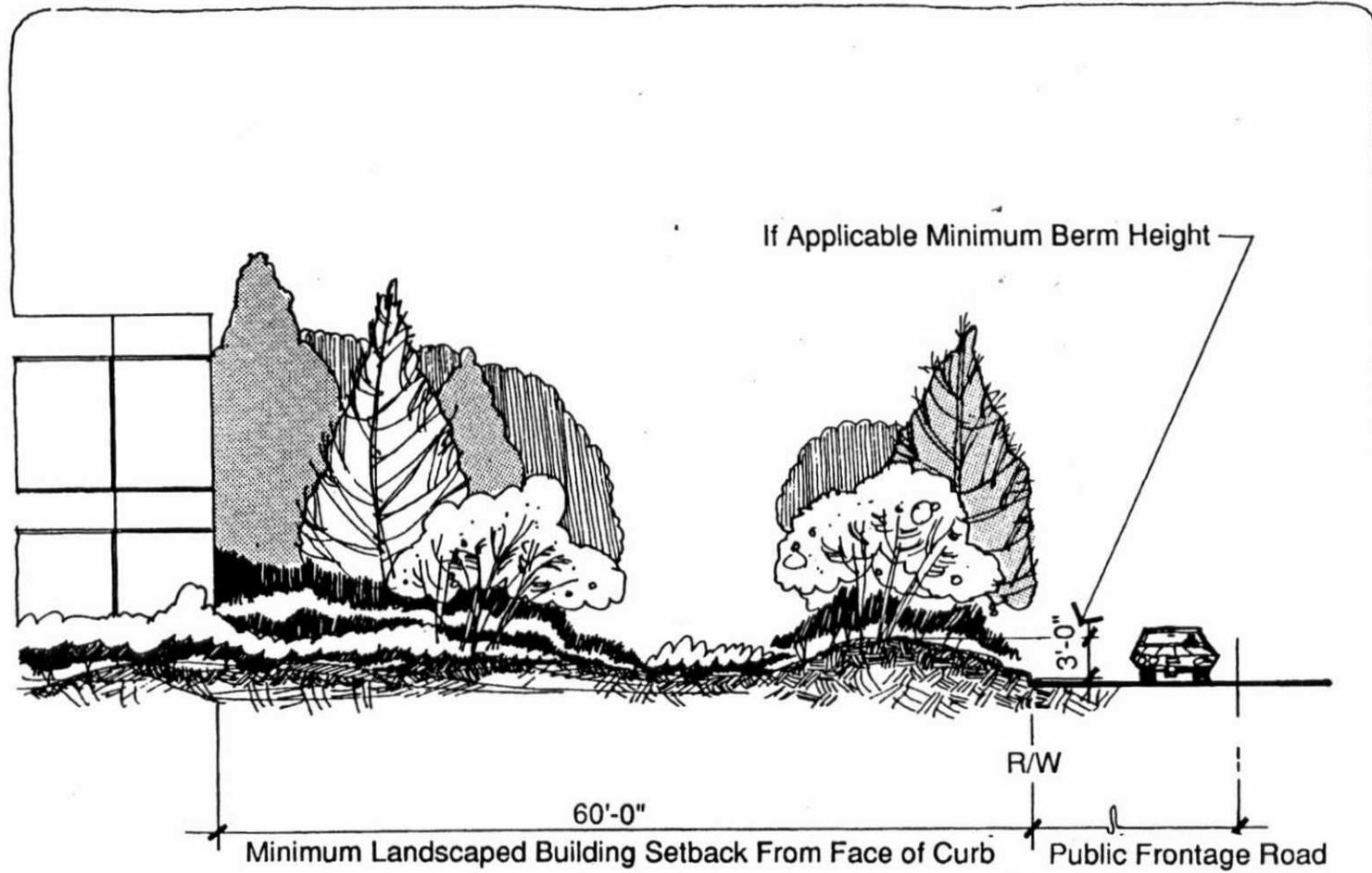
Proposed Minor Arterial Streets
86 Foot Right of Way
building setback sketch 1



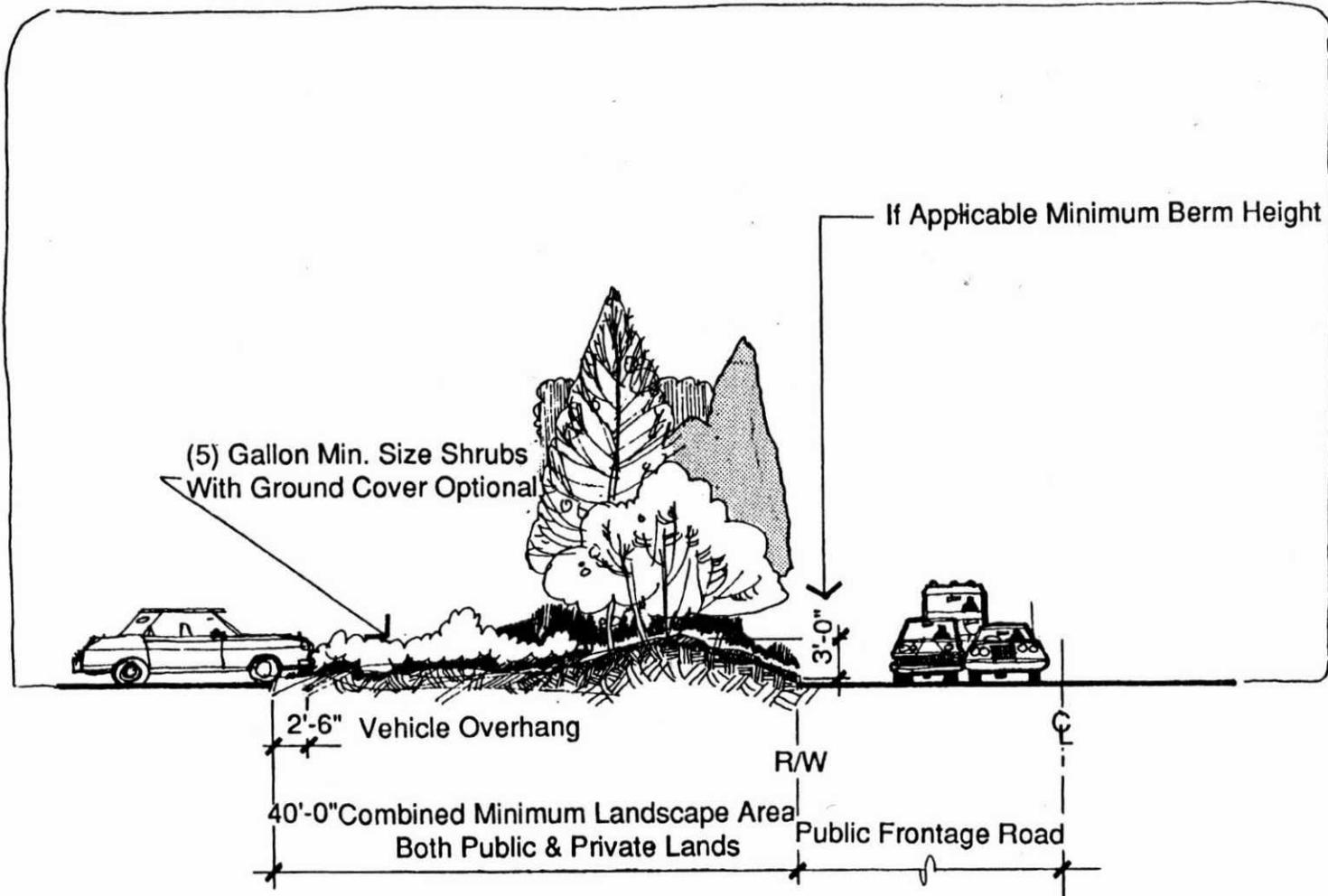
Proposed Minor Arterial Streets
86 Foot Right-of-Way
parking lot setback sketch 2



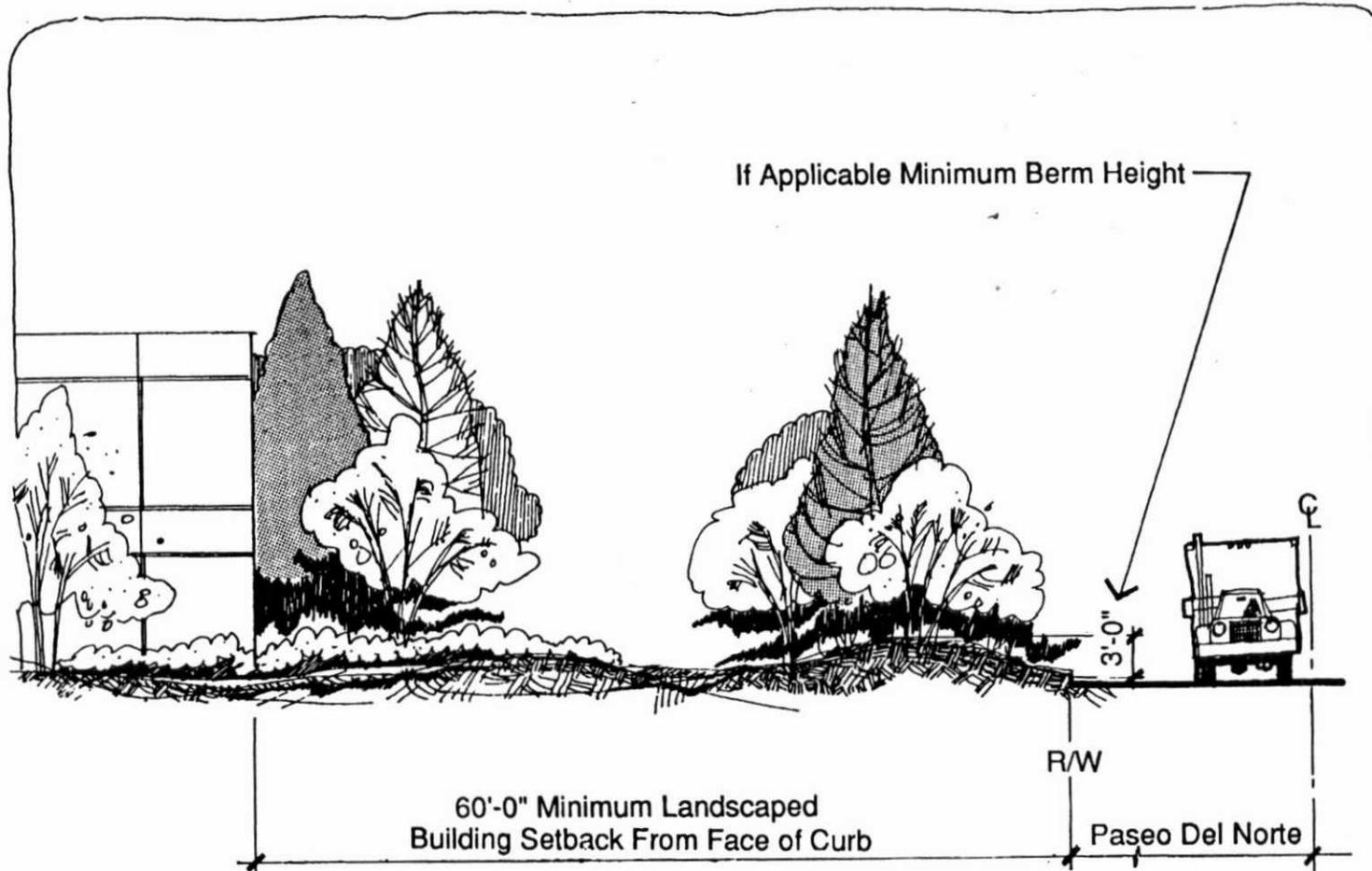
**Proposed Major Local Streets
60 Foot Right-of-Way**



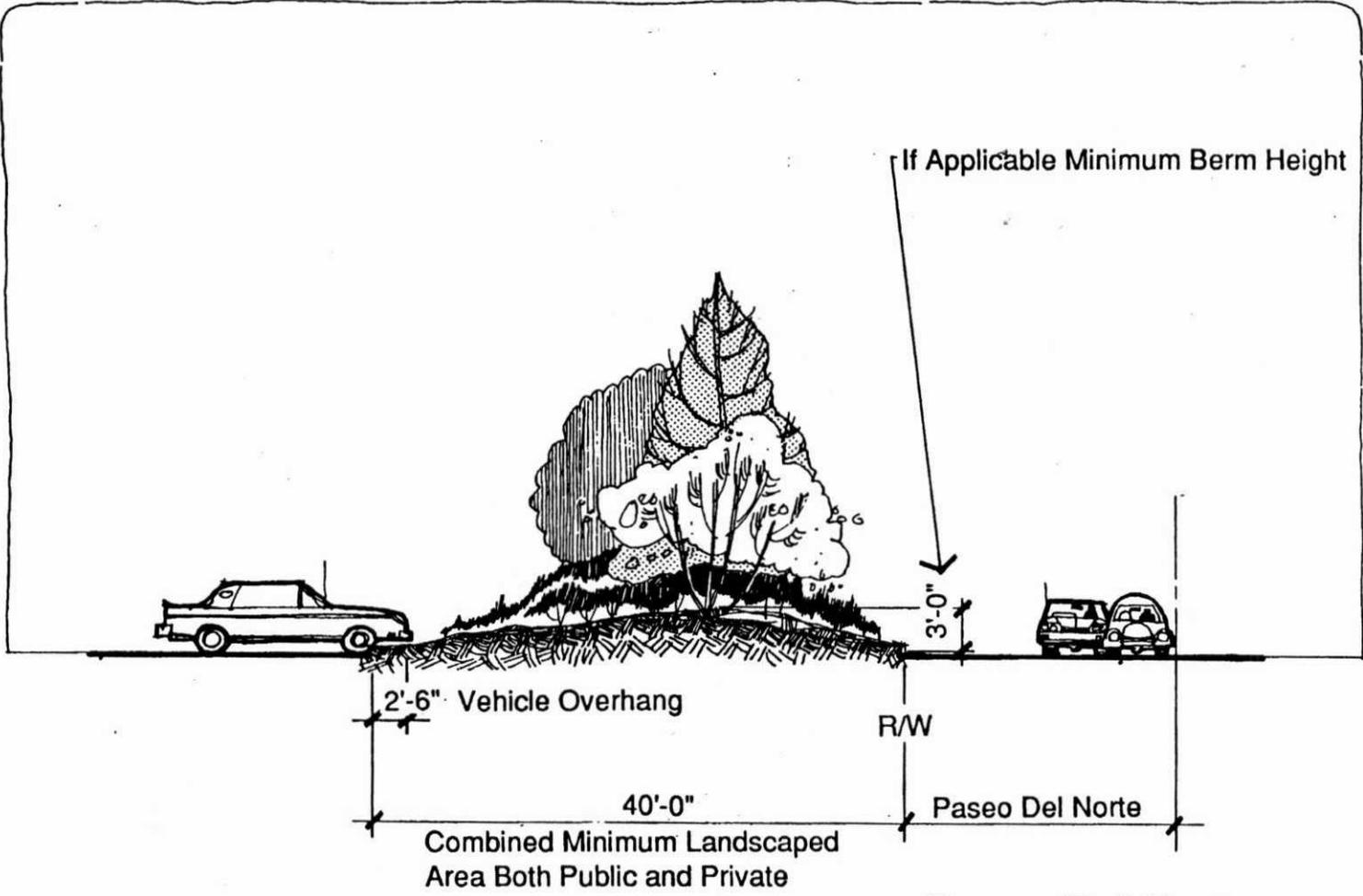
**Existing Freeway Frontage Road
building setback sketch 1**



**Existing Freeway Frontage Road
parking lot setback sketch 2**

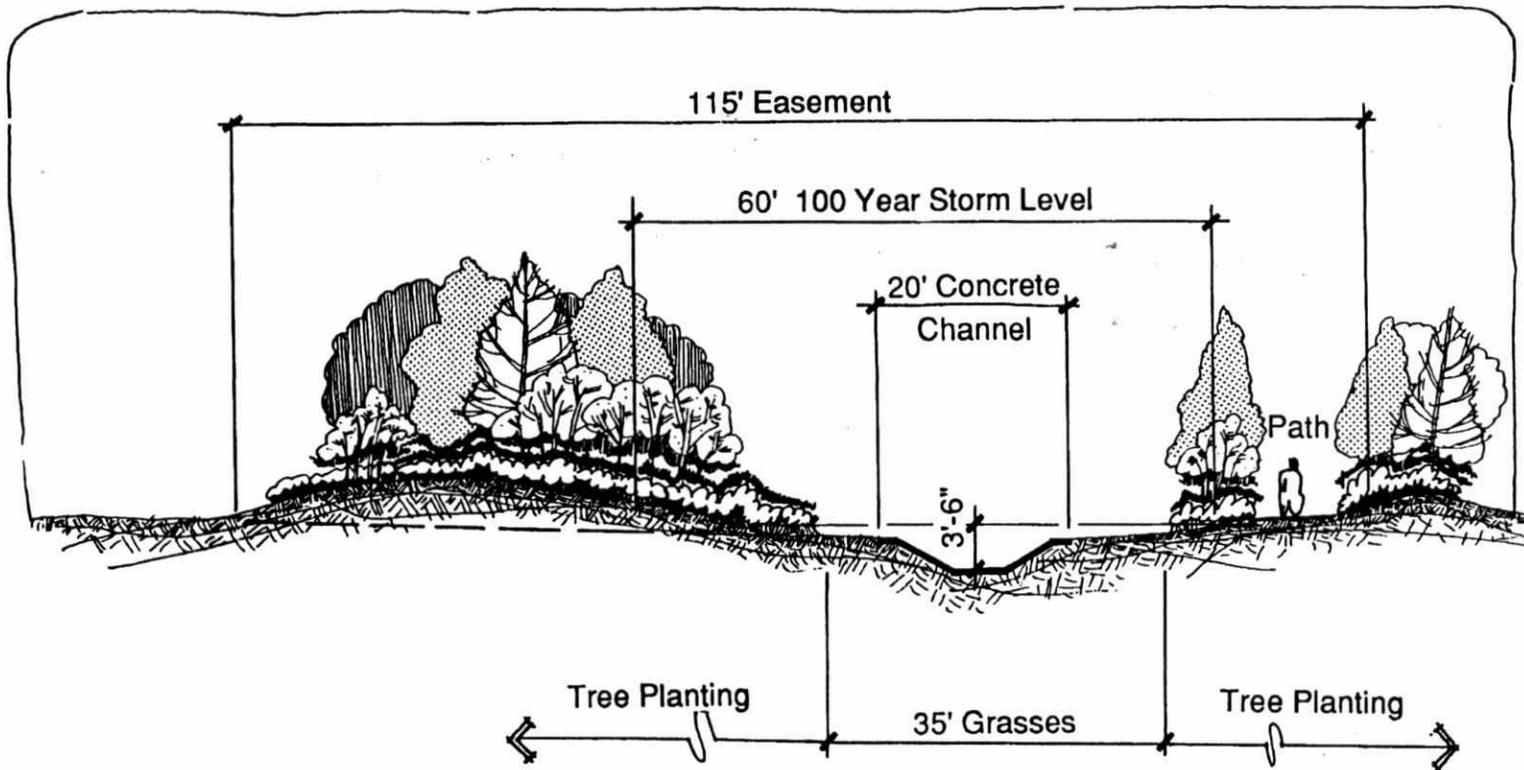


**Paseo Del Norte
building setback sketch 1**



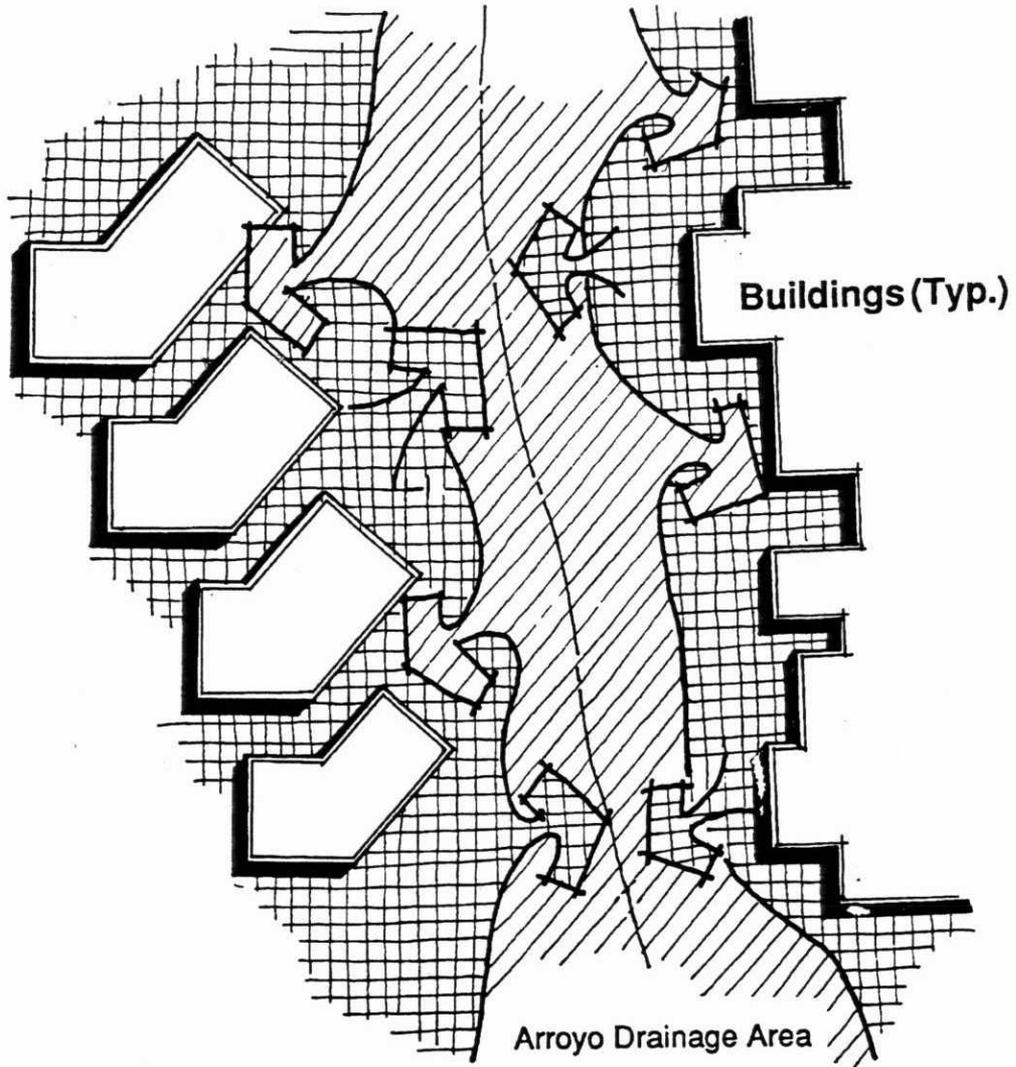
APPENDIX E (Continued)

Paseo Del Norte
parking lot setback sketch 2



**Arroyo Drainage
Area Section
sketch 1**

APPENDIX F (Continued)



Mixed Native

Introduced Vegetation

To Create a Smooth Merger Along The Arroyo

**Drainage Area Concept
sketch 2**

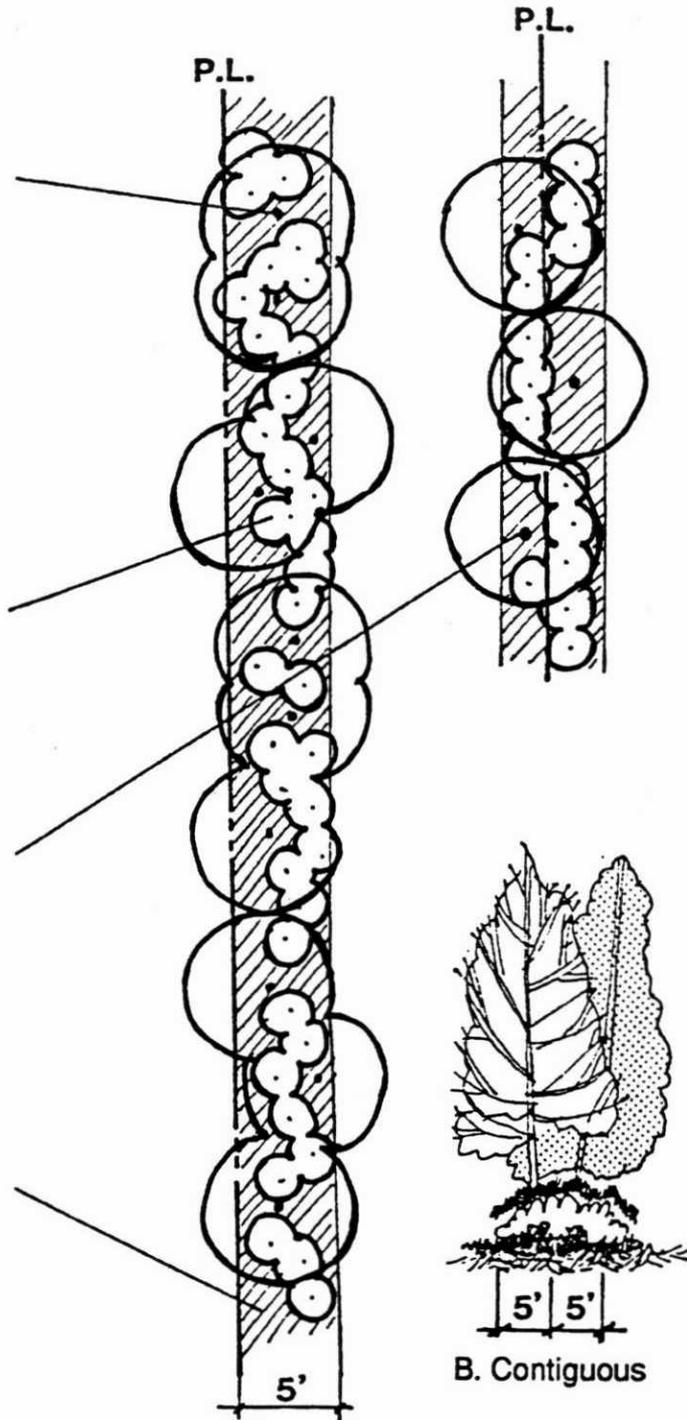
APPENDIX G

Randomly Staggered
Trees (2) 1 3/4"
Caliper Minimum Per 30'
Minimum Property Line
15' O.C. Minimum Spacing
30' O.C. Maximum Spacing

Shrubs at 48" O.C.
(See Shrub Listing)

Alternately Staggered Trees
(1) 1 3/4" Caliper Minimum
Per 30' Minimum

Ground Cover (Typ.)
(See Shrub List)



A. Non - Contiguous

B. Contiguous

**Property Line
Landscape Requirements**

Project Standards



JOURNAL CENTER STANDARDS

JOURNAL CENTER, a Planned Business Industrial Park Development, and a project of Journal Center Corporation, has a planning concept designed to integrate commercial office uses with light industrial uses within a "Park" atmosphere. A major emphasis is placed upon open space, landscaped areas, architectural unity and an integrated use of signage.

Planning of structures within Journal Center shall conform to the Project Development Plan and Standards latest revision; Sign Standards; Landscape Standards; as well as all other applicable Building Codes and Regulations of the City of Albuquerque.

It is the intent to create a business community within a campus-like atmosphere integrating architecture and nature.

Architectural Review Committee

The Architectural Review Committee has been assigned the sole responsibility for review and approval of all plans and specifications for initial construction or alteration of existing improvements, including landscaping.

The Architectural Review Committee is also responsible for making sure that all properties within Journal Center are continually maintained.

Approval must be obtained prior to the initiation of any type of site preparation or construction. The Architectural Review Committee will expedite written approval, and in the case of disapproval, will make every reasonable effort to assist in suggesting the adjustments necessary to bring plans and specification into compliance with established criteria and covenants.

The Architectural Review Committee will also inspect work in progress and make sure that plans are being implemented as approved, including timely completion.

Any type of original improvement or later changes or additions which alter the initial improvement must have prior approval by The Architectural Review Committee.

Every application presented to The Architectural Review Committee is given a careful, professional review, with special consideration for the individual site requirements and preferences of the applicant.

Approval of plans and specifications is based on many factors. One of the most important elements to be considered is whether the site dimensions are adequate to accommodate proposed improvements and required parking and screening.

Another consideration is to determine if the external design will be harmonious with neighboring structures, sites, and land uses.

Finished grades and elevations must also be compatible with neighboring sites particularly with regard to drainage and views.

Any matter requiring review and approval by The Architectural Review Committee, including original construction or alterations and additions, should be submitted directly to The Architectural Review Committee.

No buildings or improvements shall be constructed, erected, placed, altered, contained or permitted on any building site until the Site Plans, architectural renderings, sample materials, and all other Plans and Specifications have been approved by The Architectural Review Committee.

Minimum Setback Lines (See Appendix A)

The standards for building setbacks shall be as provided in the Development Plan and Standards. All building setbacks shall be measured from the face of the curb.

A. Front Yard Setback

1. Arterial street, 86' right of way
Minimum building setback of forty (40) feet from the face of the street curb line.
2. Local street, 60' right of way
Minimum building setback of thirty (30) feet from the face of the street curb line.
3. Freeway Frontage Road
Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands.
4. Paseo del Norte
Minimum building setback of sixty (60) feet from the street property line. The setback area will be a combination of public and private lands. Public lands will be landscaped and maintained by Owner/Lessee.

B. Side Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply, except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by this ordinance may be placed in street-side, side yard setback areas.

C. Rear Yard Setback

1. Ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

D. Parking Lot Setbacks

1. Arterial Street, Eighty-Six (86) Foot Right of Way
Minimum parking setback of thirty (30) feet from the face of the street curb line.
2. Local Street, Sixty (60) Foot Right of Way
Minimum parking setback of twenty (20) feet from the face of the street curb line.
3. Freeway Frontage Road
Minimum parking setback of forty (40) feet from the street property line.
4. Paseo del Norte
Minimum parking setback of forty (40) feet from the street property line. (See Appendix E).

Building Heights (See Appendix B)

A variety of building height limitations has been established because of the different land uses allowed. (See the Development Plan and Standards)

FIRST STAGE

1. BASIC COVENANTS/STANDARDS
2. SCHEMATIC SITE PLAN SHOWING
 - a. Location of Building
 - b. Egress and Ingress
 - c. Signage (Building and Site)
 - d. Parking and Circulation
 - e. Landscape

SECOND STAGE

1. DESIGN DEVELOPMENT PLANS
 - a. Exact Location of Building
 - b. Service Areas (Trash, Loading Docks, Etc.)
 - c. Utility Locations
 - d. Exact Egress and Ingress
 - e. Signage
 - f. Parking and Circulation
 - g. Landscape
 - h. Building Elevations
 - i. Building Materials
 - j. Building Colors
 - k. Pedestrian Circulation on Site
 - l. Mechanical Screening

FINAL APPROVAL

APPLYING FOR COMMITTEE APPROVAL

Any matter requiring review and approval by The Architectural Review Committee, including original construction or alterations and additions, should be submitted directly to the Committee. Three (3) complete copies of all plans and specifications or related data should be provided to:

JOURNAL CENTER CORPORATION
7777 Jefferson St. NE
P.O. Drawer J
Albuquerque, New Mexico 87103

JOURNAL CENTER
Design Review and Plan Submittal Information

Table of Contents

1.0	Design Review and Plan Submittal
	1.1 Design Review Procedure
2.0	Design Review Requirements
	2.1 Site Planning
	2.2 Building Plan Submissions
	2.3 Landscape Plans
	2.4 Signing Submissions
	2.5 Additional Approvals
3.0	Design Review Approval

1.0 DESIGN REVIEW AND PLAN SUBMITTAL INFORMATION

In order to insure every development within Journal Center that the Development Plan and Standards are observed and maintained, the practice of design review has been established by Journal Center Corporation. This review is intended to coordinate the design and construction of the buildings, landscaping and signage.

1.1 Design Review Procedure

- a. The Plan submittal as outlined below should be sent to:

Journal Center Corporation
P.O. Drawer J
Albuquerque, New Mexico 87103

or deliver to our office location:

Journal Center Corporation
7777 Jefferson St. NE
Albuquerque, New Mexico 87109

- b. Submit required drawings at stages and in quantities as outlined in the following text.
1. Site planning
 2. Building plans
 3. Landscape plans
 4. Sign plans
 5. Other requirements

2.0 DESIGN REVIEW REQUIREMENTS

2.1 Site Planning

Submit three (3) sets of complete site plans indicating location of the following items:

- a. Setbacks
- b. Building location
- c. Parking areas
- d. Parking spaces provided
- e. Building area
- f. Sign locations (Building and Site)
- g. Driveways
- h. Landscape areas
- i. Satellite Dish
- j. Any other pertinent information

2.2 Building Plan Submissions

- a. Submit three (3) sets of preliminary drawings.
- b. Submit three (3) sets of architectural working drawings.
- c. All architectural drawings are to be prepared and signed by a licensed architect.
- d. All submissions shall include, but not be limited to, the following:
 1. Plot Plan
 - a. Setbacks

- b. Landscape areas
 - c. Parking areas
 - d. Number of parking spaces
 - e. Driveways
 - f. Building location
 - g. Sign locations (Building and Site)
 - h. Any other information pertinent to the development
2. Floor Plans
- a. Areas
 - b. Decks and plazas
 - c. Typical floor plans
 - d. Roof plan (showing location of all equipment)
3. Elevations and Sections
- a. Heights
 - b. Materials
 - c. Colors
 - d. Finishes
 - e. Sign locations and sizes

2.3 Landscape Plans

- a. Submit complete landscape drawings concurrent with working drawing submission. Submit three (3) sets of drawings.
- b. All landscape plans to be prepared and signed by a licensed landscape architect, or under the direction of and signed by a licensed architect.
- c. Plans shall include, but not limited to, the following:
 - 1. Trees
 - a. Property line trees
 - b. Setback trees
 - c. Street trees
 - d. Parking lot trees
 - e. Accent trees
 - 2. Ground Cover
 - 3. Shrubs
 - 4. Walkways
 - 5. Plazas or decks
 - 6. Walks, trellises, fences
 - 7. Slope stabilization
 - 8. Land - berming and mounding
 - 9. Grading
 - 10. Material Lists
 - a. Size
 - b. Quantity
 - c. Specifications

2.4 Signing Submissions

For temporary and permanent signing, submit three (3) copies each of the following:

1. Graphic layout
2. Size
3. Location
4. Construction/details and materials
5. Color

2.5 Additional Approvals

Other site improvements as directed by Journal Center Corporation, or the Planning Department of the City of Albuquerque.

3.0 APPROVAL

A letter of Design Review Approval from Journal Center Corporation must be obtained prior to submitting for building permits.

Exterior Illumination (See Appendix B)

Light standard heights for parking areas should not exceed 35'.

The pattern of light pooling from each fixture should be carefully considered to avoid glare or light throw intrusion into adjacent properties.

Exterior sides of any building fronting streets should be landscape lighted to enhance the identity of the building and the appealing ambiance of the total community.

All illumination plans, whether for decoration or safety and security measures, must be approved by The Architectural Review Committee.

Sign Standards

All signs must have the written advance approval of The Architectural Review Committee before installation.

Temporary construction and/or leasing signs must also have prior written Architectural Review Committee approval and must be promptly removed when construction or leasing is complete.

All signs should be designed to reflect the tasteful, established image of the "Park". For this reason, no brashly colored, moving or flashing signs will be approved.

Signs should identify only the name and business of the occupant of those offering the premises for sale or lease.

Signs should be comparable in size and shape to signs on other buildings in the area and should not detract from adjacent property above the roof lines.

Screening (See Appendix C)

Areas utilized as parking, storage and loading will be screened, modulated, or interrupted from the view of the access street(s) or adjacent properties.

Loading areas shall be screened from view, or, at a minimum, have the view from streets adjacent to said loading areas broken up by the use of landscaping and/or fencing materials. Other than entry drives, streetside loading will be allowed only if the loading dock is at least seventy (70) feet from the street right of way, whichever is greater, and screened as required in accordance with the Development Plan and Standards.

Mechanical Equipment

Mechanical Equipment, whether on roof areas or on grade, shall be fully screened. Screen shall be compatible with materials and design of the building.

Satellite Dish

Satellite dishes, whether on roof areas or on grade, shall be fully screened. When units are on Grade A combinations of opaque walls and landscaping will be used.

Storage Areas (See Appendix D)

No exterior storage will be allowed in the support Commercial or the Office/Commercial/Research

& Development Land Use Areas. For Industrial Land Uses, all outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but not be opaque above that point. Outdoor storage shall be meant to include all company owned and operated motor vehicles, with the exception of passenger vehicles.

No storage shall be permitted between a frontage street and the building lines.

Refuse Collection Areas

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.

No refuse collection area shall be permitted between a frontage street and the building line.

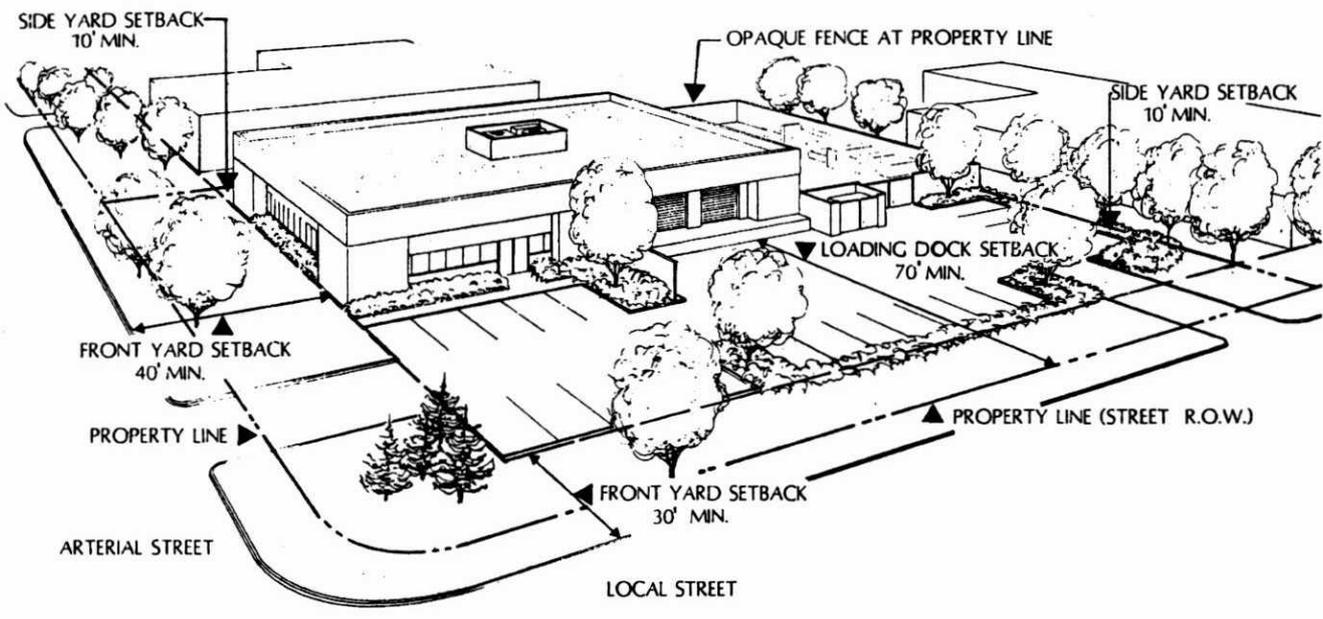
Site Drainage

An engineer's report comparing the historical and developed conditions and recommending adequate methods of detention and drainage shall be submitted by each Owner to The Architectural Review Committee for approval as part of the Plans and Specifications for any Building. If required, detention shall be accomplished by providing ponding areas for storage of storm water on rooftops, in parking areas, in landscaped areas, in graded drainage swales, and by such other methods, including Storm Drainage Easements, as may be approved by The Architectural Review Committee.

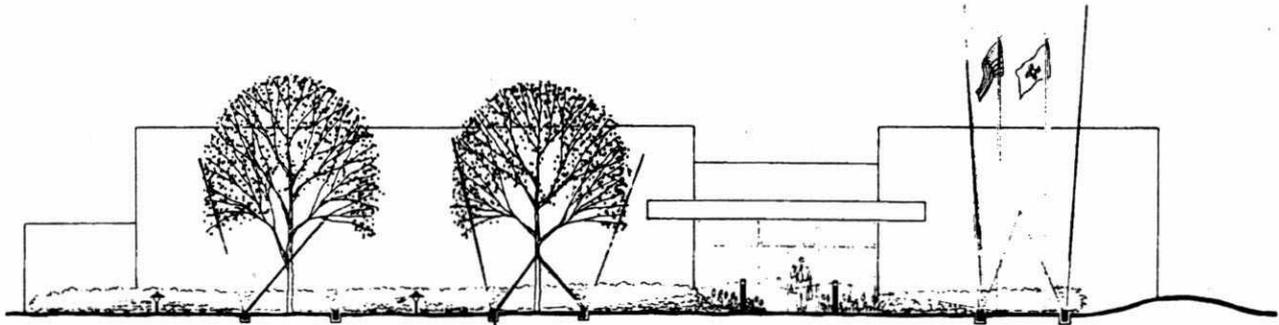
Landscaping (See Appendix E)

All Building Sites shall be landscaped and irrigated only in accordance with a plan submitted to and approved in writing as part of the Plans and Specifications by The Architectural Review Committee prior to any development of the Building Site. Such landscaping plan shall include and provide:

1. Drawings and specifications with respect to lawns, shrubs, decorative plantings, trees and plants in the size, type and location.
2. All landscaping shall be undertaken and completed in accordance with such approved plan and said plan may not be altered, amended or revised without submitting the revised landscaping plan for prior approval by The Architectural Review Committee.



Appendix A
Minimum Setback Lines

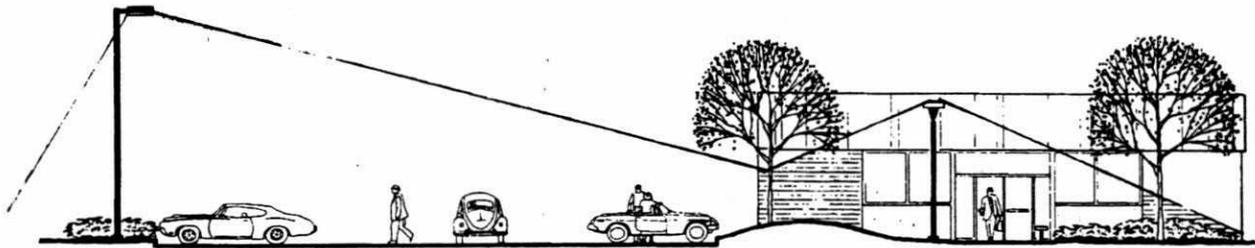


SPREAD LIGHTING FIXTURES
TO ACCENT LANDSCAPE

UPLIGHTING FIXTURES TO
HIGHLIGHT TREES AND WALLS

BOLLARD LIGHT FIXTURES
FOR WALLS

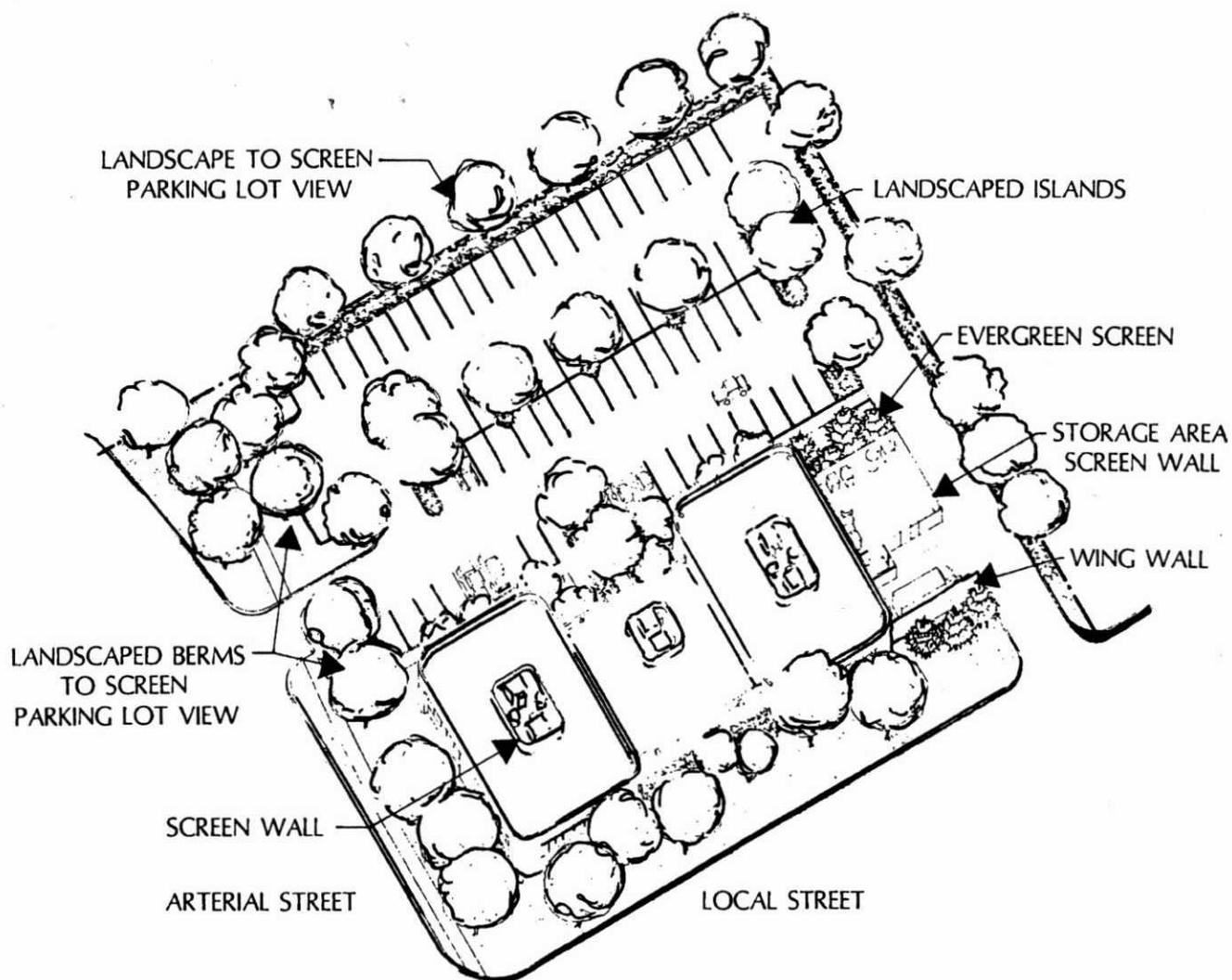
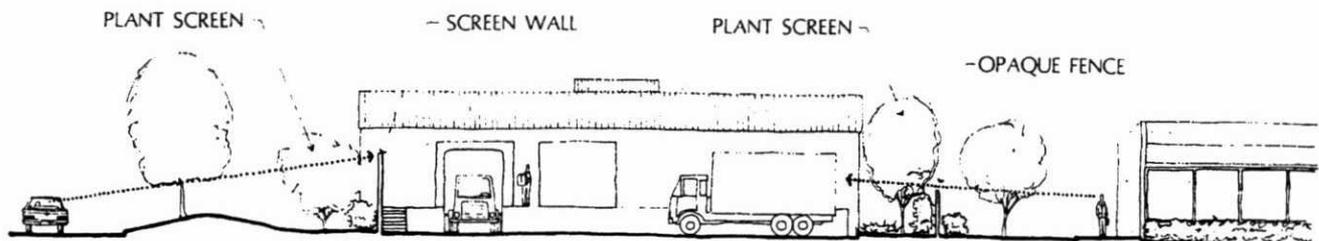
UPLIGHTING FIXTURES
TO FEATURE FLAGS



25' TO 35' LIGHTING FIXTURES FOR
PARKING LOTS AND ROADWAYS

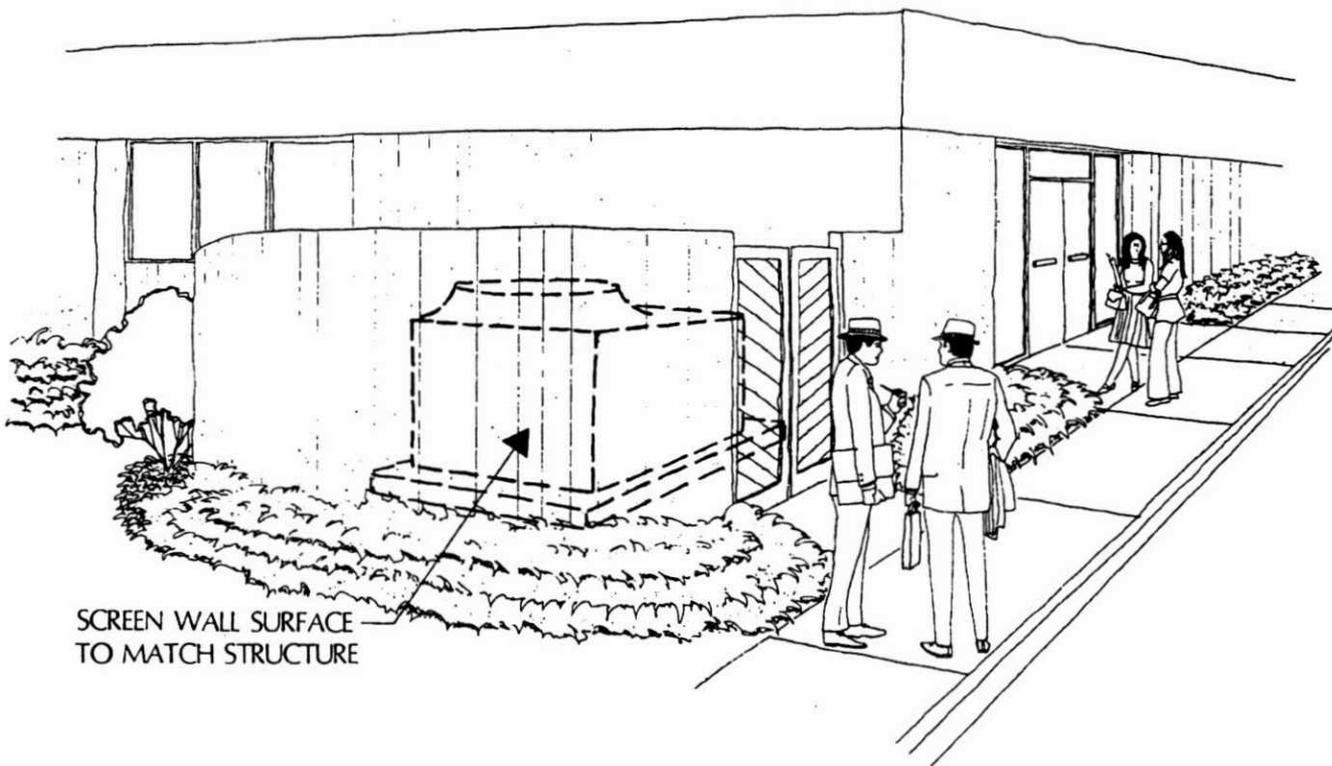
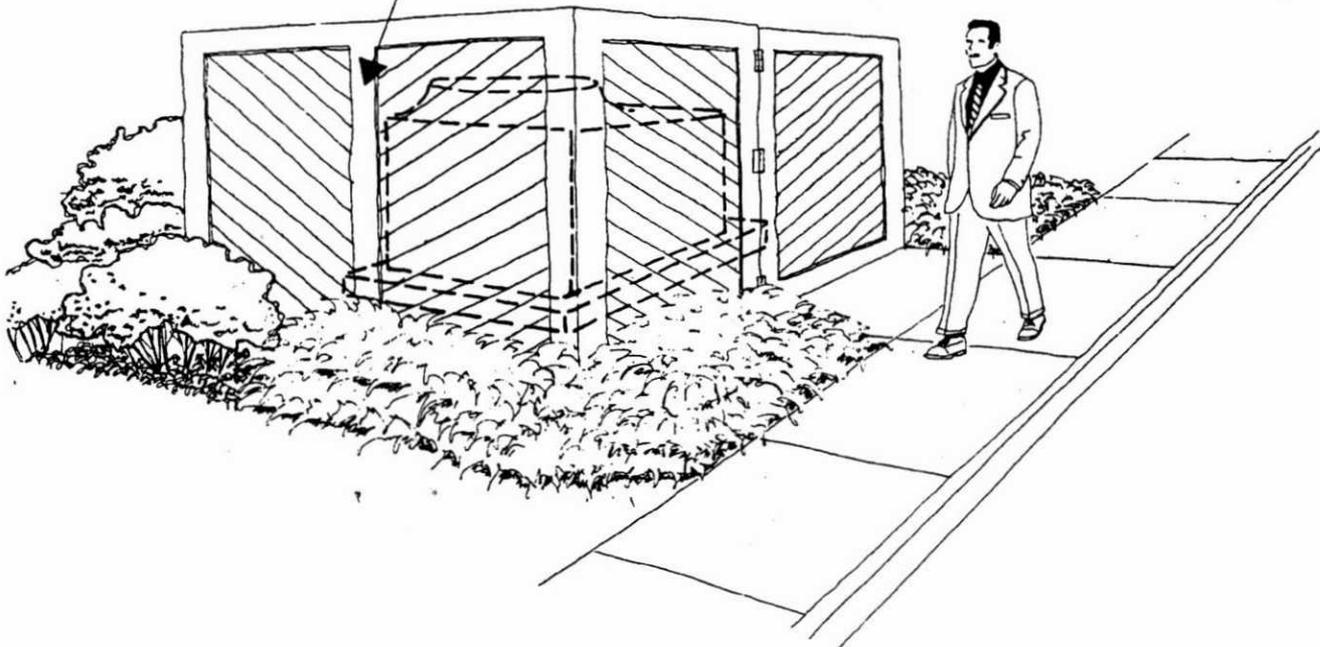
8' TO 15' LIGHTING FIXTURES FOR
WALKWAYS AND ENTRY PLAZAS

Appendix B Exterior Illumination



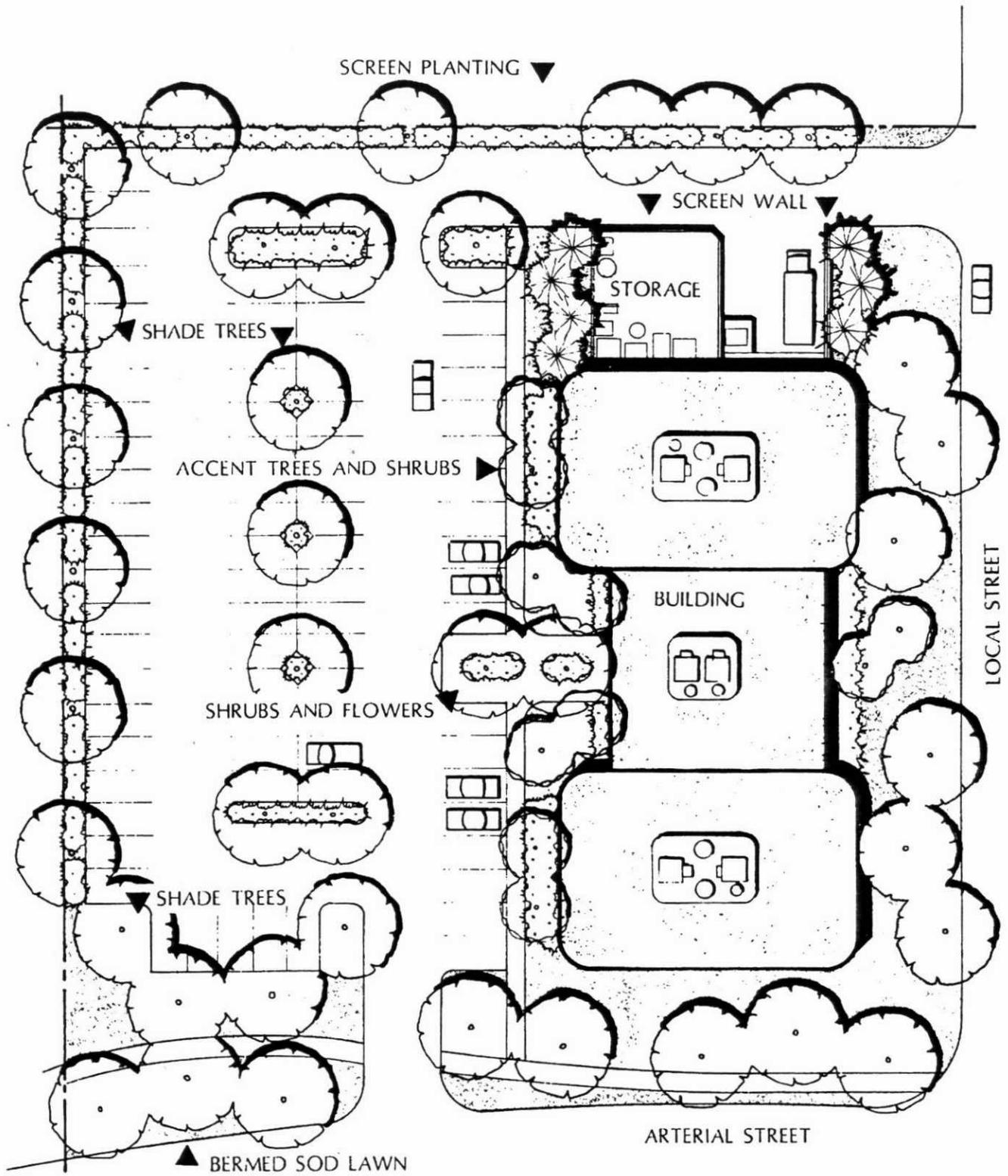
Appendix C Screening

FREESTANDING MECHANICAL EQUIPMENT SCREEN



SCREEN WALL SURFACE
TO MATCH STRUCTURE

Appendix D
Storage Area



LANDSCAPE PLAN

Appendix E
Landscaping