Environmental Planning Commission

Agenda Number: 3
Plan #: SP-2025-00091
Hearing Date: December 18, 2025

Staff Report

Agent	Rick Metz
Applicant	Film Yard LLC
Request	Major Amendment of a Site Plan – EPC
Legal Description	MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4
Location	336 Woodward Rd SE
Size	Approximately 20-acres
Existing Zoning	NR-LM

Staff Recommendation

APPROVAL of Plan # SP-2025-00091
based on the Findings #1-23 and subject to the Conditions of Approval #1-8 within this report.

Staff Planner
Daniel Soriano

Summary of Analysis

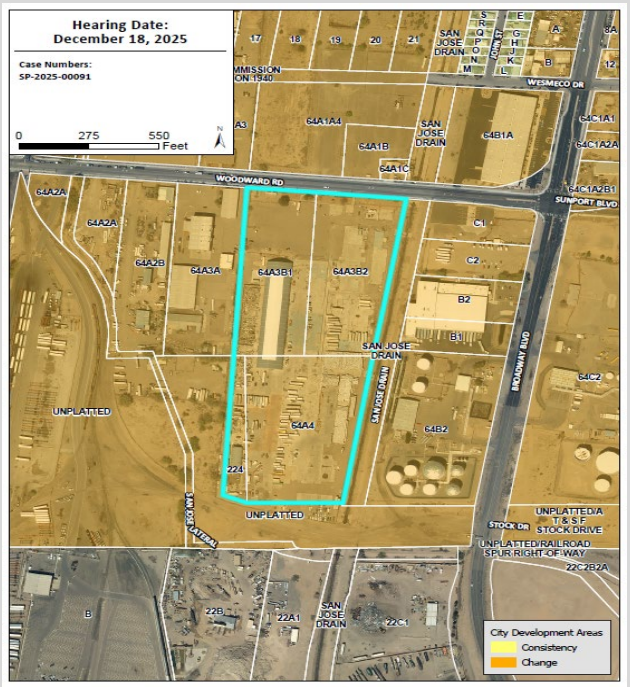
This request is a Major Amendment of a Site Plan – EPC that would allow light manufacturing and outdoor storage land uses on the subject site. The site plan proposes the addition of a new 44,000 square foot building for film production soundstage and storage of film production materials and equipment.

The EPC is hearing this request because the proposed land use was not previously authorized on the governing site plan [IDO 14-16-6-4(x)(2)(a)12.] and the subject site is within the Railroad and Spur Small Area and meets the criteria for a Cumulative Impacts Analysis [IDO 14-16-5-2(E)(2)].

The subject site is in an Area of Change and within the boundaries of the Airport Protection Overlay Zone (3-3). The South San Jose Neighborhood Association and property owners within 100-feet of the subject site were notified as required.

The applicant has demonstrated that potential negative impacts are adequately mitigated and the request for a Major Amendment of a Site Plan – EPC is justified pursuant to IDO 14-16-6-6(I)(3). Staff recommends approval subject to conditions to ensure compliance with the IDO and provide clarity as the process moves forward.

Map



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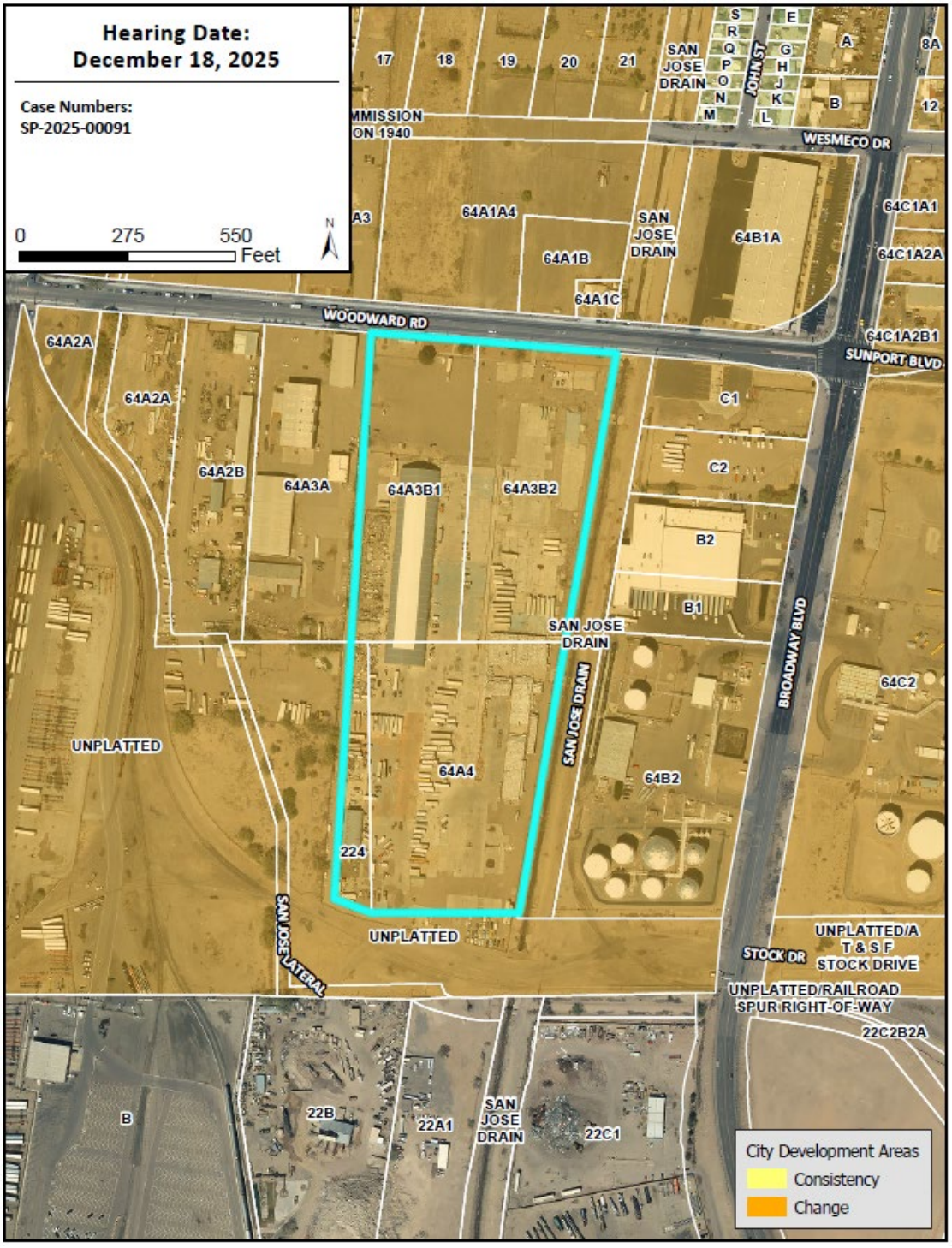
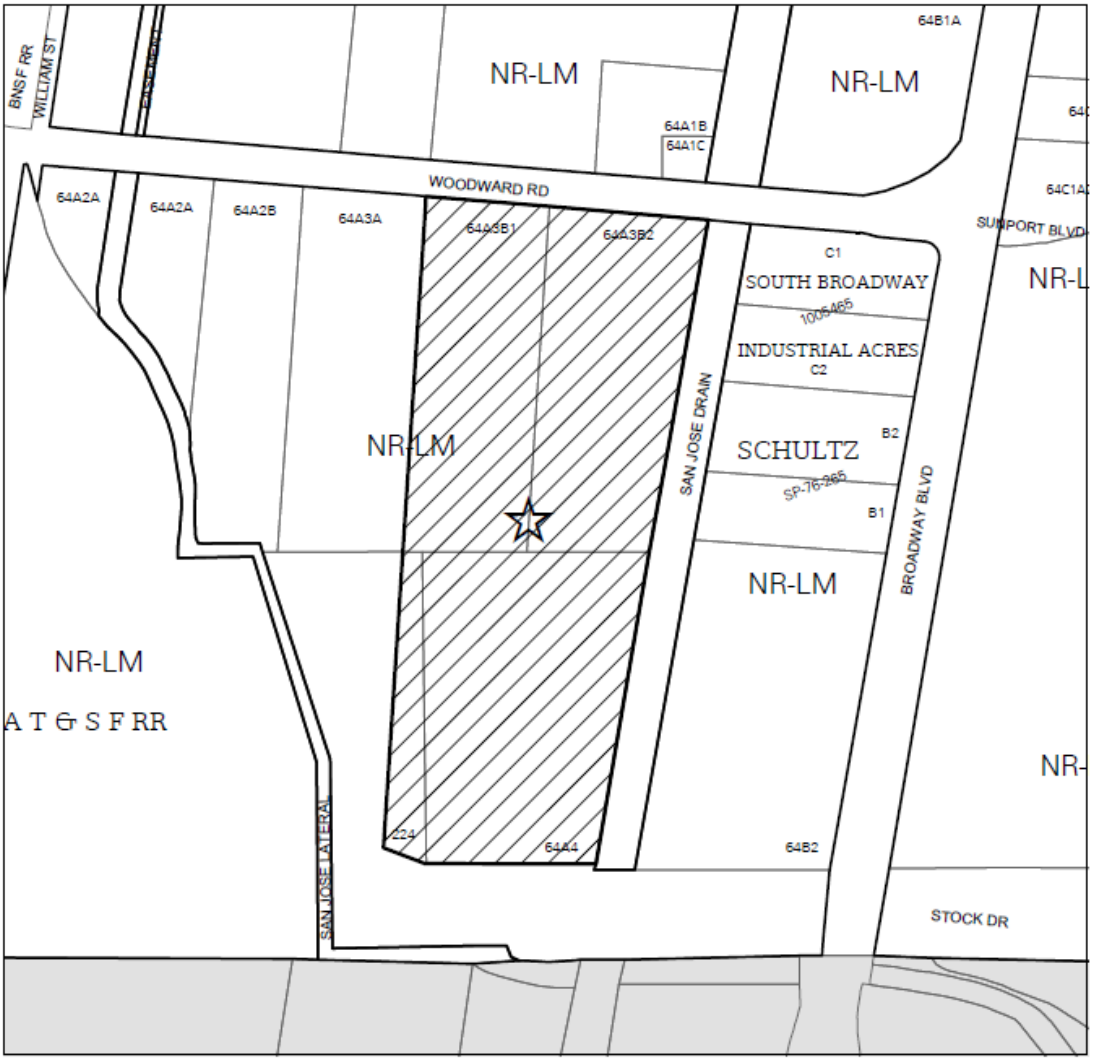
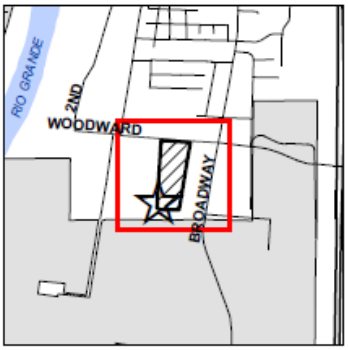
I. Maps

Aerial/Development Areas Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

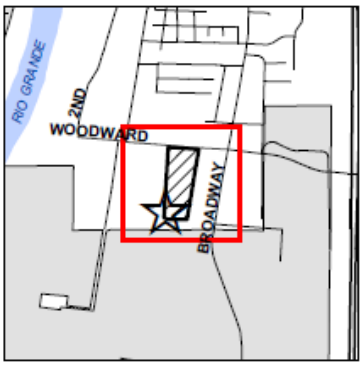
1 inch = 300 feet

Hearing Date:
12/18/2025

Plan Numbers:
SP-2025-00091

Zone Atlas Page:
M-14

Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 300 feet

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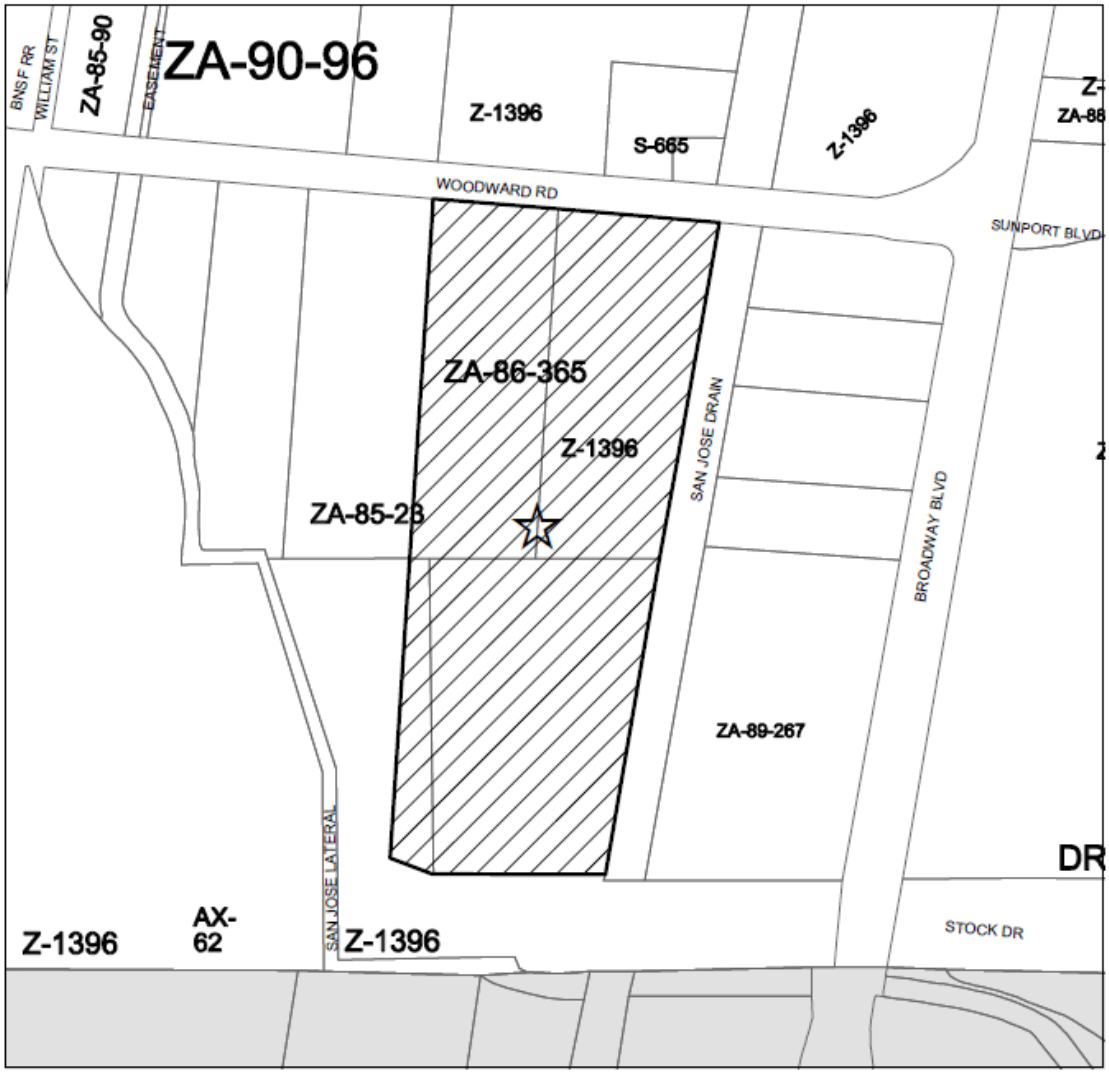
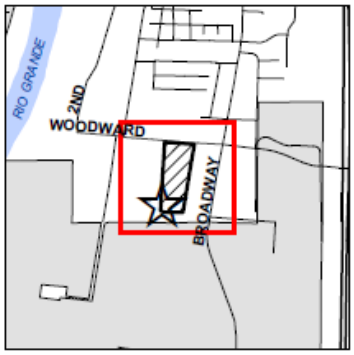
History Map





HISTORY MAP

Note: Gray shading indicates County.

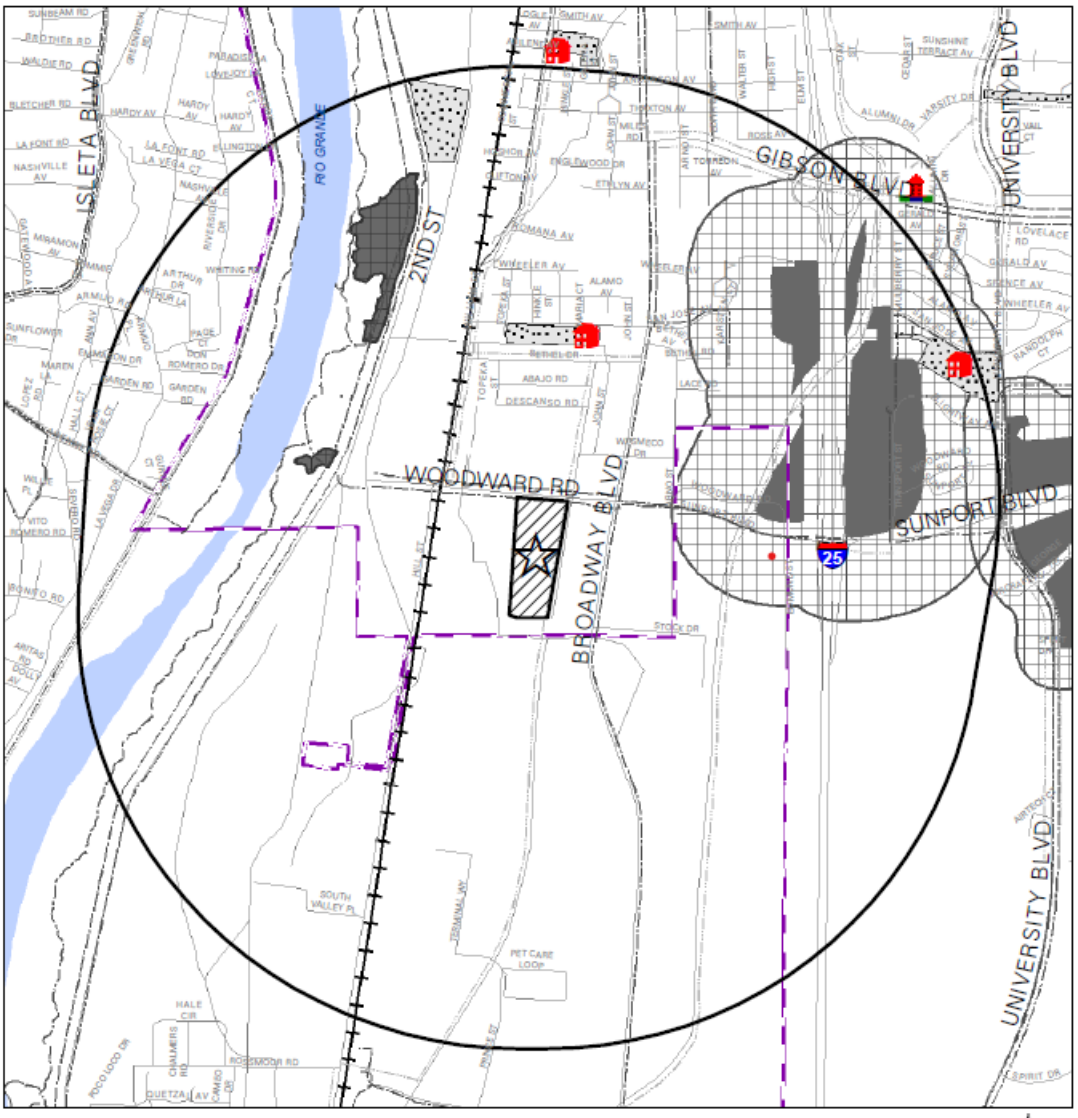
1 inch = 300 feet

Hearing Date: 12/18/2025

Plan Numbers: SP-2025-00091

Zone Atlas Page: M-14

Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

Community Center
Fire
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer designated by EHD
Developed City Park

Plan Number: SP-2025-00091

0 0.5 1 Miles

II. Introduction

Request

This is a request for a Major Amendment to a Site Plan – EPC for an approximately 20-acre site legally described as MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4, & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd SE (the "subject site").

The amendment to the existing Site Plan would allow the Light Manufacturing and Outdoor Storage land uses on the subject site which would facilitate a new 44,000 square foot facility for film production soundstage and storage of film production materials, vehicles and equipment.

The subject site is located within the Railroad and Spur Small Area. Because the request involves the addition of a use in the light manufacturing category, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Required Analyses and Studies)]. A cumulative impacts analysis was included with this request. (See attachments.)

EPC Role

The Environmental Planning Commission (EPC) is hearing this case as required by IDO §14-16-6-4(X) Amendments of Approvals. The request exceeds the thresholds for a minor amendment because the proposed light manufacturing facility would increase the gross floor area of the building by more than 10 percent pursuant to Table 6-4-4: Allowable Minor Amendments and because the amendment would approve a land use that was not authorized by the prior Site Plan approval [6-4(X)(2)(a)12]. Major amendments are reviewed and decided by the original decision-making body, which in this case is the EPC.

Pursuant to IDO §14-16-6-6(I)(1)(c)(5), any application for development in the Railroad and Spur Small Area that requires a Cumulative Impact Analysis [IDO 14-16-5-2(E)] shall be reviewed and decided by the EPC. The subject site is within ½ mile of the BNSF Railway Spur, within ¼ mile of a residential zone district, and involves the light manufacturing use, requiring a Cumulative Impact Analysis.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – Review and Decision Criteria in IDO §14-16-6-6(I). This is a quasi-judicial matter.

History/Background

The subject site was originally developed as a welding plant in the 1940s. Sometime after, the United States Atomic Energy Commission purchased the property. Eventually, it became home to ACF Industries (originally the American Car and Foundry Company) for research, development and engineering uses. By the 1980s, the subject site was home to Albuquerque's largest industrial employer, General Electric Aviation, manufacturing

engine parts for both military and commercial airlines, until the company ceased operations on the site in 2010.

Prior to the effective date of the IDO, the subject site was zoned SU-2 HM (Heavy Manufacturing) in the now-repealed South Broadway Sector Development Plan. With the effective date of the IDO in 2018, the site's zoning was converted to NR-LM (Non-Residential – Light Manufacturing Zone District). Light manufacturing is a permissive use in this zone district.

On November 16, 2023, the EPC approved a request for Site Plan – EPC at the subject site (PR-2022-007999/SI-2023-01621). This request established the current Site Plan and facilitated the development of a 50,000 square foot cold storage warehouse, used to store film industry equipment, on an approximately 5-acre parcel (Tract 64A3B1) within the approximately 20-acre subject site. The Site Plan was signed-off as final by Development Facilitation Team (DFT) on March 12, 2025.

Context

	IDO Zoning	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	**NR-LM**	**Area of Change**	**Warehousing**
North	NR-LM	Area of Change	Industrial – Light Manufacturing
South	NR-LM	Area of Change	Office
East	NR-LM	Area of Change	Drainage & Industrial - Wholesaling
West	NR-LM	Area of Change	Industrial – Light Manufacturing

The approximately 20-acre subject site is located west of Broadway Blvd. SE and east of 2nd St. NW. The subject site is over 900 feet west of the BNSF Railway Spur. The subject site is subdivided into four parcels – lot 64A4 (southeast portion of site), 224 (southwest), 64A3B2 (northeast) and 64A3B1 (northwest).

The subject site and all adjacent lots are zoned NR-LM and contain industrial, manufacturing, and warehousing land uses. The site abuts the San Jose Drain to the east, with industrial and warehousing beyond. The land south of the subject site is in unincorporated Bernalillo County.

The entire site is paved and contains a 50,000 square foot storage warehouse for film industry equipment on the northwestern lot 64A3B1. The northern boundary, along Woodward Rd SE contains 7-foot view fencing constructed with brick and decorative wrought iron. The west and east side lot lines have 8-foot-tall chain link fencing with barbed wire. The southern section of the lot appears to be used for parking vehicles, trailers, and recreational vehicles.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Woodward Ave. SE as an existing major collector road, and Broadway Blvd. SE as an existing regional principal arterial.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate any roadways adjacent or through the subject site as having Truck Restrictions.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows Proposed Bike Lanes on Woodward Rd. SE, 2nd St. SE and Broadway Blvd. SE.

The LRBS shows a Proposed Bike Boulevard on William St. SE, west of the subject site.

The LRBS shows a Proposed Paved Trail from Hill St. SW, west of the subject site, that will travel west and connect to the existing Riverside Trail.

Transit

As of this writing, there are no transit routes that serve the subject site; however, the closest stop to the subject site is approximately ½ mile north, at Broadway Blvd. SE and San Jose Ave. SE. ABQ Ride Route 16, Broadway/University/Gibson, serves this stop seven days a week. During weekdays, Route 16 operates with a peak frequency of 40 minutes and a 65-minute peak frequency on the weekends. This stop is approximately ½ mile from the subject site, or a 10 to 15-minute walk on average.

Public Facilities/Community Services

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

III. Analysis of City Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Albuquerque/Bernalillo County Comprehensive Plan ("Comp Plan").

Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is approximately a ½ mile from the I-25 Commuter Corridor as designated by the Comprehensive Plan.

Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic volume routes. Development along these corridors should be more auto-oriented, but where the Corridors pass through Centers, development should include more mixed-use, pedestrian-oriented uses.

Community Planning Area

The subject site is within the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

This Major Amendment will facilitate additional development of an underutilized lot in an area with land uses predominantly in the industrial use category. The proposed development is consistent with the character of the adjacent lots, maintaining the industrial and light manufacturing focus of the surrounding community. Once the subject site meets all applicable standards of the IDO, the proposed development

should be a quality site in the area. **This request is consistent with Policy 4.1.1 Distinct Communities.**

CHAPTER 5: LAND USE

POLICY 5.2.1 LAND USES, SUB-POLICY (g): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

This request would facilitate a new 44,000 square foot soundstage and warehouse storage for the film industry (light manufacturing land use), bringing infill development on an underutilized lot that is compatible in form and scale to the surrounding land uses. The form of the proposed building, landscaping, and parking is compatible with the existing industrial businesses in the area. **This request is consistent with Policy 5.2.1 Land Uses, Sub-Policy g.**

POLICY 5.2.1 LAND USES, SUB-POLICY (m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

This request would encourage a more productive use of the under-utilized subject site. Approximately 5-acres of the entire approximate 20-acre site is developed with a pre-fabricated structure that is used for storage. This request would facilitate the development of an additional 44,000 square foot structure that will bring more productive uses to the site that has been mostly vacant and under-utilized for more than a decade in an established industrial area. **This request is consistent with Policy 5.2.1 Land Uses, Sub-Policy m.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

This request would support additional growth in areas with existing infrastructure and public facilities because it would facilitate infill development of an under-utilized subject site that has existing electrical, water and sewage utility infrastructure as well as vehicle access from the nearby I-25 Commuter Corridor, the recently redeveloped Woodward Rd. SE and Broadway Blvd. SE. **The request is consistent with Policy 5.3.1 Infill Development.**

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This request would facilitate development on the subject site that is located in an Area of Change, where growth is expected and desired. The request would also locate a light manufacturing use that could potentially be harmful to residential communities and Areas of Consistency, to an established industrial area where the use is appropriate. **This request is consistent with Goal 5.6 City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Although the subject site is not located in a Center, Corridor, industrial or business park or in a Metropolitan Redevelopment Area, this request would direct growth and more intense development to a site within an Area of Change, where growth and development is encouraged, by potentially facilitating the development of a structure to be used as a film production soundstage (light manufacturing) and storage of film related equipment and props. **This request is partially consistent with Policy 5.6.2, Areas of Change.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned NR-LM (Non-Residential Light Manufacturing Zone District) [IDO §14-16-2-5(C)]. The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are listed in IDO Table 4-2-1.

Light manufacturing (Soundstage for Film Production), Warehousing, Outdoor Storage and Outdoor Vehicle Storage are considered permissive primary uses in the NR-LM zone district.

Overlay Zones

The subject site is near the Albuquerque International Sunport and is within the boundaries of the Airport Protection Overlay Zone, the Air Space Protection Sub-area, Runway Protection Sub-area and Noise Contour Sub-area [65 Day-night Noise Level (DNL)].

The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operations.

Definitions

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Areas of Change*:* An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other

than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Cumulative Impacts*:* The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Film Production: For the purposes of this IDO, a temporary use that involves filming a movie, television show, commercial, or other type of televised media as the primary use of the property. Film production includes temporary structures, such as sets, lighting rigs, sound stages, and the parking of large vehicles.

Light Manufacturing: The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing. See also Clean Room and Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Outdoor Storage: The keeping of any goods, material, or merchandise outside of a building in the same place for more than 24 hours, but not including any storage activity or use of land listed separately in Table 4-2-1. See also Building and Home Improvement Materials Store, Contractors Facility and Yard, and Salvage Yard.

Outdoor Vehicle Storage: The keeping of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis outside of a building, generally for a period of 7 calendar days or more, whether or not the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard. See also Salvage Yard and Vehicle Definitions for Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair; Light Vehicle Repair; and Light Vehicle Sales and Rental.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development

Warehousing: The use of a building primarily for the holding of storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use.

IDO 14-16-6-(I)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

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

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and Policies from Chapter 4 Community Identity regarding distinct communities, and Chapter 5 Land Use regarding Desired Growth, Land Uses, Infill Development, City Development Areas and Areas of Change.

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

The subject site is zoned NR-LM (Light Manufacturing – Non-Residential). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

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

The request is for a Site Plan - EPC. The proposed Site Plan complies with all applicable provisions of the IDO, DPM, and other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

City Staff has reviewed the Site Plan against IDO development standards for the proposed addition of a 44,000 SF film production soundstage and film equipment storage on the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations.

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

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Any potential burdens have already been mitigated to the most practicable extent through development meeting the standards established in the IDO, DPM and all other necessary city and state regulations.

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

A Cumulative Impacts Analysis was provided with the request as required. The analysis adequately addresses impacts that the proposed light manufacturing development could have on the surrounding area to the maximum extent practicable.

The subject site is approximately 650ft from the nearest residential development, and is separated by two roads (Wesmeco Dr. SE and Woodward Rd. SE), the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. the subject site contains a 9ft landscape buffer along Woodward Rd. SE, with a 7-foot decorative brick and wrought iron opaque wall along the street frontage. Directly abutting the wall is an additional landscaped vegetative strip that is 9 ½ ft wide along the westernmost vehicle access, that expands to a range of 42ft to 55ft wide across the remaining front boundary which will soften the industrial look of the site while acting as a buffer for internal vehicle circulation and other business-related activities.

The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, impact of hazardous materials on the environment, or other nuisances. The subject site is located approximately 650ft from the nearest residential uses and is buffered by streets, drainage and existing buildings on lots between the subject site and residential uses. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City and State standards. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included in the Findings for this review.

6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested. The proposed development does not include additional lighting with the Site Plan. All existing lighting complies with the NM Night Sky Protection Act and minimizes light spread onto adjacent properties. The proposed project will not adversely affect surrounding properties.

IV. SITE PLAN Amendment Analysis

This is a request for a Major Amendment of a Site Plan – EPC on the approximately 20-acre subject site to facilitate the development a 44,000 SF structure that will be used as a

soundstage for film production (light manufacturing) and storage of film equipment (props and vehicles). The EPC is required to hear this case because the amendment would approve a land use that was not authorized by the prior Site Plan approval [6-4(X)(2)(a)12] and because the amendment exceeds the thresholds for a minor amendment as the proposed light manufacturing facility would increase the gross floor area of the building by more than 10 percent pursuant to Table 6-4-4: Allowable Minor Amendments. Major amendments are reviewed and decided by the original decision-making body, which in this case is the EPC. The EPC is also required to hear this case because the subject site is located within the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to IDO Subsection 14-16-6-6(I)(1)(c)5, 14-16-5-2(E) (Cumulative Impacts), and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

The proposed Major Amendment is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval as the Site Plan is silent on specific requirements. The site plan and related drawings were revised based on Staff and Agency Comments.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Site Plan Layout/Configuration (Existing vs. Amended)

The approximately 20-acre site consists of four lots, 64A3B1, 64A3B2, 64A4 and 224.

As of this writing, only lots 64A3B1 and a small portion of 64A4 has been developed with a 50,000 SF storage warehouse. Vehicle parking spaces are located along the north side of the existing structure. A bicycle rack and landscaped planter boxes sit between the parking spaces and structure. The site dumpster is located near the westernmost vehicle access point, sitting 50-feet from the northern property line.

The requested Major Amendment would facilitate the development of a new 44,000 SF structure on lot 64A3B2. The proposed Major Amendment Site Plan illustrates additional parking spaces, bike racks, van accessible handicap parking, motorcycle parking, landscaping and an outdoor seating area.

The remainder of the subject site is currently undeveloped, yet entirely paved from previous land uses.

IDO §14-16-5 Development Standards

Dimensional Standards

The subject site is controlled by an existing Site Plan which follows and meets IDO Dimensional Standards of the NR-LM zone district.

***Site Design & Sensitive Lands*:** *IDO §14-16-5-2 (E) Cumulative Impacts*

Pursuant to IDO §14-16-5-2(E)(1)(a), if any portion of the subject property is within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur), development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1)a-d, shall mitigate any negative cumulative impacts. In this case, the subject property is within the Railroad and Spur Small area; it is within 1,320 feet of a Residential zone district or a lot containing a residential use in any Mixed-use zone district; is developed as a Light Manufacturing use; and is within 660-feet of another used described in section 5-2(E)(1)(c).

The applicant has provided a Cumulative Impact Analysis, as required (see attachments). Staff analysis their analysis follows:

5-2(E)(2) Requirements

IDO §14-16-5-2(E)(2) Requires development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

   The subject site is approximately 650ft from the nearest residential development. The primary access for those residences is from Broadway Blvd SE. The subject site and the nearest residential use are separated by Wesmeco Dr. SE, Woodward Rd. SE, the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. All vehicle access points are to remain on the northern boundary of the site along Woodward Rd. SE, where an existing landscape buffer and 7-foot-tall brick, opaque wall with ornamental wrought iron will further mitigate any potential impacts surrounding vehicle usage on the site to any residential uses within 660ft. in any direction.

   Potential negative impacts on residential uses within 660 feet of the subject site are minimized because of the location of the residential uses and all vehicle access, circulation, parking spaces, and loading are contained within the site. The site has 52 parking spaces that are contained behind the 6-foot decorative wall, landscaping and are more than 150 feet from any street. Mitigation efforts related to vehicle access, circulation, parking and loading is sufficient.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

All existing lighting will be required to meet the requirements of the IDO, including any light fixtures will be full-cut off light fixtures for security that is only intended to illuminate parking areas that will prevent light spillage onto neighboring sites. No new lighting is proposed on the subject site with this request, and no additional mitigation measures are being introduced through this request.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

   The site plan and analysis indicate that there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

   The site plan proposes outdoor storage as an allowed use on the subject site. The nearest residential uses are separated from the subject site by two streets, additional manufacturing/industrial use businesses and drainage. The homes at this location are not visible from the subject site, the line of sight between the two uses are obstructed by existing businesses along Broadway Blvd. SE, an 8-foot-tall opaque brick and wrought iron wall and a vegetative landscaped buffer along the front of the subject site. Historically, exterior outdoor storage (materials, props and vehicles) was held in an area towards the rear of the subject site, and according to the Cumulative Impacts Analysis provided by the applicant, any outdoor storage will be completely shielded from the view of any residential properties and the public right of way. The potential negative impacts created by the storage of materials and equipment outdoors is adequately mitigated.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

   All activities that generate noise are going to be located inside the new, proposed soundstage building situated approximately 840-feet from the nearest residential uses to the north. By limiting noise generating work to inside the new structure, and maintaining a standard 9am-5pm operating hours, the impact on neighboring residential uses will be sufficiently mitigated.

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

IDO §14-16-6-4(H) Required Analyses and Studies

6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Rea that meets the criteria in

Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Subsection 14-16-6-4(G).

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

   The subject site is located between 2nd St. SW and Broadway Blvd. SE, containing a variety of land uses, primarily non-residential. As evidenced by the City's GIS Land Use mapping, there is a single low-density residential lot, industrial, drainage, office and commercial retail uses within 660 feet of the property, triggering this cumulative impact analysis.

2. A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

   A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on November 24, 2025. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

   The site plan and analysis indicate there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. A summary of sewer and storm water discharge, including volumes.

   A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed soundstage will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed stormwater volumes and shall comply with the most current DPM requirements for stormwater discharge.

5. A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

   The Cumulative Impact analysis provided by the applicant has indicated that the proposed soundstage addition will utilize existing water and sewage services for the site. A letter of availability has been requested from ABCWUA, at the time of this writing, that request has not been completed. The volume of water used annually for operations is estimated at 237,250 gallons.

6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

   The hours of operation of the soundstage facility are 9am-5pm. All activities associated to the soundstage will occur indoors. The subject site will contain a low level of traffic, typically 2-3 freight trucks per day either loading or unloading materials and equipment, no excessive generated noise is expected with this use.

7. A list of and copies of all permits required for the use.

   The applicant has stated that there are no additional permits required for the soundstage and warehousing uses.

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on November 24, 2025. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed Major Amendment.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The site plan is being submitted for review and decision by the EPC.

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review by the EPC at the December 18, 2025 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

Access and Connectivity

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or transit access. Cars and bicycles share the street along Woodward Rd. SE. West of the subject site is William St. SE; a proposed Bike Boulevard that connects to

Woodward Rd SE approximately 880ft. west of the subject site. Caddy corner to William St. SE is a proposed paved trail that will provide pedestrian access to the site at Hill St SW. This proposed paved trail will connect to the Riverside Trail further to the west. The nearest transit stop to the subject site is the ABQ Ride Route 16 stop, approximately ½ mile north, at Broadway Blvd. SE and San Jose Ave. SE, approximately a 10-to-15-minute walk on average.

Vehicular Access, Circulation and Parking

The subject site would be accessible from two existing gate protected entrances containing existing curb cuts, one 28' wide entrance at the northwest corner of the site and a 20' wide entry on the northeast corner, both along Woodward Rd. SE. NW. A legally nonconforming 7-foot brick opaque wall with decorative wrought iron spans the entire northern lot line, with inward opening wrought iron entry gates at both curb cuts.

Site internal vehicle circulation is designed to support two-way circulation paths, one that enters through the westernmost curb cut, which follows a path around the existing structure, passing behind the new parking area of this request. An additional vehicle circulation path utilizes the easternmost entry/exit gate, circling the proposed structure, and exiting at the same east side curb cut.

The design exceeds the required parking spaces needed, has adequate vehicle circulation, as well as back out and drive isle space for vehicles of varying sizes including solid waste dumpster access and freight trucks.

Parking and Loading

Parking requirements for the proposed 44,000 SF Light Manufacturing land use are required to be met in addition to existing development on the site.

The developed portion of the site was built to the IDO Warehousing use-specific standards, which does not have a minimum off-street parking requirement, provides off-street parking along the north side of the existing warehouse. The proposed Amendment complies with the IDO Parking Requirements for Light Manufacturing in Table 5-5-1 of the IDO. Newly proposed off-street parking areas are located on the west and east sides of the proposed structure, accessed off Woodward Rd.

Existing parking:

There are 8 total existing paved parking spots located on the north side of the existing building, this total includes one ADA and one motorcycle space. There is a bike rack on the north side of the cold storage warehouse. The remainder of the site, while undeveloped, is paved and up to this point, utilized to store various recreational vehicles, compact vehicles and freight trucks that were being loaded/unloaded as an incidental use to the existing cold storage warehouse building.

Proposed new parking:

The proposed development is required to meet the IDO Off-Street Parking requirements for the Light Manufacturing land use, which, pursuant to IDO Table 5-5-1 is 1 space for every 1,000 SF of gross floor area. In this case, a 44,000 SF structure requires 44 off-street parking spaces.

Overall, including both existing parking and newly proposed, the Amended Site Plan proposes 3 ADA parking spaces, 2 motorcycle spaces, 5 bicycle rack spaces, 50 standard vehicle parking spaces over asphalt paving. Standard 72-inch concrete parking bumpers are utilized throughout the off-street parking areas.

Landscaping, Buffering, and Screening

Proposed Landscaping shall comply with IDO Section 14-16-5-6(C) Landscaping, Buffering, and Screening. A full landscaping plan has been provided for the site. The existing landscaping along the street and western portion of the site will remain unchanged through this request. An additional landscaping plan was provided detailing a newly proposed 8,660 SF landscaped area around the northern perimeter of the newly proposed soundstage.

The IDO requires a minimum of 15 percent of the net lot area of each development to contain landscaping. In this case, the subject area of the Major Amendment has a net lot area of 50,387 SF. The IDO landscaping requirement for this subject area would be 7,558 SF of total landscaping; 11,024 SF of the required landscaping is provided on the Site Plan through a variety of shrubs and trees from the Official Albuquerque Plant Palette. The total vegetative coverage required is 8,268 SF. A total of 18,367 SF of vegetative cover is provided on the Site Plan. The total groundcover required is 2,067 SF. 3,029 SF of total ground cover is provided on the Site Plan.

Street Frontage Landscaping

Landscaping along Woodward Rd. SE is developed pursuant to IDO 14-16-5-6(D)(1). Street trees are required and provided at every 25’ on center along Woodward Rd SE. The applicant has utilized a combination of existing vegetation and trees [14-16-5-6(C)(12)] and new trees to provide a total of 21 street trees. These are shown on the Site Plan and detailed on Landscape Plan. A landscape buffer has been provided along the entire northern boundary of the site, extending approximately 200ft south, following the eastern lot line. There are no proposed changes to street frontage landscaping through this Amendment request.

Walls and Fences

The subject site features a 7-foot-tall opaque brick wall with ornamental wrought iron along the Woodward street side property line. This wall was developed sometime in the late 1970s and is legally non-conforming. The subject site utilizes 8-foot-tall chain link fencing with barbed wire along the entire perimeter of the site. The chain link fence sits

on the property line along the west, east and southern lot boundaries. On the northern portion of the lot, this chain link fence serves as an additional security barrier and is set back from the property line at varying lengths, ranging from 30 to 55-feet from the northern lot line. Walls and fences comply with IDO Section 14-16-5-7. Aside from the legally non-conforming brick wall, the chain link fence complies with IDO Section 14-16-5-7. There are no proposed changes to walls and fences through this Amendment request.

Outdoor Lighting

No new lighting is proposed on the subject site. Existing lighting on the subject site are noted to meet all requirements of IDO 14-16-5-8.

Neighborhood Edges

The subject site is categorized as a regulated lot pursuant to IDO 14-16-5-9(B)(2), however, there are no lots adjacent to the subject site that are categorized as a protected lot. There are no standards in IDO14-16-5-9: Neighborhood Edges that apply to this request.

Building Design

The proposed structure follows Development Standards for building design, heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the NR-LM zone district, which is not to exceed 65-feet, the proposed building is 55-feet tall, therefore, will not exceed the allowable height.

The subject site is within the boundaries of the Airport Protection Overlay Zone (IDO 14-16-3-3), including the Air Space Protection Sub-area, Runway Protection Sub-area and Noise Contour Sub-area. In the Air Space Protection Sub-area, maximum building height is pursuant to the Dimensional Standards Table in Section 14-16-5-1 for each zone district, but in no case, may a building be higher than the Horizontal Surface for each airport. The Horizontal Surface for Albuquerque International Sunport is 5,504.9 feet in elevation. The elevation of the proposed structures finished floor is approximately 4,941 feet in elevation, and, combined with the proposed structure height, the elevation will be approximately 4,991 feet. Because the proposed building is lower than the Sunport's horizontal surface, the proposed soundstage is in compliance with the Air Space Protection Sub-area of the Airport Protection Overlay Zone [14-16-3-3(D)(1)(b)].

Additionally, the exterior façade of the proposed building design is a prefabricated metal panel with an opaque fabric along the roof of the structure. Pursuant to IDO 14-16-3-3(D)(2): Reflectivity, the exterior surfaces of the proposed structure shall not have a light reflective value (LRV) that result in glare in the eyes of flyers using the airport or impairs the visibility in the vicinity of the airport, endangering the landing, taking-off, or maneuvering of aircraft.

The north façade of the structure, the only street-facing façade, will feature 3 transparent windows to further comply with building design development standards in 14-16-5-11(G).

Signs

There are no new signs proposed with this Major Amendment request. The subject site currently has two wall mounted signs, one at each entry gate along Woodward Rd. SE.

Utilities

This proposal includes no changes to the existing utility plan. The proposed structure will utilize the existing utilities, including existing fire-line and fire hydrant on the north end of the existing building.

Grading and Drainage

The Site Plan includes a conceptual grading and drainage plan for the site, which provides information on existing conditions. The subject site has an underground storm system, which was previously approved by Hydrology in 2023.

The subject site is 95% impervious and free discharges to the San Jose Interior Drain located east of the site, via an onsite storm drain system with three outfall pipes to the drain. There are underground containment basins for stormwater quality control located at each outfall point adjacent to the San Jose Drain. This request results in no change in impervious area and no change in discharge or drainage patterns. The onsite storm drain system will remain in place and the site shall continue to discharge to the existing onsite storm drain system and outfall to the San Jose Drain. The approximate 100-year flow rates shown in the drainage calculations on the Drainage Master Plan show a negligible increase of 0.1 CFS/AC and an approximate stormwater discharge of 4.1 CFS/AC.

Agency comments from the Principal Engineer with Hydrology noted no objections to the proposed Site Plan Amendment.

V. Agency & Neighborhood Concerns

Reviewing Agencies

A number of reviewing agencies provided comment. Urban Forestry commented on street tree requirements and the use of existing vegetation for landscaping credits. Additional permitting or approvals were requested from CABQ Transportation, Fire and the Water Utility Authority. Site Plan updates were requested from by MRGCD and Trails. Bernalillo County Transportation requests no new driveways be created through this request due to the recent reconstruction of Woodward Rd. These comments have been submitted to the applicant and will be included as conditions of approval.

See page 35 for review of agency comments.

Neighborhood/Public

The Office of Neighborhood Coordination verified that there is one recognized neighborhood associations (NA) within 660 ft of the subject site, the South San Jose Neighborhood Association, was notified by email as required. Property owners within 100 feet of the subject site were also notified as required.

No facilitated or neighborhood meetings were held or requested. As of the writing of this report, there is no known opposition or support of this request.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-6-4(B)].

VI. Conclusion

This is a request for a Major Amendment of a Site Plan – EPC for an approximately 20-acre site legally described as MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4, & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd SE (the "subject site").

This request is to facilitate the development of a new 44,000 square foot structure on the subject site to be used as a soundstage for film production and storage of materials and equipment on the site.

The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and because the request involves light manufacturing use, a cumulative impact analysis is required [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)]. A cumulative impacts analysis was included with this request. This request also requires EPC review as it exceeds the thresholds for a minor amendment and because the amendment would approve a land use that was not authorized by the prior Site Plan approval [6-4(X)(2)(a)12].

The applicant has adequately justified the request pursuant to IDO 14-16-6-6(I) for a Site Plan- EPC. Staff has found that the request is consistent with the ABC Comprehensive Plan and that the Site Plan adequately mitigates any adverse Cumulative Impacts form the development to the greatest extent possible.

The only neighborhood organization within 660-feet of the subject site is the South San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.

As of this writing, Staff has received no comments and is not aware of any opposition.

Staff recommends APPROVAL of the Major Amendment of a Site Plan – EPC subject to conditions to ensure compliance and provide clarity as the process moves forward.

Findings, Site Plan – EPC, Major Amendment

Plan #: SP-2025-00066

1. This is a request for a Major Amendment of a Site Plan – EPC for an approximately 20-acre site legally described as MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4, & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd SE (the "subject site").

2. The Major Amendment proposes to add Light Manufacturing and Outdoor Storage as allowed Land Uses on the subject site. The Light Manufacturing Land use would facilitate the development of a new 44,000 square foot structure on the subject site to be used as a film production soundstage (light manufacturing) and incidental warehousing, storage of film production related equipment and vehicles. The proposed development has been included with the amendment. The existing controlling Site Plan follows all standards of the IDO and does not establish any development guidelines outside of the IDO requirements.

3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5, because the proposed land use (light manufacturing and outdoor storage) was not previously authorized on the governing Site Plan and the request exceeds the thresholds for a minor amendment [Table 6-4-4 & 14-16-6-4(x)(2)(a)12.]. The site is within ½ a mile of the Railroad and Small Spur Small Area, within a ¼ mile of a residential zone district, and involves a light manufacturing use, which requires a Cumulative Impact Analysis [IDO §14-16-6-4(H) (Cumulative Impacts Analysis Requirements)], pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts). A Cumulative Impacts Analysis was included with this request.

4. Prior to the effective date of the IDO, the subject site was zoned SU-2 HM (Heavy Manufacturing) in the now-repealed South Broadway Sector Development Plan.

5. With the effective date of the IDO in 2018, the site's zoning was converted to NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

   Light Manufacturing, Warehousing, Outdoor Storage and Outdoor Vehicle Storage are permissive uses in this zone district.

6. Any future land uses not provided on Site Plan will require an additional Major Amendment- EPC of the approved Site Plan.

7. On November 16, 2023, the EPC approved a request for Site Plan – EPC for the subject site (PR-2022-007999/SI-2023-01621). This request established the governing Site Plan and facilitated the development of a 50,000 square foot warehouse, used to store film industry equipment, on an approximately 5-acre parcel (Tract 64A3B1) within the approximately 20-acre subject site. The Site Plan was signed-off as final by Development Facilitation Team (DFT) on March 12, 2025.
8. The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.
    A. The LRRS designates Woodward Ave. SE as an existing major collector road, and Broadway Blvd. SE as an existing regional principal arterial.
9. The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. The LRBS shows a Proposed Bike Lanes on Woodward Rd. SE, 2nd St. SE and Broadway Blvd. SE. A Proposed Paved Trail west of the subject site along Hill St. SW, and a Proposed Bike Boulevard on William St. SE.
10. Transit: The closest, active bus stop is on Broadway Blvd. SE at San Jose Ave. SE, served by ABQ Ride Route 16 that runs every 40 minutes (weekdays) and 65 minutes (weekends). This stop is approximately ½ mile from the subject site, or a 10 to 15-minute walk on average.
11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. IDO §14-16-6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.
13. The subject site is within the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.
14. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate.
15. The site plan has been evaluated for conformance with applicable Goals and Policies in the Comprehensive Plan, and other applicable Plans.

16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding distinct communities from Chapter 4: Community Identity.

    A. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

       This Major Amendment will facilitate additional development of an underutilized lot in an area with land uses predominantly in the industrial use category. The proposed development is consistent with the character of the adjacent lots, maintaining the industrial and light manufacturing focus of the surrounding community. Once the subject site meets all applicable standards of the IDO, the proposed development should be a quality site in the area.

17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 5: Land Use.

    A. POLICY 5.2.1 LAND USES, SUB-POLICY (g): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

       This request would facilitate a new 44,000 square foot soundstage and warehouse storage for the film industry (light manufacturing land use), bringing infill development on an underutilized lot that is compatible in form and scale to the surrounding land uses. The form of the proposed building, landscaping, and parking is compatible with the existing industrial businesses in the area.

    B. POLICY 5.2.1 LAND USES, SUB-POLICY (m): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

       This request would encourage a more productive use of the under-utilized subject site. Approximately 5-acres of the entire approximate 20-acre site is developed with a pre-fabricated structure that is used for storage. This request would facilitate the development of an additional 44,000 square foot structure that will bring more productive uses to the site that has been mostly vacant and under-utilized for more than a decade in an established industrial area.

    C. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

       This request would support additional growth in areas with existing infrastructure and public facilities because it would facilitate infill development of an under-utilized subject site that has existing electrical, water and sewage utility infrastructure as well as vehicle access from the nearby I-25 Commuter Corridor, the recently redeveloped Woodward Rd. SE and Broadway Blvd. SE.

D. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This request would facilitate development on the subject site that is located in an Area of Change, where growth is expected and desired. The request would also locate a light manufacturing use that could potentially be harmful to residential communities and Areas of Consistency, to an established industrial area where the use is appropriate.

18. The request is partially consistent with the following Comprehensive Plan Goals, Policies and Sub-Policies regarding Areas of Change from Chapter 5: Economic Development.

A. POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Although the subject site is not located in a Center, Corridor, industrial or business park or in a Metropolitan Redevelopment Area, this request would direct growth and more intense development to a site within an Area of Change, where growth and development is encouraged, by potentially facilitating the development of a structure to be used as a film production soundstage (light manufacturing) and storage of film equipment.

19. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and Policies from Chapter 4 Community Identity regarding distinct communities, and Chapter 5 Land Use regarding Desired Growth, Land Uses, Infill Development, City Development Areas and Areas of Change.

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

The subject site is zoned NR-LM (Light Manufacturing – Non-Residential). There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically

applied to development of the property in a prior permit or approval affecting the property.

The request is for a Site Plan - EPC. The proposed Site Plan complies with all applicable provisions of the IDO, DPM, and other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

City Staff has reviewed the Site Plan against IDO development standards for the proposed addition of a 44,000 SF film production soundstage and film equipment storage on the subject site. Upon approval by the EPC, the Site Plan shall be submitted to the Development Facilitation Team (DFT) for final sign-off, at which point, the Site Plan will be reviewed against the DPM and any other adopted City regulations.

The Site Plan notes that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, parking, lighting, and grading and drainage. Staff has included a review and analysis of the Site Plan against the IDO regulations.

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

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Any potential burdens have already been mitigated to the most practicable extent through development meeting the standards established in the IDO, DPM and all other necessary city and state regulations.

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

A Cumulative Impacts Analysis was provided with the request as required. The analysis adequately addresses impacts that the proposed light manufacturing development could have on the surrounding area to the maximum extent practicable.

The subject site is approximately 650ft from the nearest residential development, and is separated by two roads (Wesmeco Dr. SE and Woodward Rd. SE), the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. the subject site contains a 9ft landscape buffer along Woodward Rd. SE, with a 7-foot decorative brick and wrought iron opaque wall along the street frontage. Directly abutting the wall is an additional landscaped vegetative strip that is 9 ½ ft wide along the westernmost vehicle access, that expands to a range of 42ft to 55ft wide across the remaining front boundary which will soften the industrial look of the site while acting as a buffer for internal vehicle circulation and other business-related activities.

The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis was required to be provided with this request, triggering an EPC review and decision. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, impact of hazardous materials on the environment, or other nuisances. The subject site is located approximately 650ft from the nearest residential uses and is buffered by streets, drainage and existing buildings on lots between the subject site and residential uses. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City and State standards. A 'Cumulative Impacts Analysis' provides a thorough investigation on the said adverse impacts and has been included in the Findings for this review.

H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested. The proposed development does not include additional lighting with the Site Plan. All existing lighting complies with the NM Night Sky Protection Act and minimizes light spread onto adjacent properties. The proposed project will not adversely affect surrounding properties.

20. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

A. 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The subject site is approximately 650ft from the nearest residential development. The primary access for those residences is from Broadway Blvd SE. The subject site and the nearest residential use are separated by Wesmeco Dr. SE, Woodward Rd. SE, the San Jose Drainage Channel, and the NR-LM zoned, industrial uses at 3005 Broadway Blvd SE. All vehicle access points are to remain on the northern boundary of the site along Woodward Rd. SE, where an existing landscape buffer and 7-foot-tall brick, opaque wall with ornamental wrought iron will further mitigate any potential impacts surrounding vehicle usage on the site to any residential uses within 660ft. in any direction.

Potential negative impacts on residential uses within 660 feet of the subject site are minimized because of the location of the residential uses and all vehicle access, circulation, parking spaces, and loading are contained within the site. The site has 52 parking spaces that are contained behind the 6-foot decorative wall, landscaping and are more than 150 feet from any street. Mitigation efforts related to vehicle access, circulation, parking and loading is sufficient.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

All existing lighting will be required to meet the requirements of the IDO, including any light fixtures will be full-cut off light fixtures for security that is only intended to illuminate parking areas that will prevent light spillage onto neighboring sites. No new lighting is proposed on the subject site with this request, and no additional mitigation measures are being introduced through this request.

3. Locating the storage of hazardous materials, as defined by federal regulations, to minimize impact on surrounding residential uses.

   The site plan and analysis indicate that there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

   The site plan proposes outdoor storage as an allowed use on the subject site. The nearest residential uses are separated from the subject site by two streets, additional manufacturing/industrial use businesses and drainage. The homes at this location are not visible from the subject site, the line of sight between the two uses are obstructed by existing businesses along Broadway Blvd. SE, an 8-foot-tall opaque brick and wrought iron wall and a vegetative landscaped buffer along the front of the subject site. Historically, exterior outdoor storage was held in an area towards the rear of the subject site, and according to the Cumulative Impacts Analysis provided by the applicant, any outdoor storage will be completely shielded from the view of any residential properties and the public right of way. The potential negative impacts created by the storage of materials and equipment outdoors is adequately mitigated.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

   All activities that generate noise are going to be located inside the new, proposed soundstage building situated approximately 840-feet from the nearest residential uses to the north. By limiting noise generating work to inside the new structure, and maintaining a standard 9am-5pm operating hours, the impact on neighboring residential uses will be sufficiently mitigated.

B. 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection §14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

1. 6-4(H)(1)(b)1: A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

   The subject site is located between 2nd St. SW and Broadway Blvd. SE, containing a variety of land uses, primarily non-residential. As evidenced by the City's GIS Land Use mapping, there is a single low-density residential lot, industrial, drainage, office and commercial retail uses within 660 feet of the property, triggering this cumulative impact analysis.

2. 6-4(H)(1)(b)2: A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

   A Traffic Scoping Form was prepared, reviewed and signed by the city's Traffic Engineer on November 24, 2025. The city Traffic Engineer has determined that this request does not require a Traffic Impact Study (TIS).

3. 6-4(H)(1)(b)3: A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

   The site plan and analysis indicate there will be no hazardous materials, as defined by federal regulations, stored on the subject site at any time.

4. 6-4(H)(1)(b)4: A summary of sewer and storm water discharge, including volumes.

   A pre-approved Grading and Drainage Plan for the subject site was included as part of this EPC request. The proposed soundstage will be connected to the existing sewage system, which has adequate capacity for the predicted volume of wastewater discharge. The provided Grading and Drainage plan contains proposed stormwater volumes and shall comply with the most current DPM requirements for stormwater discharge.

5. 6-4(H)(1)(b)5: A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

   The Cumulative Impact analysis provided by the applicant has indicated that the proposed soundstage addition will utilize existing water and sewage services for the site. A letter of availability has been requested from ABCWUA, at the time of this writing, that request has not been completed. The volume of water used annually for operations is estimated at 237,250 gallons.

6. 6-4(H)(1)(b)6: The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the soundstage facility are 9am-5pm. All activities associated to the soundstage will occur indoors. The subject site will contain a low level of traffic, typically 2-3 freight trucks per day either loading or unloading materials and equipment, no excessive generated noise is expected with this use.

7. 6-4(H)(1)(b)7: A list of and copies of all permits required for the use.

   The applicant has stated that there are no additional permits required for the soundstage and warehousing uses.

C. 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

   The applicant has provided Traffic Scoping Form, prepared, reviewed and signed for by the city's Traffic Engineer on November 24, 2025. The provided Traffic Scoping Form does not require a Traffic Impact Study (TIS) for the proposed Major Amendment.

D. 5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

   The site plan is being submitted for review and decision by the EPC.

E. 5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

   The site plan is being submitted for review by the EPC at the December 18, 2025 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

21. The Office of Neighborhood Coordination verified that there was one recognized neighborhood association (NA) within 660 ft of the subject site, the South San Jose Neighborhood Association—was notified by email as required. Property owners within 100 ft of the subject site were also notified as required.

22. There was no facilitated meeting with neighborhoods or neighborhood officials and as of writing this report, there is no known opposition or support of this request.

23. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-6-4(B)].

Recommendation

APPROVAL of Plan #: SP-2025-00091, a request for a Major Amendment to a Site Plan – EPC for an approximately 20-acre site legally described as MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4, & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd SE, based on the preceding Findings and subject to the following Conditions of Approval.

Conditions of Approval

Plan #: SP-2025-00091, Major Amendment of a Site Plan - EPC

1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting the Site Plan to the Development Facilitation Team (DFT) for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Site Plan clean up and revisions:
    A. Update all sheets (site plan, landscaping, grading & drainage, TCL and utility) to accurately reflect form of developed phases on site, including both structures, new landscaping areas, new parking areas and outdoor storage areas.
    B. All existing and planned outdoor storage areas shall be listed on the Site Plan.
        1. Any fences and screening of these outdoor storage areas should be included on site plan and detail sheet.
    C. All existing outdoor storage areas on lots 64A4 and 224 shall be called out on Site Plan.
    D. Outdoor Vehicle Storage shall be added to the list of allowable uses on the site plan.
        1. All existing outdoor vehicle storage areas shall be called out on the site plan, including those stored on the site for loading/unloading and film production purposes.
    E. Parking calculations shall be updated to show total parking spaces required and provided on subject area.

1. Update bicycle parking calculations to reflect how many bike spaces per bike rack are provided and the total amount of individual bicycle spaces on the subject area.

4. Signs:
    1. Update Site Plan Note #5 to accurately reflect signs on entire site.
    2. Provide sign details on detail sheet (see Condition of Approval #4).
    3. Update site plan to indicate all sign locations on the site.
5. Walls/Fences:
    1. All walls and fences (internal and around perimeter) shall be shown on the site plan.
    2. All walls and fence detail shall be shown on detail sheet for each that provide height, type/material and any screening materials (e.g. Fabric, slats).
6. Landscaping Plan: Provide an additional, new overall Landscape Plan sheet (of both Phase 1 and 2) that shows the landscaping, calculations and landscape legend for the subject area.
    1. Landscaping sheet LS-101 shall remain the landscaping sheet for the current subject area of this request.
        - Update Total Tree and Total Shrub calculations to accurately reflect total amount of trees and shrubs that are on this sheet.
    2. Re-name previous Landscaping sheet LS-101, which showed landscaping detail for lot 64A3B1 (PR-2022-007999/SI-2023-01621), to sheet LS-201.
7. Provide separate Detail Sheet for parking related barriers and signage, walls and fences, and wall signs.
8. Agency Comment Conditions:
    A. CABQ Parks and Recreation/Trails:
        1. Communicate with Trails Staff to review and comply with requirements for sites in adjacency or visibility from a planned or existing City Trails.
    B. CABQ Parks and Recreation/Urban Forestry:
        1. Contact Urban Forestry Staff to determine best practices in preserving and protecting existing trees.
        2. Coordinate with Urban Forestry Staff set up site visit to assess condition of any vegetation being utilized for existing vegetation credit [5-6(C)(12)(a)].

C. Bernalillo County – Transportation:

1. Collaborate with Bernalillo County Transportation Staff on driveway restrictions.

D. CABQ Fire Department:

1. Work with AFR staff to apply for "Fire 1" permit prior to submitting to DFT.

Daniel Soriano

Daniel Soriano, Planner

Notice of Decision cc list:

Film Yard, Rick Metz, jrickmetz@gmail.com Agent/Applicant
South San Jose Neighborhood Association, Esther Kottke, rekhilo505@gmail.com
South San Jose Neighborhood Association, Theresa Duncan, theresadniles@gmail.com
Legal, acoon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Fire Department

- A new structure proposed for this site requires submission of a Fire 1 permit application. The submittal must include the following information: total building square footage, overall height, occupancy classification, and details regarding the fire sprinkler and alarm systems (if applicable). The application shall also demonstrate adequate access for emergency apparatus. Please submit the Fire 1 permit through the City's online permitting portal.

Solid Waste

- A location is proposing to build new building. Will need to look into building a new double trash enclosure or trash compactor enclosure for required refuse service with the City of Albuquerque. New Build.
- (Updated Comments Received 12/02/2025): This location is not required to build a new trash enclosure. Location will be required to have refuse service on a city open top or additional trash bins. Location has fence and is secured. Additional trash bins or city open top will not be visible from public right away. If you have further questions please reach out.

Transportation

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
- An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.
- 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

- Hydrology has an approved Grading & Drainage Plan (HT # M14D037) for the site with an engineer's stamp dated 1/6/2023.
- Hydrology has no objection to the proposed Site Plan Amendment.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks & Recreation, Trails

The Rank 2 Bikeways and Trails Facility Plan map shows proposed paved multi-use trail along the San Jose Drain. If this Major Amendment is approved, the Site Plan approval will require compliance with all sections of the IDO that relate to adjacency or visibility from an existing or planned City Trail.

Parks & Recreation, Urban Forestry

Street trees are required along Woodward Rd. SE at 25' O.C. spacing. Existing trees are present on site. Forestry recommends preserving and protecting existing trees as outlined in previous discussions with applicant. Exhibit showing trees to be preserved and protected has been provided as an attachment, for reference. Per IDO 5-6(C)12 Existing Vegetation Credit5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6. Applicant may consult with Urban Forestry to ensure existing trees counted towards existing landscape credits are appropriate for use. Since time has passed since last meeting with applicant, Urban Forestry will need to visit the site again to assess condition of trees.

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OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Site Plan EPC request.

Albuquerque Public Schools (APS)

No comment

Albuquerque Bernalillo County Water Utility Authority (ABCWUA)

Will require a request for Availability Statement.

Bernalillo County Planning & Development Services

No adverse comments.

Bernalillo County Transportation

Bernalillo County Public Works recently completed the reconstruction of Woodward Rd as part of the Sunport Blvd Extension project. We ask that no new driveways be created with this amendment.

Middle Rio Grande Conservancy District (MRGCD)

1. Please correct the R&C# on drawing to match the reference in #16 in the site plan notes section (R/C #3128).

2. Drain Easement Notes on site plan drawing refer to San Jose Lateral. Remove these 4 lines of notes and leader line.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along Woodward Avenue and the eastern, western, and southern sides of the property.

It is the applicant's obligation to determine if existing utility easements or rights of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat. Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review

A) PHOTOGRAPHS

Figure 1: 3D bird's-eye view provided by Google Earth from 08/2025. Looking to the southeast, overall site and surrounding area in view.

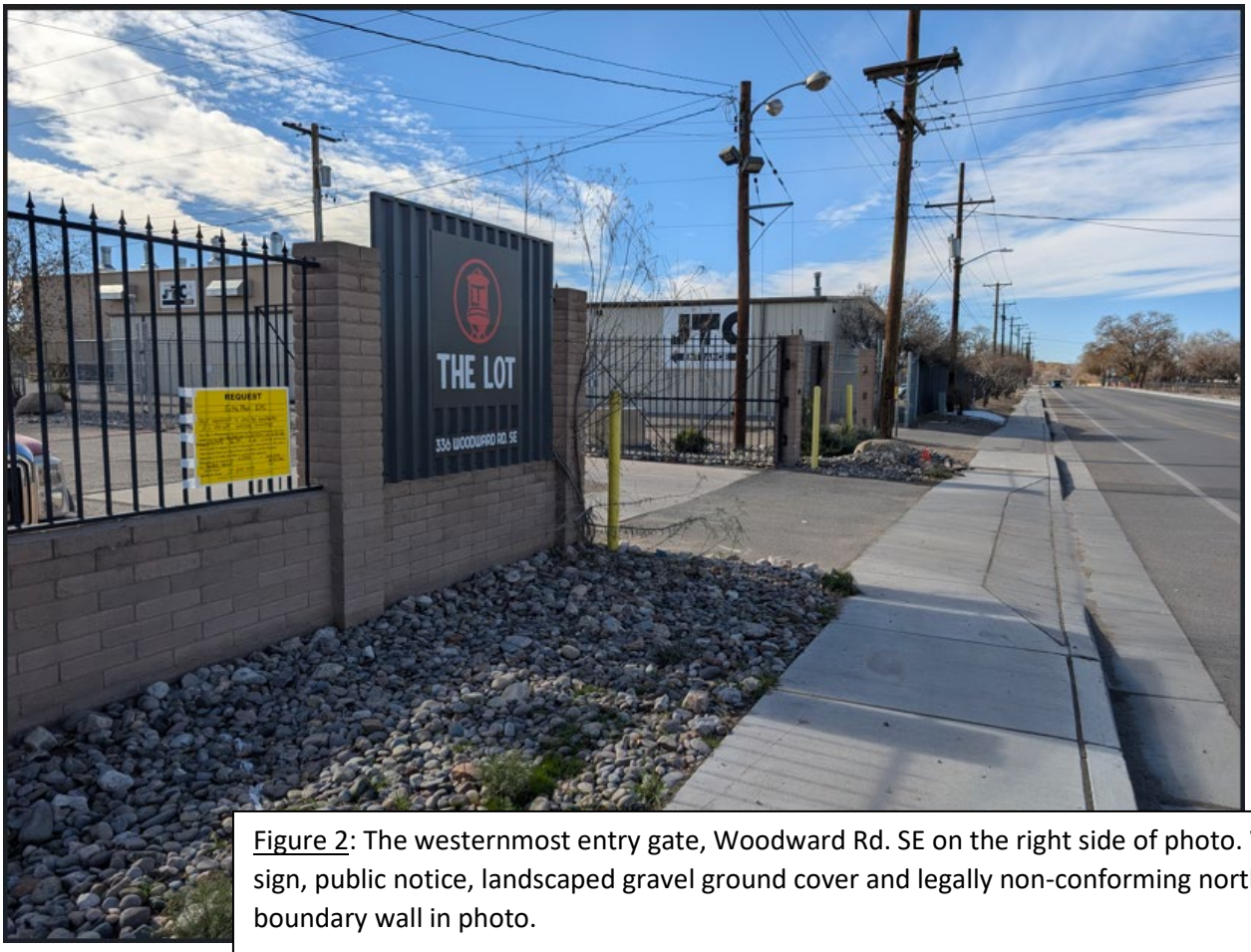


Figure 2: The westernmost entry gate, Woodward Rd. SE on the right side of photo. Wall sign, public notice, landscaped gravel ground cover and legally non-conforming northern boundary wall in photo.

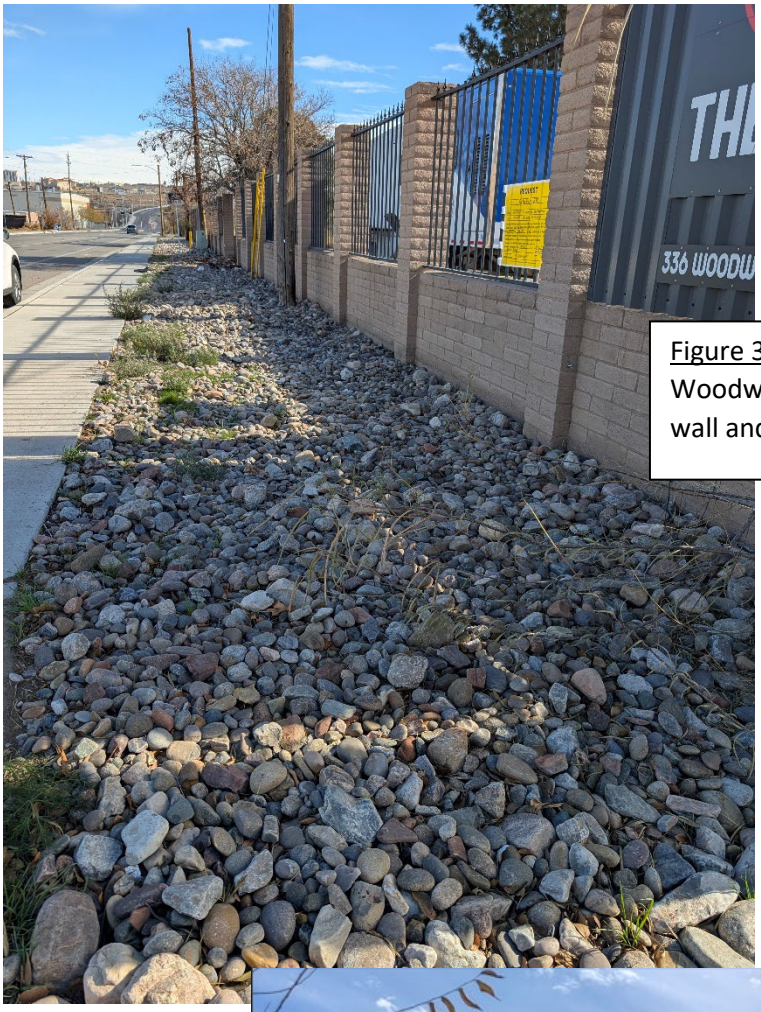


Figure 3: Facing east along front entrance of subject site. Woodward Rd. to the left and the legally non-conforming wall and condition of existing landscape buffer in view.

Figure 4: Northeast corner of subject site, looking south along San Jose Drain and chain link fence on subject site eastern property line.

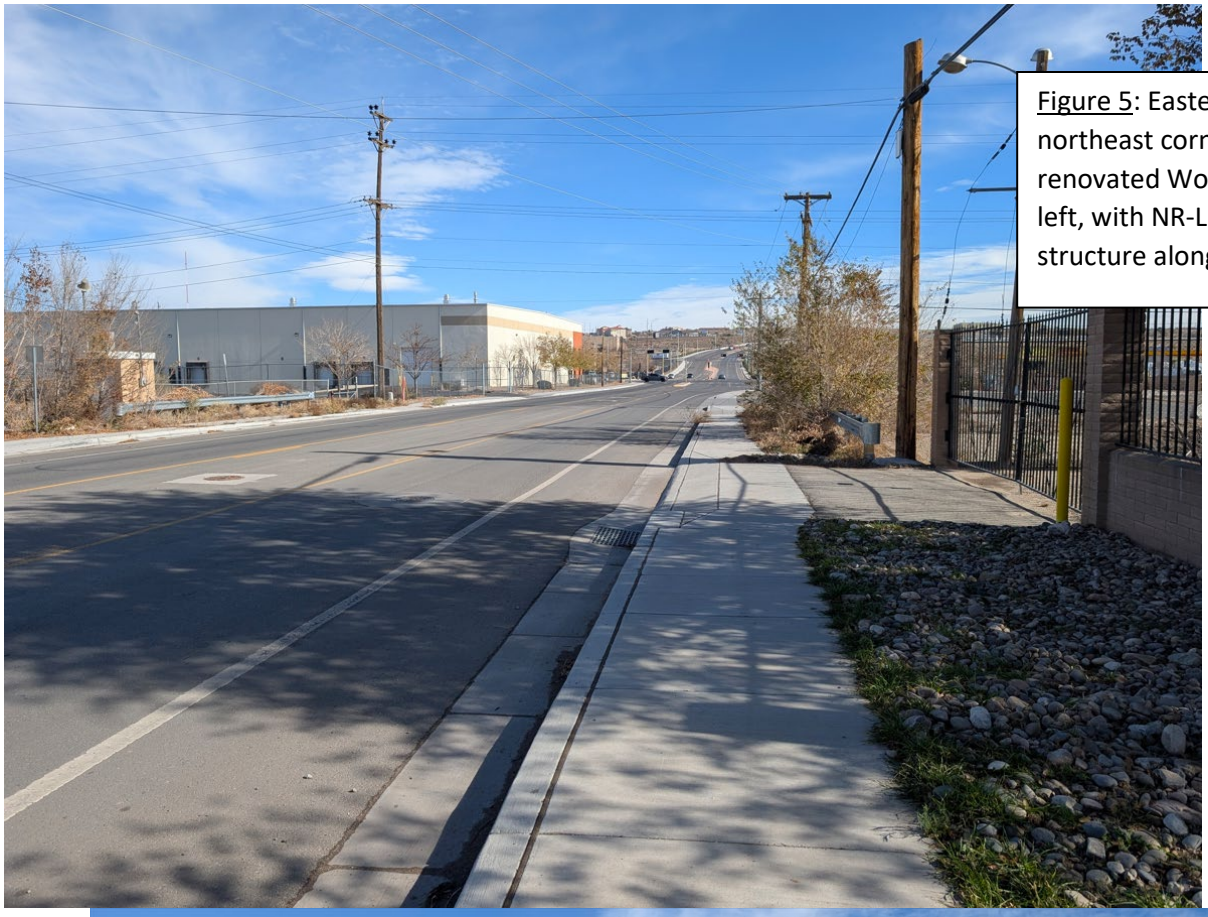


Figure 5: Eastern facing view from northeast corner of site. Recently renovated Woodward Rd. SE to the left, with NR-LM zoned uses in white structure along north side of street.

Figure 6: Western facing view from Woodward Rd. SE. Subject site on the left side and NR-LM zoned lot to the right.

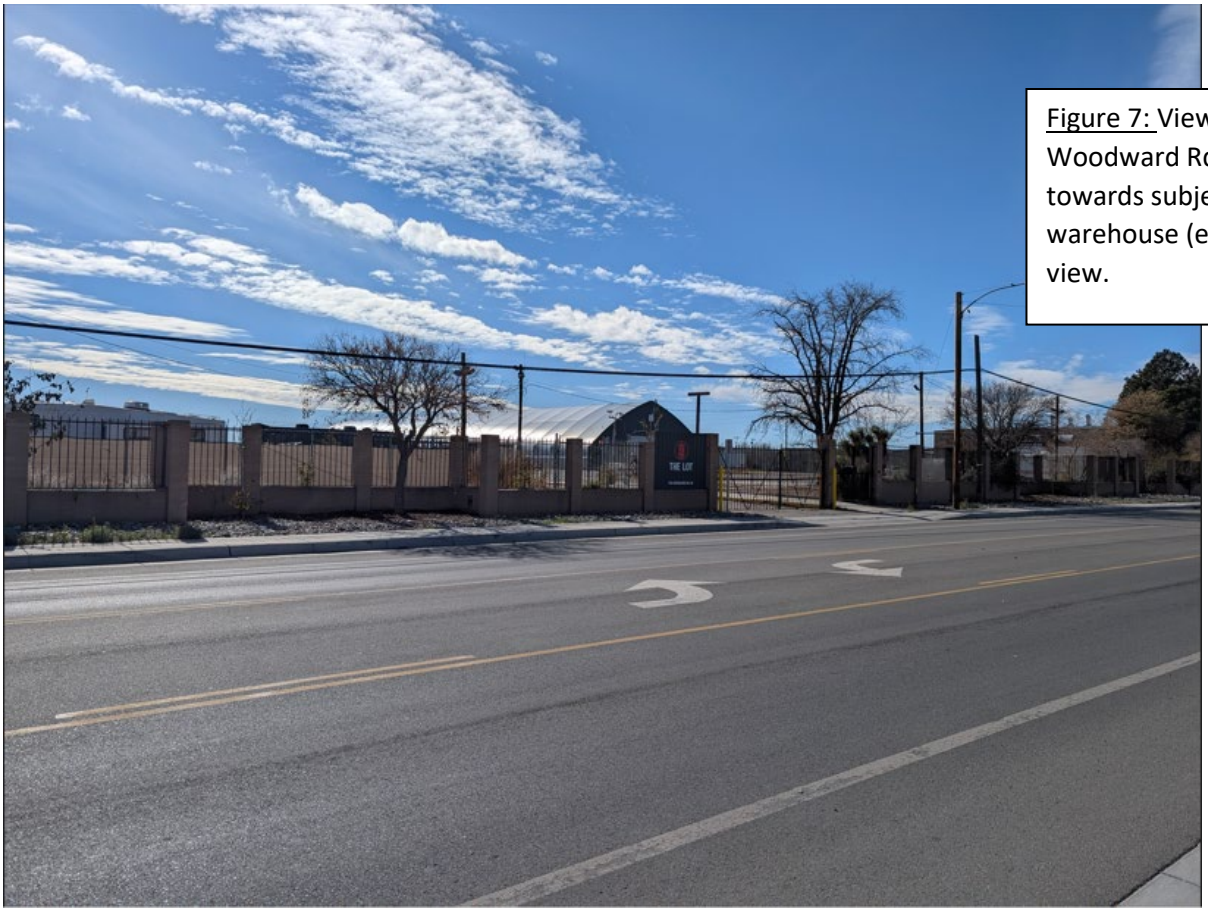


Figure 7: View from across Woodward Rd. SE, looking southwest towards subject site. Cold storage warehouse (existing structure) in view.

Figure 8: Facing southeast from across Woodward Rd. SE, existing landscaping, the second wall sign in view.

Figure 9: Internal view of site showing a variety of vehicles on site and chain link fence beyond brick and wrought iron wall along Woodward Rd. SE.

Figure 10: Internal site view of outdoor storage currently stored along western side of existing cold-storage warehouse. Storage is buffered by chain link fence and view protecting netting on fence to shield storage from public right of way.

Figure 11: View of western lot line landscaping area, chain link fencing and drive aisle visible.

Figure 12: Internal site view, looking southeast, showing outdoor vehicle storage in southeast section of subject site.

B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 16, 2023

John R. Metz
366 Los Ranchos NW
Albuquerque, NM 87107

Project # PR-2022-007999
SI-2023-01621- Site Plan- EPC

LEGAL DESCRIPTION:
ABQ Land Use Consulting LLC - Carl Garcia, agent for John R. Metz, requests a Site Plan - EPC for all or a portion Tract MRGCD Map 44, Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 feet of the San Jose Drain adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between Broadway Blvd. SE, and Second St. SE, containing approximately 20 acres. (M-14)
Staff Planner: Seth Tinkle

On November 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007999, SI-2023-01621- Site Plan- EPC, based on the following Findings and subject to the following Conditions of Approval:

1. The request is for a new Site Plan for a property legally described as MRGCD Map 44, Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 feet of the San Jose Drain adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between Broadway Blvd. SE and Second St. SE, approximately 20-acres (the "subject site").

2. The request would facilitate the development of a 50,000 SF storage warehouse on an approximately 5-acre subdivided parcel (64A3B1) within the 20-acre subject site, which would be used for storage of film industry equipment. The proposed storage warehouse is single-story with a max height 46' at the roofs pitch.

3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).

4. The applicant has received approval for Building Permit BP-2022-51961 with Conditions, which allows them to construct the structure for use as defined in the Temporary Use Not Listed (staging of props/materials, without storage on premise). This is only for purposes of the Temporary Use

and is subject to conditions, including compliance with limitations and requirements of their approved Temporary Use Not Listed Application. The Temporary Use permit expires within 45 days from the start of use, and if the Site Plan – EPC is not approved by the EPC for continued use by the time the Temporary Use permit expires, the structure must be removed from the property and returned to similar condition as prior to construction (see attached Temporary Use Permit and internal communications).

5. Staff reviewed the Site Plan drawings pursuant to IDO section 5: Development standards for development within an NR-LM zone district and Use Specific Standards for the proposed use. DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the use.

6. The subject site is zoned NR-LM (Non-residential Light Manufacturing), is in an Area of Change, and is not in a designated Center or Corridor.

7. The subject site is in the Airport Protection Overlay zone for the Albuquerque International Sunport (IDO APO 14-16-3-3). The proposed Site Plan is required to comply with the APO and associated Federal Aviation Administration (FAA) sub-zones.

8. The subject site is within the Air Space Protection Sub-area for the Albuquerque International Sunport. All signs and structures shall not be taller than the horizontal surface of the Albuquerque International Sunport, per IDO 3-3(D)(1) Height Standards in the Airport Protection Overlay Zone, specifically 3-3(D)(1)(b). An exhibit depicting that the proposed structures and buildings are under the Horizontal Surface of the Airport Surface at 5,504.9 was provided with the Site Plan set. This requirement is met.

9. The proposed structure and any other features therein comply with the glare and reflectivity standards per IDO APO 3-3(D)(2) Reflectivity standards.

10. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

11. The request is consistent with the following Comprehensive Plan Goal and Policy from Chapter 4: Community Identity.

    A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

    The request would enhance, protect, and preserve the South Broadway community because it would allow the subject site to be developed pursuant to IDO development standards for NR-LM uses, which would protect the character of the surrounding community, and comply with standards for the Airport Protection Overlay Zone APO-3 pursuant to IDO 14-16-3-3. The proposed Site Plan – EPC would enhance the surrounding area by facilitating development of a currently underutilized site that would be consistent in character with surrounding development. The request would preserve a distinct community be absorbing new development that is most appropriate on the subject site due to its NR-LM zoning and location within an Area of Change.

    B. Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities

The request would encourage quality development that is consistent with the distinct industrial character of this part of the South Broadway community. Development on the subject site would be controlled by IDO development standards, which would ensure that character of building, landscape, and parking design on subject site are generally consistent with the scale of the industrial land uses in the area.

12. The request is consistent with the following Goals and Policies regarding Desired Growth and Complete Communities from Comprehensive Plan Chapter 5: Land Use.

    A. Policy 5.1.1 Sub-policy(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

    The requests would encourage redevelopment on an infill site within an Area of Change and near a Commuter Corridor (I-25). The request would add infill development and employment density to an established industrial area.

    B. Policy 5.2.1 Sub-policy (a)– Land Uses: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

    The request would encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. The subject site is within 1/8-mile walking and biking distance of single-family zoned residential neighborhoods. Future City and MRMPO transportation plans include more multi-modal transportation options throughout the area to provide residents with greater accessibility. This development will promote good access for all residents by its location on a major collector (Woodward Rd. SE), near a major arterial (Broadway Blvd. SE), with access to the I-25 exit onto Sunport Blvd. SE.

    C. Policy 5.2.1 Sub-policy (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development

    The request would encourage infill development that adds complementary uses and is compatible in form and scale to surrounding development because it would facilitate the development of a storage warehouse on the subject site. The form of the proposed building, landscaping, drive access, and parking/circulation is compatible with existing industrial uses in the area.

    D. Policy 5.2.1 – Sub-policy (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

    The request would encourage more productive use of vacant lots and under-utilized lots, including surface lots, because it would allow redevelopment of the under-utilized subject site. Development of the subject site would result in more productive uses on this lot, which has sat mostly-vacant for more than a decade in an established industrial area.

13. The request is consistent with the following goal and policies regarding infill and city development areas from Comprehensive Plan Chapter 5: Land Use.

A. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would make possible development that maximizes the utility of existing infrastructure and public facilities because the subject site is located within a developed area. The proposed development would support the public good in the form of economic development, job creation, and an expansion to the tax base.

B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support additional growth in areas with existing infrastructure and public facilities because it would facilitate infill development of the subject site, which features existing infrastructure and public facilities.

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

The request would encourage and direct growth to Areas of Change, because it would facilitate development of a storage warehouse on the subject site, which is located in an Area of Change. By locating a storage warehouse in an Area of Change near an interstate exit, the request would locate a use that could be potentially harmful in a residential area to an established industrial area where such uses are most appropriate.

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

The request would direct growth and more intense development within an Area of Change, where growth and development are encouraged, because it would facilitate development of a storage warehouse on the subject site, which is located in an Area of Change. The request is consistent with Policy 5.6.2 Areas of Change.

14. The request is consistent with the following goal and policies regarding strengthening the local economy and economic base from Comprehensive Plan Chapter 8: Economic Development.

A. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster robust, resilient, and diverse economy.

The request would encourage economic development efforts that improve quality of life for new and existing residents because it would result in development of the subject site and increased employment opportunities. The request would foster a robust, resilient, and diverse economy because it would meet an unmet need within Albuquerque's burgeoning film industry.

B. Policy 8.1.3 Economic Base: Strengthen and diversity the economic base to help reduce reliance on government spending.

The request would strengthen and diversify Albuquerque's economic base, which would help reduce reliance on government spending, because it would promote local economic activity and bolster Albuquerque's emergent film industry.

C. Policy 8.2.5 Creative Economy: Promote the creative economy.

The request would promote Albuquerque's creative economy because it would result in development that meets an unmet need within Albuquerque's film industry – an intrinsic feature of Albuquerque's creative economy.

15. The request is consistent with the goals established in the South Broadway Metropolitan Redevelopment Plan. Goals #2 and #6 are specifically applicable to the request because it would facilitate development that would promote, contribute to, and improve the economic conditions within the South Broadway community and larger city of Albuquerque.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

A. Criterion A: As demonstrated by the policy analysis of the Site Plan – EPC (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

B. Criterion B: The subject site is zoned NR-LM; therefore, the above criterion does not apply.

C. Criterion C: The request is for a Site Plan - EPC. The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, and other adopted City regulations. All conditions must be met prior to building permit approval.

The applicant has stated that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, and parking.

D. Criterion D: The subject site is already served by existing infrastructure and public facilities, which has adequate capacity to serve the proposed development. Burdens on these systems have been mitigated to the extent practicable and any future burdens on those systems shall be mitigated as the site continues to develop.

E. Criterion E: The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The subject site is within ¼ mile of the Railroad and Spur Small area and a Cumulative Impact Analysis was provided with the request.

The applicant was required to provide a cumulative impacts analysis due to the subject site's location within the Railroad and Small Spur area, and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The cumulative impacts analysis adequately addresses impacts on the surrounding area to the maximum extent practicable. The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

F. Criterion F: The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

G. Criterion G: The subject property is within the Railroad and Spur Area and a cumulative impacts analysis is required. The cumulative impacts analysis indicates that the proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances. Existing and proposed design features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas including compliance with Airport Protection Overlay (IDO 14-16-3-3) standards.

17. The affected, registered neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

18. A facilitated meeting was not requested and staff has not received any comments of opposition or support as of this writing.

19. Staff has crafted conditions of approval needed to improve compliance and provide clarity moving forward.

CONDITIONS OF APPROVAL – SI-2023-01621

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT.

3. The Site Plan shall be in compliance with all APO 3-3 standards.

4. Airport Protection Overlay Zone (APO 3-3)

   A. The Airspace Protection Sub-Area analysis shall be its own detail sheet.

   B. Light Reflective Value (LRV) shall be called out for each surface pursuant to IDO 3-3(D)(2) Reflectivity.

   C. A note shall be added to the Site Plan stating that Structure and any other features therein comply with the glare and reflectivity standards per IDO 3-3(D)(2) Reflectivity.

5. The Site Plan shall be in compliance with all Irrigation Facility (Acequia) Standards (14-16-5 5-2(G) due to the subject site's adjacency to the San Jose Interior Drain.

6. Site Plan Clean-up

   A. The Site Plan shall indicate that the entire subject site is 19.1 acres.

   B. The Site Plan shall indicate areas of the subject site that are expected to be developed in the future.

   C. The Site Plan shall include a Phasing Plan noting that the current proposal is "Phase 1." The Phasing Plan shall note future phases of development.

   D. The Site Plan shall indicate that the proposed warehouse (Phase 1) will be located solely on Parcel 64A3B1, which is 4.74 acres in size.

7. CONDITIONS FROM THE MIDDLE RIO GRANDE CONSERVCANY DISTRICT:

   A. The Site Plan shall reference MRGCD Dwg #A-354 and R&C #3128 as well as the widths from the property lines to the centerline of the San Jose Interior Drain.

   B. The applicant shall seek the Final Plat Approval signature from the MRGCD.

8. CONDITIONS FROM THE SOLID WASTE MANAGAMENT DEPARTMENT:

   A. If the location where dumpsters have been approved for access by the Solid Waste Department has changed, a new approval for access by the Solid Waste Department shall be sought.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 4, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

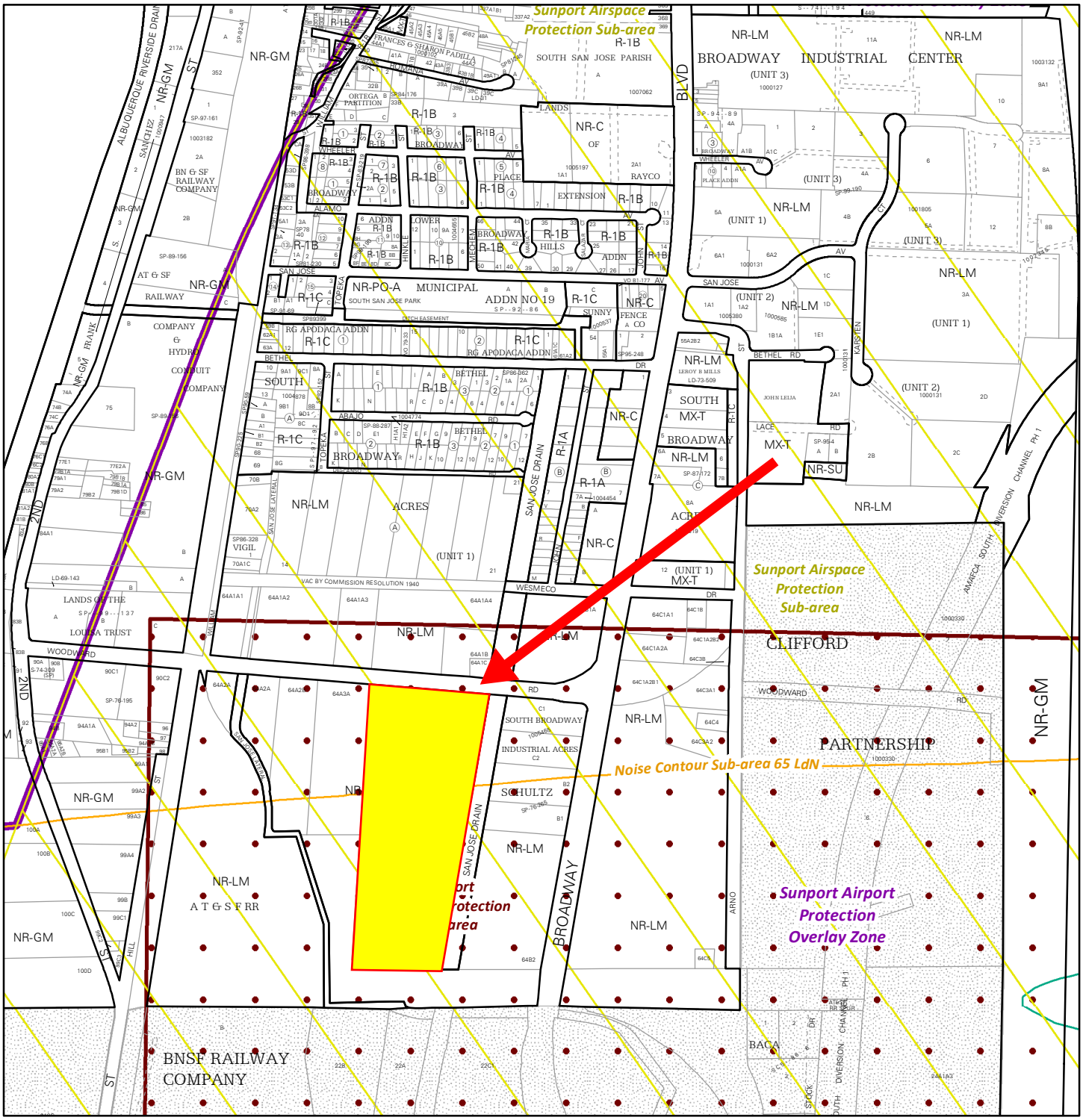
Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ/ST

cc: ABQ Land Use Consulting LLC - Carl Garcia, carl@abqlanduse.com
John R. Metz, jrickmetz@gmail.com
San Jose NA Deanna Barela bacadeanna@gmail.com
San Jose NA Olivia Greathouse sjnase@gmail.com
Legal, dking@cabq.gov
EPC File

C) APPLICATION INFORMATION



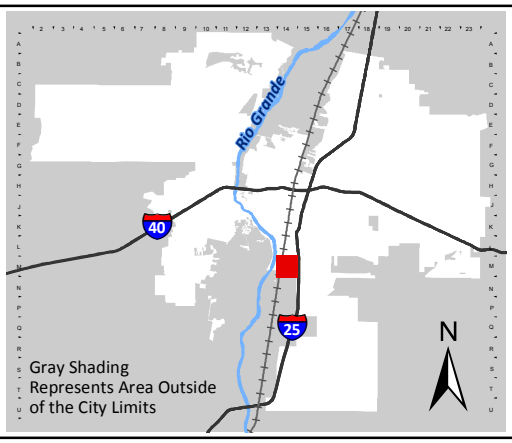
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

M-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

AGENT AUTHORIZATION FORM

Address: 336 Woodward Road SE

City: Albuquerque State: NM Zip 87102

Lot(s): Block:

Subdivision:

UPC: 101405521510330409

Legal Description: A tract of land Situated in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, N.M.P.M.,

Description of request: Manage EPC Major Amendment Application and related.

The registered property owner(s) of subject property do hereby authorize Scott C. Anderson & Associates Architects – Scott Anderson and/or representatives to act on my/our behalf in all matters relating to this application. We certify that all information submitted in this application is true and accurate to the best of our knowledge.

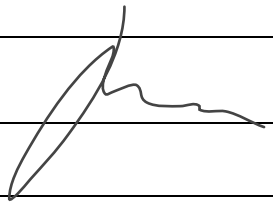
Property Owner 1: JOHN R METZ

Property Owner 2:

Property Owner(s) Address (if different from above):

Phone 1: 505-991-5384

Email 1: JRICKMETZ@GMAIL.COM

Signature 1:  Date: 10/15/25

November 25, 2025

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Application for Site Plan Major Amendment – EPC (6-6(I)) and Cumulative Impacts Analysis Review (5-2(E)) for 336 Woodward Rd. SE (UPC: 101405521510330409)

Dear Mr. Chair and EPC Commissioners,

On behalf of the applicant, FILM YARD LLC (DBA THE LOT), I respectfully submit to the EPC this Major Amendment request and Site Plan – EPC and Cumulative Impact Analysis Review request for a 19.1-acre lot that is legally described as:

> For all or a portion of MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd. SE, approximately 20 acres. (M-14-Z)

This property owner was previously approved to develop a 50,000 SF warehouse at the subject site, which was completed in 2024. Approval for an additional new 44,000 sqft warehouse/soundstage structure is being requested. **The structure will fall under the use category of Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production).** The subject site is zoned NR-LM. This is a permissive use in the NR-LM zone district. This Site Plan – EPC and Cumulative Impact Analysis are required to demonstrate that the project will not harm nearby property or residential areas.

The attached site plan is nearly identical to the previously submitted EPC site plan, with the exception of the addition of the new structure we are looking for approval to construct. Our previous approval was based on our stated goals to develop this abandoned site into a resource center for the film industry that focuses on the infrastructure needs of productions. Under that previous approval, we rehabilitated the site, landscaped the street frontage, and brought in utilities as part of the construction of our first 50,000 square-foot warehouse. Under this site plan, we're leaving all of those improvements unchanged and are adding a second warehouse/soundstage. As previously stated, the first structure was used primarily for storage, and this new warehouse will be used for storage in addition to light manufacturing of movie sets. The subject site of this new plan does not alter or overlap with the previously approved subject site on the originally approved EPC site plan.

EPC Role

EPC is hearing this request because the proposed warehouse/soundstage is located within a ¼ mile of the Railroad and is within the Railroad and Sawmill Spur area, which requires a Cumulative Impact Analysis. Cumulative Impacts cases are reviewed by the Environmental Planning Commission (EPC) pursuant to IDO 14-16-5-2(E)(2)(d).

Project Overview

In the 1940's a welding plant was opened by Eidal Manufacturing on Woodward Road SE. Soon after, the United States Atomic Energy Commission bought the property and called upon ACF Industries for research, development, and engineering activities. The main mission was the mechanical fabrication and assembly of the equipment for nuclear propulsion. Some will remember the site had two landmark water towers that stood until 1997. In 1967, the US Air Force came into the picture, and the site became known as the secretive Air Force Plant 83. They later began leasing the plant to General Electric Aviation, which produced engine parts for the military, including engines for the F-14 and the B-1. In the 70's, they also began producing engine parts for commercial airlines. By the 80s, the site was Albuquerque's biggest industrial employer and the lifeblood of the south valley neighborhood. For many years, General Electric operated the site until it was shut down in 2010. This was a blow to the area, the loss of not only a major employer, but also a draw for housing, restaurants, and South Valley life.

Enter the film industry. The movie industry in New Mexico is currently the largest single employer since the Manhattan Project. At the time that General Electric's manufacturing was winding down… the film industry was winding up. It seems fitting that a site that was home to so many spin-off lab projects after the war would now be home to new life and revitalization from an industry that is growing to replace it as the largest employer.

Still, the actual largest site on Woodward struggled to attract development. The city designated the area as a HUB Zone and also designated this property as an "Opportunity Zone" in the hopes of attracting development to 336 Woodward. As an additional help, the county added a new interstate exit connecting the Woodward neighborhood to the freeway, and also linking the airport and Mesa Del Sol to the Woodward corridor.

We recognized the potential of the site in 2022. "The Lot" is our attempt to answer the call for development and to take up the challenge that the city has issued. Our goal for the site is to see business grow again in the area and to specifically attract complementary businesses that can collectively be a resource to the film industry. This industry has an unmet need for storage, light manufacturing, parking, transportation equipment service/rentals, as well as training and education. In addition, many local vendors to the industry would benefit from being housed in a central city location with other industry providers. This NR-LM zoned area is perfectly situated to meet that need, being located right off the freeway and in proximity to three of the city's biggest stage complexes. The Lot will be able to provide some of those needed services to a growing industry while maintaining consistency with the traditional usage of the neighborhood, and hopefully replacing the life and momentum that was lost when GE left the area.

Developing the site has taken some time, but we laid the groundwork with the first phase of this project that saw the construction of our 50K sqft warehouse, and we are ready now to round out the project with two soundstage/warehouses that will be home to cutting-edge digital production infrastructure. As a first step, our goal was to build a straightforward storage warehouse at 336 Woodward. Storage is one of the industry's primary needs, and with less than 1% vacancy in warehouse space in Albuquerque, it was a critical service to put in place. Moving forward, our next phase includes the construction of specialty warehouse space that can be used for storage, light manufacturing of movie sets, and production activity. The attached analysis is for a single, 44,000 sq ft warehouse/soundstage to be added to the site on a little less than 3 acres of the overall 19.1-acre site. The additional acreage surrounding the new structure will be developed in the future.

Proposed Use

The proposed usage is for a warehouse/soundstage, interior and exterior storage, and parking at the site. Pursuant to IDO Table "4-2-1: Allowable Uses", Light Manufacturing, Outdoor storage and

Warehousing are all primary-permissive uses, making our application a perfect match for the city planning's vision for the area.

Historically, the site was home to General Electric's heavy manufacturing aircraft engine factory. Stemming from those usages, the site had industrial-grade power, gas, sewer, and water services. The site has since been rezoned as Light Manufacturing. As a result, any permissible usage at this site will place less of an impact than the previous impacts. This usage has moderate utility needs and generates no light or noise pollution.

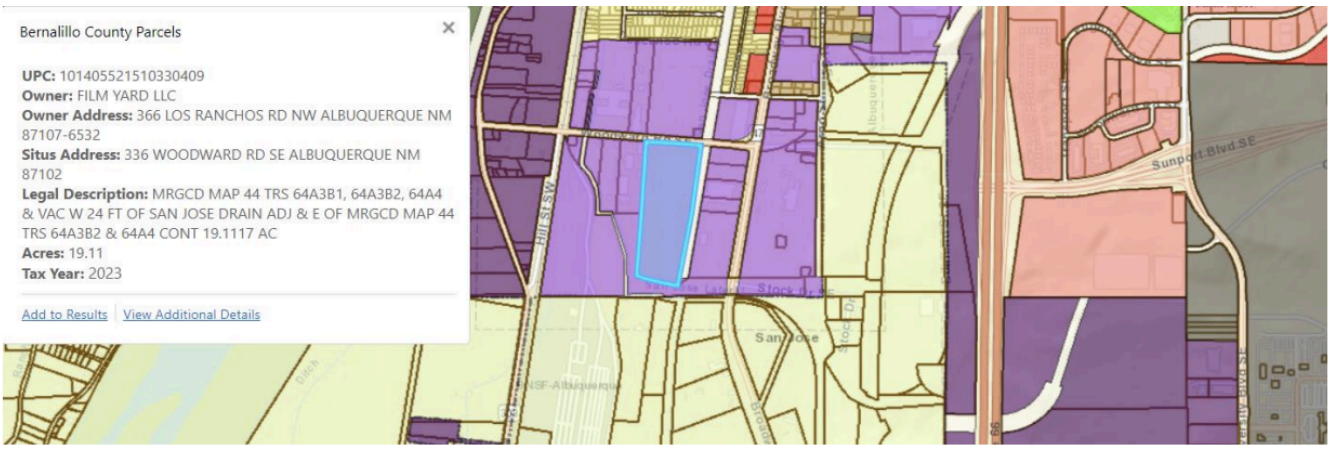
Project Request & Context

The applicant proposes to further develop the subject site with a warehousing/soundstages for uses related to the film industry. Approximately 3 acres of this 19.1-acre site will be developed under this EPC Major Amendment request. The land is located in an industrial area with NR-LM zoning and comprises large lots with no adjacent residential uses on Woodward in any direction. There is a residential neighborhood approximately 625 feet to the northeast of the subject site, but with no direct access to the Woodward corridor. Additionally, there are no residential uses to the South, West, or East for over a mile in each direction. Unincorporated Bernalillo County land is south of the subject site.

The subject site is in the South Broadway area west of Broadway Blvd. and south of Woodward Rd. SE. Woodward Rd. turns into Sunport Blvd. east of Broadway Blvd. and has a newly constructed interchange with I-25. The San Jose Drain abuts the east side of the subject site. The Railroad tracks are just west of the subject site.

The land is currently developed with 8-foot-tall fencing around the property, which conforms to IDO standards. The site was previously developed and has a concrete and asphalt pavement on much of the site, making it ideal for the targeted uses.

Subject site looking south from Woodward Rd. SE



Zoning Map, showing the subject site with a blue outline (Land to the south and east in yellow is within Bernalillo County and is not subject to the IDO)

Site History & Zoning

This lot is zoned as NR-LM. It was previously zoned as SU-2 HM (Heavy Manufacturing) through the South Broadway Sector Development Plan. This zone referenced the permissive uses in M-1 zone; therefore, the set of NR-LM land uses was most similar to the ones that were allowed in the prior zone. This area has long been developed with industrial uses.

TABLE 1. SURROUNDING ZONING & LAND USE

	Zoning	**Land Use**
Subject Site	*NR-LM*	*Warehousing/Soundstage, Parking & Storage*
North	NR-LM	Industrial, manufacturing and office
South	NR-LM	Office, government and drainage
East	NR-LM	Drainage, Industrial wholesaling and distribution, and Industrial, not-specified
West	NR-LM	Industrial, not-specified, and office, government

Planning Designations

The subject site is within the Central Albuquerque Community Planning Area. It is designated as an Area of Change, as designated by the Comprehensive Plan, which means it is an appropriate location to add development and intensification of use. Abutting land is also designated as an Area of Change. Additionally, It is within the Sunport Airport Protection Overlay Zone.

The subject site abuts Woodward Rd. SE, a major collector road (as designated by the MRCOG Functional Classification in the Albuquerque Metropolitan Planning Area Map, as approved by the MTB on April 25, 2014). The subject site is not within a Comp Plan-designated Center or Corridor area.

Neighborhood Outreach

We have followed all notification procedures required in Table 6-1-1 of the IDO. The San Jose Neighborhood Association was emailed an offer for a Neighborhood Meeting on October 20, 2025. They did not request a neighborhood meeting.

Public Notice of the application submittal was mailed to all property owners within 100 feet of the property, excluding right-of-way, and was emailed to the above-listed Neighborhood Association on October 20, 2025. A sign was posted on the property prior to 12/03/2025 to notify any member of the public who may be driving or walking past the property. Evidence of these three required notifications is provided with the application. The required published and web posting notice will be performed by the Planning Department after submittal of this application.

Cumulative Impacts Analysis Justification

Planning staff notified the property developer that the appropriate approval process for this development includes EPC review of a Cumulative Impacts Analysis (14-16-5-2(E)(1) Cumulative Impacts Applicability:). The subject site and proposed development meet all 6 of the following criteria in IDO Subsection 5-2(E)(1).

5-2(E)(1) Applicability This Subsection 14-16-5-2(E) applies to development or redevelopment that meets all of the following criteria.

5-2(E)(1)(a) Any portion of the subject property is within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [¼ mile] of the Sawmill Spur), as mapped below.

Applicant Response: *The subject site is located within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur).*

5-2(E)(1)(b) The subject property is within 1,320 feet (¼ mile) of a Residential zone district or a lot containing a residential use in any Mixed-use zone district.

Applicant Response: *The subject property is within 1,320 feet (1/4 mile) of a Residential zone district or a lot containing a residential use in any Mixed-use zone district. The nearest residential zone district and residential land use is 635 feet from the subject site; there are no other residential uses or any Mixed-use zone in the vicinity.*

5-2(E)(1)(c) Any of the following uses identified in Table 4-2-1 are proposed:

1. Car Wash.
2. Heavy Vehicle and equipment sales, rental, fueling, and repair.
3. Light vehicle fueling station.
4. Light vehicle repair.
5. Light vehicle sales and rental.
6. Airport.
7. Freight terminal or dispatch center.
8. Helipad.
9. Railroad yard.
10. Transit facility.
11. Light Manufacturing.
12. Heavy Manufacturing.
13. Natural resource extraction.
14. Special manufacturing.
15. All uses in the Waste and Recycling category.
16. All uses in the Wholesaling and Storage category.

Applicant Response: *The owner proposes a warehouse and also a Light Manufacturing use, both of which are criterion categories (criterion 5-2(E)(1)(C)(16)). Therefore, the proposed use meets the requirements for a Cumulative Impact Analysis.*

(E)(1)(d) The subject property is within 660 feet of another use described in Subsection (c) above..

Applicant Response: *The subject property is within 660 feet of another use described in subsection 5-2(E)(1)(c). There are light manufacturing and wholesaling uses within 660 feet of the subject site.*

Therefore, the requested use and development at 336 Woodward Rd. SE meets all of the criteria to require a Cumulative Impact Analysis.

Cumulative Impacts Analysis Requirements

14-16-5-2(E)(2) Cumulative Impacts Requirements: This request for EPC major amendment review of a Cumulative Impact Analysis to be made by the EPC. This request complies with the five review and decision criteria outlined in Section 14-16-5-2(E)(2) of the Integrated Development Ordinance (IDO), and is justified as follows:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

   Applicant Response: *The nearest surrounding residential development is located 635 feet from the subject site in the northeast direction. However, the residential neighborhood is accessed from Broadway Blvd. and is separated from this property by a Drainage Channel and two local roads. Any traffic from the site would not enter the residential subdivision that is west of Broadway Blvd. There are existing driveways and sidewalks along Woodward Blvd. that the development will retain. Additionally, a Traffic Scoping Form endorsed by the city traffic engineer stipulates the low traffic usage of the project and will not require a Traffic Study. All traffic to the site is routed onto Woodward Road, which contains no residential sites, only complementary commercial uses..*

   In response to criterion 1, the location and design of vehicle access, circulation, parking, and loading will not have any impacts on residential uses within 660 feet in any direction of the subject property and will be contained exclusively on the property. Therefore, there are no mitigation measures that would be necessary to minimize the impact of traffic, circulation, and vehicular access on surrounding residential uses.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

   Applicant Response: *In response to criterion 2, the site lighting location, design, and orientation will not have any impact on residential uses within 660 feet in any direction of the property.*

   Speaking to the residential uses' potential impact: There are no residential dwelling units within immediate proximity of the property. Furthermore, this site is buffered from all residential uses by the San Jose Drainage Channel, other properties, and distance, which would block any site lighting that could be added to the subject site in the future. Even so, currently, there is no parking area lighting or backlit signage.

   Speaking to Lighting standards: any light fixtures added in the future would necessarily be full-cut-off light fixtures for security and only intended to illuminate the parking areas, and would be consistent with the IDO's Lighting Regulations on placement, angle, and intensity, so there would be no allowed light spill off the site.

   In conformity with the IDO 14-16-6-6-6(i)(3)(h), if lighting is added in the future, we are prepared to provide a study to prove that lighting will not adversely affect the requirements of

14-16-5-2(e) upon request.

For the above reasons we submit that there are currently no mitigation measures that would be necessary to minimize the impact of site lighting on surrounding residential uses.

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

Applicant Response: *In response to criterion 3 of IDO Section 5-2(E)(2)(a), this request complies with the requirement because there will be no storage of hazardous materials at this site, as defined by federal regulations. Therefore, there are no mitigation measures that would be necessary to minimize the impact of hazardous materials storage on surrounding residential uses.*

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

Applicant Response: *In response to criterion 4, outdoor storage of materials and equipment will have no impact on surrounding residential uses. The nearest residential dwelling is located northeast of the subject site, and this development is not visible from that neighborhood, so any outdoor storage at the site will not be visible to the residents of the nearest development. In addition, the site enjoys an 8-foot-tall, opaque barrier comprised of brick, rod iron, and vegetative landscaping to screen the outdoor storage from the roadway, meeting the IDO's screening requirements for Outdoor storage as outlined in 14-16-5-5-6(G)(4). Additionally, there are no residential uses with line of sight to the property. Any exterior storage would be completely shielded from view into the property from any residential property or public right of way. Therefore, there are no mitigation measures that would be necessary to minimize the impact of this use on surrounding residential uses.*

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Applicant Response: *In response to criterion 5, there are no activities that generate noise related to the warehousing/soundstage land use, and further, there is only a single residential dwelling within 660 feet in any direction of the subject property. The site will not employ any abnormal noise-making equipment or machinery, inside or out. Normal vehicle traffic (previously mentioned as low in volume) would be the extent of noise generated. Finally, the site is used primarily during normal 9-5 business hours, and so there would normally be no noise generated after hours at all. The presence of NR-LM zoning in this whole area means that new residential uses and neighborhoods are not anticipated in the future. Therefore, there are no mitigation measures that would be necessary to minimize any noise impact of this use on surrounding residential uses.*

In conclusion, the requested land use and Site Plan – EPC meet the required test of IDO Subsection 5-2(E)(2)(a) by demonstrating that any potential material negative cumulative impacts on surrounding residential development are mitigated through adequate and effective measures.

Cumulative Impacts Analysis Deliverables

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

Applicant Response: *This request contains a cumulative impact analysis to be reviewed by the EPC. The application and justification letter address the items required in Subsection 14-16-6-4(H). See analysis of compliance with IDO Subsection 14-16-6-4(H) in the following section of this justification letter.*

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

Applicant Response: *The City Engineer has reviewed this application and has determined that a traffic impact study, pursuant to Article 7-5(D) of the DPM, is not required. The Traffic Scoping Form indicated there will be minimal vehicles during the peak PM period. The low traffic volume indicates there will be no traffic mitigation that is warranted or even reasonable to apply to this development. An approved TCL is on file with the city for the original submission, as well as a stamped Traffic Scoping Form dated 11/24/2025. Pursuant to 6-4(I)(2), A scoping meeting with the City Engineer may be scheduled to determine whether a traffic impact study is required; however, the City Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. A stamped TSF noting that a TIS is not required is attached to this application.*

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

Applicant Response: *This application includes the original EPC/DFT-approved Site Plan as well as the amended Site Plan for consideration for this Major Amendment, EPC analysis, and justification. This application demonstrates there is no mitigation that would be required to reduce the adverse effects of light, noise, traffic, vibration, the storage of hazardous materials, or equipment on residential neighbors because this development will not generate any adverse impacts in any of those manners. Furthermore, there are no residential neighbors on Woodward at all since the area is all zoned NR LM, and there are no residential neighbors for over a mile East, West, or South via the street network.*

Cumulative Impacts Conclusion

This request is for EPC Major Amendment review of a Cumulative Impact Analysis and a decision made by the EPC. This request complies with the requirements and mitigation measures described in Section 14-16-5-2(E)(2) of the Integrated Development Ordinance (IDO).

The applicant welcomes the EPC's input on ways the development could further comply with the above standards to minimize the impact on the surrounding residential uses and maximize compatibility of the proposed development. We believe that there are no impacts from this development that will be noticeable on surrounding residential areas and that the design and use of the property are compatible with the surrounding industrial uses.

Drainage Areas

The subject site is within the Valley Drainage mapped area. IDO Subsection 14-16-5-2(F) requires: "All drainage improvements in the Valley Drainage Area mapped below shall comply with applicable requirements of the DPM."

This property will comply with all the applicable drainage requirements in the DPM, which are found in Article 6-5. The DPM notes that the stormwater drainage discharge rate must meet the following standard:

> "2.75 cfs/acre or the site must retain the first ½ inch of runoff or the design standard volume as defined in the City's Municipal Separate Storm Sewer System (MS-4) permit from the U.S. Environmental Protection Agency, whichever is greater. See Article 6-13 Drainage Right-of-Way and Easements."

This project intends to be in full compliance with any and all drainage and hydrology requirements, standards, and regulations. Therefore, the project will also comply with IDO Subsection 14-16-5-2(F). A Grading and Drainage Plan has been filed and approved by City Hydrology.

Application Completeness

The applicant believes this application meets all of the requirements of IDO Subsection 14-16-6-4(G) Application Completeness. If the Planning Director determines that an application is incomplete, we will correct the deficiencies and resubmit the application for a determination of completeness.

Cumulative Impact Analysis

Per 14-16-6-4(H)(1), a cumulative impacts analysis is required prior to approval of a Major Amendment Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1).

Applicant Response: *This applicant contains the Cumulative Impacts Analysis and responds to all the requirements stated in the IDO for this analysis. We request EPC review and consideration of both requests concurrently. If the Cumulative Impact Analysis is found to be deficient in any way, we will gladly request a deferral and remedy the EPC's concerns. This application has methodically responded to each section of the IDO related to Sensitive Lands, as applicable, and Site Plan – EPC, as well as all the related Subsections of the IDO that are referenced therein. A detailed analysis of relevant site features and procedures undertaken so far further demonstrates our compliance with this standard.*

Agency & Neighborhood Considerations

In reference to Neighborhood/Public Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1, and further explained in 14-16-6-4(K), Public Notice, the affected, registered neighborhood association (San Jose Neighborhood Association) was notified as required. Property owners within 100 feet of the subject site were also notified, as required. A pre-submittal neighborhood meeting was offered within the timeframes required, but no meeting was requested. Two representatives from the Neighborhood Association have been notified on two separate occasions. It is the staff's understanding that there are no concerns that merit a meeting. As of this writing, the applicant has not received any comments in support or opposition to the request. Additionally, as outlined in Table 6.1.1, all other required notifications have been performed.

Access & Traffic

The site enjoys good access. There is an entrance leading off of Woodward Road to the site, the driveway meets the minimum access spacing requirements of the COA and the NMDOT, as well as specific requirements for access from the city's solid waste department, as evidenced by an approved TCL and stamped Solid Waste Access Site Plan. Woodward Road is newly paved with new sidewalks, landscaping buffers, and cutouts meeting the current IDO standards.

Other Considerations - Water & Sewer

The subject site is already served by existing infrastructure and public facilities, and new infrastructure associated with the extension of Sunport Blvd. will have adequate capacity to serve the proposed development. Woodward has recently undergone a major upgrade, which included infrastructure work, paving, and sidewalks.

Airport Protection Overlay Considerations (APO)

The subject site is within the Airport Protection Overlay Zone (APO 3-3). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around the Albuquerque International Sunport comply with the regulations of the Federal Aviation Administration (FAA). These regulations protect the public from noise, vibration, and hazard impacts of airport operations and protect the safety of aircraft operators. The subject site is within the Air Space Protection Sub-area, the Runway Protection Sub-area, and the Noise Contour Sub-area 65 LdN. Use regulations and Development Standards for properties within these sub-areas can be found in IDO 14-16-3-3.

It is required that the Subject Site and proposed structure be lower than 5505 feet above sea level. According to the US Geological Survey chart, the ground elevation of the site is below that altitude at 4,945 feet. The proposed structure is a single-story warehouse that will not exceed 50 feet at its highest point. So, after construction, the elevation of the top of the building will be 4,995 feet above sea level. Therefore, the project complies with the required height limitations.

It is also required that the project comply with IDO APO 3-3(D)(2) Reflectivity standards. The building will have no highly reflective surfaces, colors, or materials. No backlit signage is proposed for the site.

An Elevation Cert for the proposed structure is attached, which illustrates that
The highest point of the structure is not to exceed 50 feet.
When combined with the altitude of the Subject Site of 4,945 feet, this
identifies the height of 4,991 feet as the highest point of the project and demonstrates compliance is well with the APO requirements.

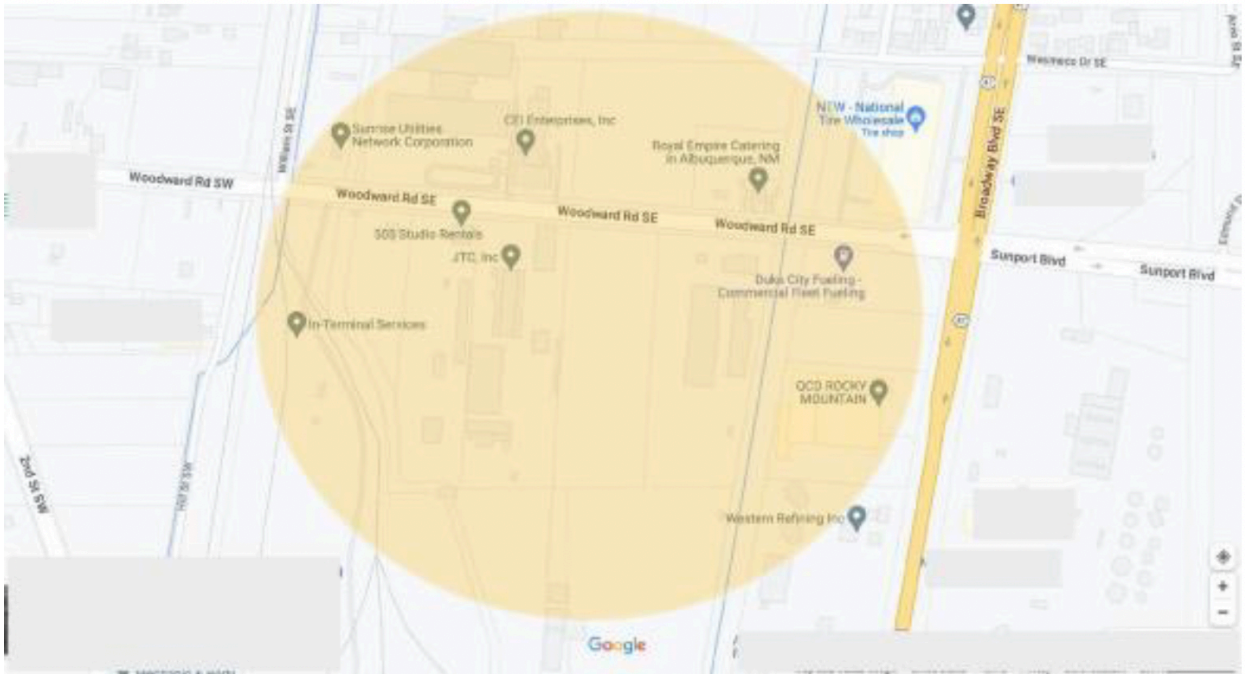
6-4(H)(1)(b)(1) A list of other uses listed in Subsection 14-16-5-2(E)(2) that are within 660 feet in any direction of the subject property.

Applicant Response: *There are 9 businesses located within 660 feet in all directions, are listed in the chart below. Reference the map below for locations. There are no residential properties within 660 feet of the subject property in any direction, as measured from the location of the proposed warehouse.*

Business Proximity Table

NAME	**USE**
Sunrise Utilities Network	Warehousing
In-Terminal Services	Transit Facility
505 Studio Rentals	Light vehicle sales and rental

JTC	Warehousing
Royal Empire	Out of Business
National Tire	Wholesale and Warehousing
Duke City Fueling	Out of Business
QCD Rocky Mountain	Wholesaling and Storage
Western Refining Inc	Wholesaling and Fuel Storage



6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

Applicant Response: *This application includes all of the required items from IDO Subsection 6-4(H)(1)(b).*

6-4(H)(1)(b)(2) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. The City of Albuquerque's decision was rendered after the provision of the following:*

- *Development information, including proposed land use and site activities*
- *Facility type(s), including square footage and number of residential and/or commercial units.*
- *Traffic considerations, including estimated number of daily site trips (i.e., trip generation).*

- *Other items as requested by the Traffic Engineer.*

Additional considerations in the determination of whether a TIS was required included:

- *Location in a Center or along a Corridor (this is not within a designated Center/Corridor)*
- *Daily traffic volume and peak hour link volume-to-capacity ratios*
- *Presence of transit, bicycle, and pedestrian infrastructure*

See provided/stamped TSF.

6-4(H)(1)(b)(3) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

Applicant Response: *There will be no storage of hazardous materials as defined by the section on the subject site or as a part of the project. As such, no estimated amounts are provided.*

6-4(H)(1)(b)(4) A summary of sewer and storm water discharge, including volumes.

Applicant Response: *The site has a complete storm system in place. Hydrology has already approved a drainage plan for this site. The following flow volumes are taken from that approved plan as noted below:*

"THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020, COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC.; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC."

6-4(H)(1)(b)(5) A Letter of Availability from the ABCWUA, including an estimate of the volume of water to be used annually for operations.

Applicant Response: *Since this is a Major Amendment request and not a new development, the existing domestic water service for this site is already established, as is Fire and Sewer. The Annual peak usage estimate of Domestic Water usage is 650 gal per day (237,250 gal annually) for operations.*

6-4(H)(1)(b)(6) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

Applicant Response: *When in use, the facility will be open during the normal business hours of 9 am to 5 pm. The storage usage does not generate excessive noise, and the level of traffic is very low, typically no more than 2-3 trucks a day, either picking up or dropping off. Light Manufacturing usage equally does not generate excessive noise, as it is typically constrained to indoor use.*

6-4(H)(1)(b)(7) A list of and copies of all permits required for the use.

Applicant Response: *There are no special permits required for the project.*

6-4(H)(1)(c) The cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in Subsections 14-16-5-2(E)(2) and 14-16-6-4(H)(1)(b) and/or propose civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The applicant desires to be a good neighbor with nearby uses and not generate excessive distractions for residential properties in proximity. As already stated, we have put in place the following priorities to ensure that we meet these standards*

- *The business will hold normal business hours and therefore will not generate noise before 6 am or after 10 pm as provided in COA ordinances.*
- *The usage of the building only requires a low volume of trucks a day to pick up or drop off loads, providing for a low traffic impact.*
- *The site will have no bright exterior lights with throw capacity beyond 55 feet, suitable only for parking lot lighting and security.*
- *There will be no heavy equipment used on site.*
- *There is an existing solid front wall and a 45' landscape buffer at the front of the property to enhance street appeal and cut down on any noise and light transference.*
- *There will be no use or storage of any hazardous materials.*

Site Plan Notations

Site Plan elements demonstrate that Mitigation Measures are incorporated into the site design. The following section describes mitigation measures that have been incorporated into the Site Plan.

Street Frontage

The street frontage provides for a landscaping and cosmetic wall buffer to enhance the street presence of the property, to aid in mitigating sound and light pollution, as well as to provide for a visual barrier for any exterior storage, as is encouraged in Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements.

Pedestrian, Bicycle, and Transit Access

The request does not propose any existing infrastructure that would affect pedestrian, bicycle, or Transit Access. There is a new 5-foot sidewalk along the northern boundary of the site along Woodward Road SE that connects to Broadway and the new extension of Sunport Blvd. Pedestrians can use the proposed sidewalk to access the site.

Vehicular Access, Circulation

The Subject Site can be accessed from an existing entrance off of Woodward Road SE. The access points are newly constructed as part of the Woodward renovation. The entrance serves both light vehicles and heavy vehicles.

Parking

Parking complies with the IDO Parking standards 14-16-5-11(C) for Light vehicles and heavy vehicles. The proposed site plan shall provide 9 spaces for light vehicles and an open lot for heavy vehicles, trailers, and equipment. The site contains a large, paved lot from the previous usage and provides ample off-street parking.

Landscaping, Buffering, and Screening
Existing landscaping complies with IDO Section 14-16-5-6(D) Landscaping, Buffering, and Screening. Street Frontage Landscaping along Woodward SE is pursuant to IDO 5-6(D).

Walls/Fences
Walls and fences comply with IDO Section 14-16-5-7. There is an existing brown brick and wrought iron wall and fencing along the subject site.

Signage
There is no backlit signage proposed for the Subject Site.

Building Design
The proposed structure follows Development Standards 14-16-5-11(C) for building design, heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the NR-LM zone district, which is not to exceed 65 feet; the proposed building will not exceed 50 feet in height.

The APO 3-3 height development standards, which state: "In no case may a building be higher than the Horizontal Surface for each airport, are also in compliance." Additionally, the façade of the proposed structure and canopies are pursuant to IDO 3-3(D)(2) Reflectivity: "The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations."

Reviewing Agencies
City departments and other agencies reviewed phase I of the project based on our building permit (BP-2022-51961) submittal. AFD, ABCWUA, Bernalillo County, Solid Waste, Hydrology, Building Safety, and the City Transportation Engineer.

Traffic Impact Data

Per 14-16-6-4(I)(1), a traffic impact study may be required pursuant to standards in the DPM or Subsection 14-16-5-2(F)(2)(c). The extent of the study or report will depend on the location of the project, the amount of traffic generated from the development, and the existing conditions in the project area.

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. The decision was rendered after the provision of the following:*

- *Development information, including proposed land use and site activities*
- *Facility type(s), including square footage and number of residential and/or commercial units.*
- *Traffic considerations, including the estimated number of daily trips to the site.*
- *Other items as requested by the Traffic Engineer.*

Additional considerations in the determination of whether a TIS was required:

- *Location in a Center or along a Corridor*
- *Daily traffic volume and peak hour link volume-to-capacity ratios*
- *Presence of transit, bicycle, and pedestrian infrastructure. See attached/stamped TSF.*

6-4(I)(2) A scoping meeting with the City Engineer may be scheduled to determine whether a traffic impact study is required.

Applicant Response: *The applicant requested a scoping meeting with the City Engineer. Due to the request not meeting any of the criteria for a TIS, the City Engineer determined that a TIS is not required. Nothing in our analysis of the use, location, and surrounding neighborhood would impact or change that determination. There is a single residence within 660 feet of the subject site; there are no hazardous materials proposed to be stored at the location; and there are no noise impacts related to the warehousing land use.*

6-4(I)(3) If a traffic impact study is required, it shall be submitted as part of the application materials and is subject to the application completeness requirements of Section 14-16-6-4(G).

Applicant Response: *If the EPC determines a traffic impact study is required, one will be commissioned and submitted as part of the application materials.*

Review and Decision Criteria - Site Plan EPC (major amendment)

This section addresses the review and decision criteria listed in IDO Subsection 14-16-6-6(I)(3) and outlines specific goals and policies that are consistent with the Comprehensive Plan.

Per **6-6(I)(3) Review and Decision Criteria,** any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant Response: *The subject site is zoned NR-LM (Non-residential Light Manufacturing), is in an Area of Change, and is not in a designated center. The project adheres to the Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) as demonstrated below.*

> *Albuquerque / Bernalillo County Comprehensive Plan Compatibility*
>
> Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.
>
> ***Applicant Response:*** *By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that could negatively impact their character. The proposed Site Plan would do just that for the surrounding area by facilitating similar light industrial and movie industry development into the Woodward corridor and thereby protect residential neighborhoods to the north of the subject site from absorbing new commercial development that is most appropriately directed to the industrial portion of South Broadway.*
>
> Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
>
> ***Applicant Response:*** *Since the request would further develop the subject site into uses tailored to serve the needs of the growing film industry, it would reinforce this emerging character of the area as a movie and film support area. Already, there are a number of other film businesses on*

Woodward. As a backup to film support as a use, the site could serve in the future as a support site to business and industry related to aviation, with the warehouse and light manufacturing use we are employing. With the recent addition of the freeway exit on Sunport/Woodward, this property is now minutes from both Netflix and the airport. Interestingly enough, historically, this site housed General Electric Aviation, and so has an aviation past. The development we are doing at this site can be applied to either use, making it future-proof. What we are doing here both remains true to the history of the site as well as the future of it in film. This gives the site flexibility and demonstrates that this approach is the correct one for a number of applications.

Policy 5.1.1 Sub-policy(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Applicant Response: *Because the request would add more commercial uses to an established site and reinforce the area as a centralized resource for industry employees and vendors of the film industry, this site will, by definition, encourage employment density and compact development. The new structure will house a dozen film vendors, providing a one-stop shop for industry projects.*

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: *This site was specifically selected because it supports the complete community model. With housing, related businesses, a training center, and a myriad of film business and resources all in close proximity, this site serves as a micro community within the neighborhood. https://filmsfrontdoor.com/ outlines our vision of drawing in films with a complete array of vendors and services and then leveraging that traffic to create local jobs and pair them up with industry training opportunities.*

Policy 5.2.1 Sub-policy (a)– Land Uses: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Applicant Response: *Historically, this site housed one of the largest employers in the state, General Electric. In the years from the 1940s to 2010, the industry shaped the neighborhood, attracting homes, restaurants, and amenities. This site has been vacant since 2010. Because the request would encourage development and redevelopment that bring back goods, services, and amenities, we see this as a catalyst for revitalization of the surrounding area, just like it was when GE was at the site.*

Policy 5.2.1 Sub-policy (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response: *Since the request is an infill development that adds complementary uses to those existing in the area and is compatible in form and scale to the immediately surrounding development, this represents an ideal usage to encourage. Generally, warehousing uses complement existing light industrial uses in the South Broadway industrial corridor. Specifically,*

and more importantly, the growing film industry uses that have gravitated to the south valley are greatly complemented by this project, which provides both office and warehouse infrastructure to support film industry-specific vendors. This makes Woodward a burgeoning film resource district, and what we are doing at THE LOT is an ideal complement.

Policy 5.2.1 – Sub-policy (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: *This request would encourage more productive use of vacant lots and under-utilized lots, including surface lots, by the redevelopment of the under-utilized northern portion of the subject site from an old parking lot to a new production warehouse. This site has sat vacant for years. This project will add much-needed infrastructure to the Film Industry, an important growth industry for the state, while breathing new life into an old parking lot.*

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

Applicant Response: *Since the project will utilize existing infrastructure along Woodward Road SE, as well as new infrastructure recently developed with the Sunport Blvd. extension from I-25 (including water, sewer, and fiber optic cables), this site is clearly leveraging existing infrastructure as well as putting to good use recent public infrastructure investments.*

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

Applicant Response: *Since this project is locating Warehousing in an Area of Change near an interstate exit, the request would locate a use that would be potentially less complementary to a residential area than to an established industrial area where such uses are most appropriate. At the same time, the request would reinforce the character and intensity of the nearby residential areas (e.g., the San Jose neighborhood) by not allowing growth that is inconsistent with the character and intensity of those existing residential land uses. Furthermore, this project is adding to the use case for a growing film industry support vendor corridor on Woodward.*

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

Applicant Response: *This criterion does not apply because this site does not have NR-SU, PD, or any other equivalent zoning established prior to the adoption of the IDO.*

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

Applicant Response: *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

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

Applicant Response: *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable. Hydrology has approved a drainage plan, which speaks to this (attached), and a TCL has also been approved, which stipulates the low traffic impact of the project.*

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

Applicant Response: *The application certainly mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable, as outlined above in the response sections above.*

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject property is not within an approved Master Development Plan, so this criterion is not applicable.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *A cumulative impact analysis is required due to the location of the site within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). This Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts as demonstrated in the provided CIA.*

Traffic Impact Study

Section 7-5(D)(2) Traffic Impact Study (TIS) & 7-5(D)(2)(i) Draft TIS Scoping Letter
If a TIS is deemed necessary, the site developer must prepare a draft TIS scoping letter that proposes the parameters for the TIS and identifies a study area. Potential parameters in the scoping letter may include:

1. Study area limits
2. Single or multi-phases of development
3. Site trip generation assumptions, including pass-by and internal capture trips
4. Adjacent developments
5. Other growth estimates
6. Build-out phases/horizon year
7. Capacity analysis/LOS analysis
8. Multi-modal considerations
9. Crash/safety considerations
10. Other planned or programmed roadway improvements
11. Other planned developments with background traffic
12. Neighborhood concerns
13. Applicable codes and public policies

Applicant Response: *As mentioned above, the Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. See attached/stamped TSF.*

7-5(D)(2)(ii) TIS Scoping Meeting
The Traffic Engineer will review the TIS scoping letter and schedule a TIS scoping meeting with the site developer and affected agencies to confirm the parameters of the TIS. Data collection needs will be defined at this time. Vehicular and non-motorized traffic counts may be required for intersections within the study area, or as directed by the Traffic Engineer.

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. See attached/stamped TSF.*

7-5(D)(2)(iii) TIS Report Preparation and Review
The developer shall collect traffic data and prepare a TIS according to the agreed-upon parameters. The developer will prepare the TIS with the elements listed in Part 7-5(E) and begin identification of traffic, transit, or pedestrian mitigation measures. The City will review the TIS and provide comments as needed.

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. See attached/stamped TSF.*

7-5(D)(2)(iv) Mitigation Measures
Mitigation measures should be proposed in the draft TIS as a way to moderate traffic generated by the development. Recommendations shall follow Section 7-5(E)(9) Recommendations & Mitigation Measures and consider a complete streets solution. The City and the developer will come to an agreement on the extent and nature of mitigation measures, and those measures will be included in the final TIS.

Steps in TSF and TIS Report Preparation and Review (in order):

a. TSF submitted by developer.
b. Review of TSF by City Traffic Engineer (Follow steps c-j if a TIS is required).
c. Draft TIS scoping letter submitted by developer.
d. City review of TIS scoping letter.
e. TIS scoping meeting to confirm TIS parameters.
f. TIS report preparation and submittal by developer.
g. Review of draft TIS report by City staff. Staff comments provided.

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. See attached/stamped TSF. The low volume of trips generated by this use does not warrant any mitigation measures.*

Particularly, in comparison to the site's prior use as a heavy manufacturing plant, this proposed use is very much more in keeping with the scale and character of other uses that are currently active in the area. There will be no adverse traffic impacts from this warehouse use.

Conclusion

We respectfully request that the City of Albuquerque Environmental Planning Commission approve this Major Amendment Site Plan – EPC and related Cumulative Impacts Analysis, which demonstrates compliance with all the regulations and standards. This request will allow the development of a new warehouse/soundstage that is within the boundaries of the Railroad and Sawmill Spur Area. The Applicant believes this request is consistent with the intent and the letter of the IDO regulations, and it also furthers many key goals and policies of the Comprehensive Plan.

For the reasons identified in this project letter and the provided justification of the request for a Major Amendment to the previously approved Site Plan – EPC and related Cumulative Impacts Analysis review, we respectfully request that the Environmental Planning Commission consider and approve this request.

If you have any questions or need any additional information, please feel free to contact a representative of Film Yard (THE LOT) at (505) 991-5384 or via email at jrickmetz@gmail.com.

THE LOT

ABQ Land Use Consulting LLC
Planning & Zoning Process Specialists

Sensitive Lands Analysis for 336 Woodward Rd. SE

1. IDO Section 14-16-6-4(H) Cumulative Impacts Analysis Requirements

6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Subsection 14-16-6-4(G).

Applicant Response: *This application contains the Cumulative Impacts Analysis, and responds to all the requirements stated in the IDO for this analysis. We humbly request EPC review and consideration of both requests concurrently. If the Cumulative Impact Analysis is found to be deficient in any way, we will gladly request a deferral and remedy the EPC's concerns. This application has methodically responded to each section of the IDO related to Sensitive Lands, as applicable, and Site Plan – EPC, as well as all the related Subsections of the IDO that are referenced therein. A detailed analysis of relevant site features and procedures undertaken so far further demonstrates our compliance with this standard.*

Agency & Neighborhood Considerations

City departments and other interested agencies reviewed this application. In addition, ABCWUA and Bernalillo County have been closely involved. The Project underwent a DRB pre-review meeting. That meeting resulted in "additional submittal/review" from that division "not being triggered or required". Subsequently a full Hydrology and Drainage plan has been approved.

In reference to Neighborhood/Public Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice, the affected, registered neighborhood association (San Jose Neighborhood Association) was notified as required. Property owners within 100 feet of the subject site were also notified, as required. A pre-submittal neighborhood meeting was offered within the time frames required but no meeting was requested. Two representatives from the Neighborhood Association have been notified on two separate occasions. It is the staff's understanding that there are no concerns that merit a meeting. As of this writing, the applicant has not received any comments in support or opposition to the request. Additionally, as outlined in table 6.1.1 all other required notifications have been performed.

Access & Traffic

The site enjoys good access. There is an entrance leading off of Woodward Road to the site, the driveway meets the minimum access spacing requirements of the COA and the NMDOT as well as specific requirements for access from the city's solid waste department as evidenced with an approved TCL and stamped Solid Waste Access Site Plan. Woodward Road is newly paved with

new sidewalks, landscaping buffers and cutouts meeting the current IDO standards. This road also has direct access to I-25 via the new Sunport Blvd. interchange extension project.

Neighboring properties and plats have their own access from Woodward Road and Stock Road SE and share no access with this site even though this property was once part of a larger 60-acre footprint that General Electric occupied and was subsequently sold off in different parcels.

As mentioned, Bernalillo County has just added a new interchange at Sunport and I-25 that directly feeds Woodward Road, providing enhanced access to the neighborhood which was previously only accessible via Broadway Road.

A formal TCL was submitted and the stamped Traffic Scoping Form provided as an attachment indicates that no TIS is required.

Other Considerations - Water & Sewer
The subject site is already served by existing infrastructure and public facilities, and new infrastructure associated with the extension of Sunport Blvd. and will have adequate capacity to serve the proposed development. Woodward has recently undergone a major upgrade which included infrastructure work, paving and sidewalks. There is also an approved landscaping plan for Woodward in place to be undertaken soon.

Airport Protection Overlay Considerations (APO)
The subject site is within the Airport Protection Overlay Zone (APO 3-3). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around the Albuquerque International Sunport in this case comply with the regulations of the Federal Aviation Administration (FAA). These regulations protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators. The subject site is within the Air Space Protection Sub-area, the Runway Protection Sub-area, and the Noise Contour Sub-area 65 LdN. Use regulations and Development Standards for properties within these sub-areas can be found in IDO 14-16-3-3.

It is required that the Subject Site and proposed structure be lower than 5505 feet above sea level. According to the US Geological Survey chart the ground elevation of the site is below that altitude at 4,945 feet. The proposed structure is a single-story warehouse which does not exceed 50 feet at its highest point. So, after construction, the elevation of the top of the building will be 4,995 feet above sea level. Therefore, the project complies with the required height limitations.

It is also required that the project complies with IDO APO 3-3(D)(2) Reflectivity standards. The Proposed meets these standards. The building is a matte gray, with a light gray low-reflectivity roof. The building will have no high reflective surfaces, colors, or materials. No signage is proposed for the site.

Elevation Attachment
An Elevation for the proposed structure is attached which illustrates that the highest point of the structure is 46 feet. When combined with the altitude of the Subject Site of 4,945 feet, this identifies the height of 4,991 feet as the highest point of the project and demonstrates compliance with the APO requirements.

6-4(H)(2) The cumulative impacts analysis shall include all of the following:

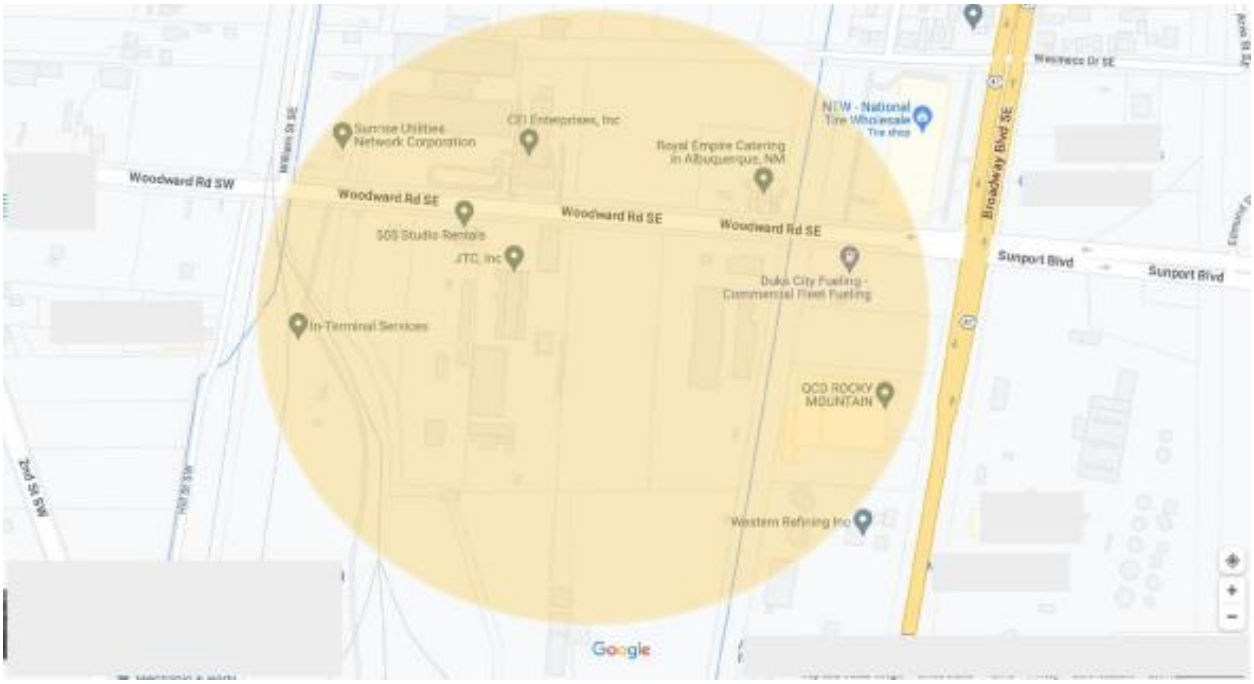
Applicant Response: *This application includes all of the required items from IDO Subsection 6-4(H)(2).*

6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

Applicant Response: *There are 9 businesses located within 660 feet in all directions are listed in the chart below. Reference the map below for locations. There are no residential properties within 660 feet of the subject property in any direction, as measured from the location of the proposed warehouse.*

Business Proximity Table

NAME	**USE**
Sunrise Utilities Network	Warehousing
In-Terminal Services	Transit Facility
505 Studio Rentals	Light vehicle sales and rental
JTC	Warehousing
Royal Empire	Out of Business
National Tire	Wholesale and Warehousing
Duke City Fueling	Heavy Vehicle sales, rental, fueling, and repair
QCD Rocky Mountain	Wholesaling and Storage
Western Refining Inc	Wholesaling and Fuel Storage



6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

Applicant Response: *The Traffic Engineer reviewed the traffic scoping information submitted and determined that a TIS is not required. His decision was rendered after the provision of the following:*

- *Development information, including proposed land use and site activities*
- *Facility type(s), including square footage and number of residential and/or commercial units.*
- *Traffic considerations, including estimated number of daily trips to the site (i.e., trip generation).*
- *Other items as requested by the Traffic Engineer.*

Additional considerations in the determination of whether a TIS is was required included:

- *Location in a Center or along a Corridor (this is not within a designated Center or Corridor)*
- *Daily traffic volume and peak hour link volume-to-capacity ratios*
- *Presence of transit, bicycle, and pedestrian infrastructure (there is an existing sidepath on the north side of Woodward Rd. that this project will not impact)*

See attached/stamped TSF.

6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

Applicant Response: *There will be no storage of hazardous materials as defined by the section on the subject site or as a part of the project. As such, no estimated amounts are provided.*

6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

Applicant Response: *There is currently no sewer at the site. Sewer volumes are estimated (2 CFS). The site however has a complete storm system in place. Hydrology has already approved a drainage plan for this site. The following flow volumes are taken from that approved plan as noted below:*

"THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC.; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC."

6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

Applicant Response: *The volume of city domestic water service is (2).*

6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

Applicant Response: *The storage building will have intermittent usage. When it is in use it will be open during the normal business hours of 9 am to 5 pm. The storage usage does not generate excessive noise and the level of traffic is very low, typically no more than 2-3 trucks a day either picking up or dropping off.*

6-4(H)(2)(g) A list of and copies of all permits required for the use.

Applicant Response: *There are no special permits required for the storage application of the project.*

6-4(H)(3) The cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in Subsections 14-16-5-2(E)(2) and 14-16-6-4(H)(2) and/or propose civic or environmental benefits that outweigh the expected impacts.

Applicant Response: *The applicant desires to be good neighbors with nearby uses and not generate excessive distractions for residential properties in proximity. As already stated, there are no residences adjacent to the property; none the less, we have put in place the following priorities to ensure that we meet these standards*

- *The business will hold normal business hours and therefore do not generate noise before 6 am or after 10 pm as provided in COA ordinances.*
- *The usage of the building only requires a few trucks a day to pick up or drop off loads, providing for a very low traffic impact.*
- *The site will have no bright exterior lights with throw capacity beyond 55 feet, suitable only for parking lot lighting and security.*
- *There will be no heavy equipment used on site.*
- *There is a new solid front wall and a 45' landscape buffer at the front of the property to enhance street appeal and cut down on any noise and light transference.*
- *There will be use or storage of any hazardous materials.*

Site Plan Elements to demonstrate Mitigation Measures Incorporated into the Site Design
The following section describes mitigation measures that have been incorporated into the Site Plan. The attached site plan provides for the development of a single warehouse on the 4.73 acres of Plat 64A3B1. In addition, the site plan incorporates a landscaping and cosmetic wall buffer to enhance the street presence of the property, to aid in mitigating sound and light pollution, as well as to provide for a visual barrier for any exterior storage, as is encouraged in Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements.

Pedestrian, Bicycle and Transit Access
The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access. There is a new 5-foot sidewalk along the northern boundary of the site along Woodward Road SE that connects to the Broadway and new extension of Sunport Blvd. Pedestrians can use the proposed sidewalk to access the site.

Vehicular Access, Circulation and Parking
The Subject Site can be accessed from an existing entrance off of Woodward Road SE. The access points are newly constructed as a part of the Woodward renovation. The entrance serves both light vehicles and heavy vehicles.

Parking complies with the IDO Parking standards 14-16-5-11(C) for Light vehicle and heavy vehicles. The proposed site plan shall provide 9 spaces for light vehicles and an open lot for heavy vehicles, trailers

and equipment. The site contains a large paved lot from the previous usage and provides ample off-street parking and turn around space.

Landscaping, Buffering and Screening
Proposed Landscaping complies with IDO Section 14-16-5-6(D) Landscaping, Buffering, and Screening. Street Frontage Landscaping along Woodward SE is pursuant to IDO 5-6(D). Street trees are required every 25' on center along Woodward Road SE on the north side of the subject site. A fully automated Irrigation system is proposed and the landscaping plan provides a note stating that property maintenance is the responsibility of the owner and that street trees will be maintained in a living, healthy, and attractive condition.

Walls/Fences
Walls and fences comply with IDO Section 14-16-5-7. There is an existing brown brick and wrought iron wall along the northern border of the subject site.

Signage
There is no signage proposed for the Subject Site.

Building Design
The proposed structure follows Development Standards 14-16-5-11(C) for building design; heights, setbacks, colors, materials, etc. Building and canopy heights shall be pursuant to the NR-LM zone district, which is not to exceed 65 feet, the proposed building not to exceed 50' feet.

The APO 3-3 height development standards which state: "In no case may a building be higher than the Horizontal Surface for each airport, are also in compliance." Additionally, the façade of the proposed structure and canopies are pursuant to IDO 3-3(D)(2) Reflectivity: "The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations."

Reviewing Agencies
City departments and other agencies have previously reviewed the project based on our building permit (BP-2022-51961) submittal. AFD, ABCWUA, Bernalillo County, Solid Waste, Hydrology, Building Safety and the City Transportation Engineer, have all provided prior approvals.

IDO Cumulative Impacts Analysis Requirements Conclusion
This application describes the project, potential impacts, and mitigation strategies to ensure that a new warehouse at the subject site will not present adverse impacts on any of the abutting land uses, and in particular, it will avoid any and all impacts to the single residential lot and dwelling that is within 660 feet of this property.

2. IDO Subsection 14-16-5-2(F) Drainage Areas

The subject site is within the Valley Drainage mapped area. IDO Subsection 14-16-5-2(F) requires: "All drainage improvements in the Valley Drainage Area mapped below shall comply with applicable requirements of the DPM."

This property will comply with all the applicable drainage requirements in the DPM, which are found in Article 6-5. The DPM notes the stormwater drainage discharge rate must meet the following standard: "2.75 cfs/acre or the site must retain the first ½ inch of runoff or the design standard volume as defined in the City's Municipal Separate Storm Sewer System (MS-4) permit from the U.S. Environmental Protection Agency, whichever is greater. See Article 6-13 Drainage Right-of-Way and Easements." This project intends to be in full compliance with any and all drainage and hydrology requirements, standards, and regulations. Therefore, the project will also comply with IDO Subsection 14-16-5-2(F).

IDO Drainage Area Conclusion

This request and proposed development will comply with the city's Valley Drainage Area IDO regulations and DPM technical standards, as demonstrated on the Site Plan – EPC.

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: THE LOT

Zone Atlas Page: M-14-Z DFT/DHO #: BP #:

Development Street Address: 336 Woodward Ave SE Albuquerque New Mexico 87102

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Scott C. Anderson & Associates Architects Contact: Scott Anderson

Address: 4419 4th St NW, Albuquerque, NM, 87107

Phone#: 505-401-7575 E-mail: scott@scaarchitects.com

Development Information

Build out/Implementation Year: 2025

Existing Use: Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production)

Describe Proposed Development and Uses:

44K sqft Warehouse building. used for Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production)

Days and Hours of Operation (if known): 9-5

Facility

Building Size (sq. ft.): 1 @ 44,000

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 75

Expected Number of Employees (if known):* 10

Expected Number of Delivery Trucks/Buses per Day (if known):* 5

Trip Generations during PM/AM Peak Hour and ITE # (if known):* ITE 110 34AM/20PM

Driveway(s) Located on: Street Name Woodward Ave SE

Adjacent Roadway(s) Posted Speed: Street Name Woodward Speed 25

Street Name Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): local
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): none
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : local street
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): city

Adjacent Roadway(s):

Name: woodward Traffic Volume: < 5000 per mrgco map Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): Broadway and San Jose
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: no
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : _____
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: existing sidewalk at frontage to site
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [ ] No [x]

Thresholds Met? Yes [ ] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

11/24/2025
DATE

THE SUBJECT SITE IS 4.73 ACRES, LESS THAN THE 5 AC MINIMUM REQUIRMENT; HOWEVER WE DID SUBMIT FOR CERT OF NO EFFECT REGARDLESS. FOR FUTURE PLAT DEVEMOPMENT INFO.

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 11/3/2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR - 2022 - 007999
Agent:	John R Metz
Applicant:	Film Yard LLC
Legal Description:	A tract of land Situated in the Southwest Quarter (SW 1/4) of Section 32, Township :
Zoning:	NR - LM
Acreage:	19.1
Zone Atlas Page(s):	M-14-Z

CERTIFICATE OF NO EFFECT: ☑ **Yes** ☐ **No**

CERTIFICATE OF APPROVAL: ☐ **Yes** ☐ **No**

SUPPORTING DOCUMENTATION:

per IDO 14-16-6-5(a)(3) property qualifies for a Cert of No Effect if "The property has been disturbed through previous land use or development to such an extent that there is a substantial reduction in the probability of the continuing existence of any significant archaeological site."

SITE VISIT: n/a

RECOMMENDATIONS:

The site was used in heavy manufactuing by the US Air Force then GE from 1948 until 2010 when there was a substancial demolition in 2010. AND per IDO if "disturbed to such an extent so as to meet this requirement if the property has been graded, demolition has occurred on the property, or the project involves redevelopment" Which this site was demolished in 2010 and redeveloped under a previous COA EPC approval and associated building permits in 2023

SUBMITTED BY:

John R Metz
11/3/25

Date

SUBMITTED TO:

Planning, Development Services

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2022-001999 / 336 Woodward Rd SE Albuquerque, NM 87102

Applicant/Agent Signature _____ **Date:** 10/31/2025

D) STAFF INFORMATION

Project Memo

DATE: November 25, 2025

TO: John R. Metz

FROM: Daniel Soriano, Planner (505) 924-3935; City of Albuquerque Planning Department

RE: Project # SP-2025-00091 Site Plan – EPC

We completed an initial review of the proposed Site Plan – EPC. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter & Cumulative Impact Analysis (electronic) by:
5PM on Monday, December 01, 2025
Revised Site Plan (electronic) by: Noon on Tuesday, December 02, 2025
Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

   A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

   B. This is what I have for the legal description:

      - **John Metz, agent for Film Yard LLC requests a Site Plan – EPC Major Amendment, for all or a portion of MRGCD Map 44 Tracts 64A3B1, 64A3B2, 64A4 & Vacated West 24 Feet of San Jose Drain Adjacent & East of MRGCD Map 44 Tracts 64A3B2 & 64A4, located at 336 Woodward Rd. SE, between 2nd St. SW and Broadway Blvd. SE, approximately 20-acres. (M-14-Z)**

   C. It is my understanding that this request is a major amendment to a Site Plan – EPC, to facilitate the development of a 44,000 square foot structure on the subject site that will be used for film production sound stage (light manufacturing) and warehousing (storage of film production materials). The EPC is reviewing this request as a Major Amendment because the addition of a new use and building requires review and decision from the original decision-making body and does not meet the requirements for a Minor Amendment [IDO 6-4(X)(2)(a) 2 & 12]. The subject site is also within the Railroad and Spur Small Area thus requiring a Cumulative Impact Analysis and EPC review.

      - Is this correct?

   D. General Note: Staff has determined that "Film Production" uses fall under the "Light Manufacturing" use category.

      - Light Manufacturing will be the primary use, and Warehousing/Storage will be incidental to the Sound Stage for Film Production - Light Manufacturing use.

2) Process:

   A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing is **December 18, 2025**. Final staff reports will be available one week prior, on **December 11, 2025**

C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.

D. Staff will forward agency comments to the applicant by **December 3, 2025**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) Public Notification & Neighborhood:

A. I have verified that the property owners within 100 feet of the subject, as included in your list in the application, appear to be accurate, however, as of 11/20/25, proof of mailing for two properties has not been satisfied.

- We do not have photos of envelopes or proof of mailing for the following addresses:
  - Wild Turkey LLC, 8830 Horizon Blvd NE Albuquerque, NM 87113-1689
  - Union Carbide Corp Linde Div C/O Dow Chem CO Tax Dept APB BLDG, 2301 N Brazosport Blvd, Freeport, TX 77541-3203
- Please provide proof of notice no later than 9 Am on Wednesday December 3, 2025

B. According to the Office of Neighborhood Coordination (ONC), there is one Neighborhood Associations required to be notified, this requirement has been satisfied:

- South San Jose Neighborhood Association

C. Sign Posting:

- The Sign will need to be posted on or before 9:00am on – Wednesday, December 3, 2025 and shall be left up until Thursday, January 1, 2026.
- You may come pick up the sign from the Urban, Design and Development Offices at any time, starting Tuesday, November 25, 2025.
- There will need to be one posted sign on the subject site, one for each street frontage (Woodward).
- Please submit photos of the posted sign on or before 9:00am, Wednesday December 3, 2025.
- For more information regarding site posting locations and requirements please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

D. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.

4) Project Letter:

A. The submitted project letter is off to a good start. Below you will find suggested revisions to responses provided.

- Please update Justification Letter to reflect the change in use category to Light Manufacturing (Soundstage – Film Production) with incidental Warehousing (storage of goods related to Film Production).

B. Incorrect Integrative Development Ordinance cross-references and citations:

- The current version of the IDO was amended as of April 2025, some references to specific IDO sections were incorrect in justification letter. Please review the April 2025 IDO, including sections referenced in justification letter, Cumulative Impacts sections and Site Plan – EPC Review and Decision Criteria. The April 2025 IDO can be viewed and downloaded here – Integrated Development Ordinance.

C. You may view examples of previous Staff Reports on the CABQ EPC webpage here.

D. Items to consider removing from justification letter:

- Page 1: Last paragraph on introduction, consider replacing with a brief summary of Site Plan and proposed changes through this Major Amendment.
- Pages 1-2: "List of the IDO Subsections that are referenced in the Cumulative Impact Regulations"
  - This section contains information that can be confusing as it is from a previous version of the IDO, as well, most citations are described and responded to throughout the justification letter.
- Page 20: "7. IDO Subsection 14-16-6-6(J) (required by 5-2(E)(2)(d)
  - Consider removal, references previous IDO sections.
- Pages 23-29: IDO Sections.
  - Consider removal, information is found throughout letter and references outdated version of IDO.

5) Site Plan - EPC – §14-16-6-6(I)(3) Review and Decision Criteria

A. In justifying your request, you must choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each chosen goal and policy.

- Please be as detailed as possible in your responses, responding to the site plan criteria is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:
  - answering the questions in the customary way (see examples).
  - using conclusory statements such as "because_____" and "since".
  - re-phrasing the requirement itself in the response, and
  - choosing an option when needed to respond to a requirement

B. Thank you for providing a Traffic Scoping Form per Traffic Impact Analysis 5-2(E)(2)(c)

C. Responses:

- **§14-16-6-6(I)(3)(a-h):**
  - As per §14-16-6-4(E)(4), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits. Staff cannot provide a recommendation on this request for a Site Plan - EPC based on the current responses to the decision criteria.
  - Adding more and specific details to responses for applicable Goals and Policies, and Site Plan – EPC Review & Decision Criteria will strengthen your justification and provide staff with more information that can be used to make a recommendation to the EPC.
- **Criterion A (Goals and Policies) [6-6(I)(3)(a)]**
  - You have provided responses to three Comprehensive Plan goals, three policies and four sub-policies. The goal in this request is to show that it is consistent with the Comprehensive Plan, responding to more applicable Goals, Policies and Sub-Policies will reflect improved cohesion between this request and the Comp Plan.
  - Goal 4.1 Character:
    1. Revision needed to provide specific detail on how this specific request to add a new soundstage is consistent with goal.
  - Goals and Policies Not Applicable to request (revise response to show applicability and explain how the request is consistent with the goal/policy or replace):
    1. Goal 5.2 Complete Communities: Un-clear how request to develop a 44,000 s.f. soundstage/warehouse is consistent with this goal.
    2. Policy 5.2.1 Sub-Policy (a) – Land Uses: This request doesn't appear to bring goods, services or amenities to the area.

6) Cumulative Impact Analysis – §14-16-6-4(H)(1)

A. Pursuant to IDO 14-16-6-4(H)(1)(c), the cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in Subsections 14-16-5-2(E)(2) and 14-16-6-4(H)(1)(b), and/or propose civic or environmental benefits that outweigh the expected impacts.

B. Responses: §14-16-6-4(H)(1)(b)

- Please correct IDO Sections to reflect the sections in the April 2025 IDO. For example, "Cumulative Impacts Analysis shall include all of the following" is listed as section 6-4(H)(2) in justification letter, in the current IDO, this is section 6-4(H)(1)(b).
- 6-4(H)(1)(b)5: Please provide estimate of volume of water to be used annually for operations.

7) Site Plan Notes

A. Legal information revisions:

- The request if for a Site Plan – EPC. This needs to be reflected throughout the site plan set title block.
    - Sheet A1.1: Sheet Name: Site Plan – EPC "Mayor" Amendment
- The Site Plan set needs to reflect this case number: SP-2025-00091

  Please provide a vicinity map on the first sheet, similar to the one seen on the Grading and Drainage plan sheet, IDO zoning page is ok to include as it provides context around the immediate vicinity, but will not function well as a vicinity map. Please revise it to show the context around the immediate vicinity of the subject site.

B. General Revisions:

- On first page, Sheet A1.1, please red-line the subject area boundary so that it clearly stands out as the area of focus.
- Please move details to a detail sheet, this can include landscape details, and grading and drainage details. Please consider the below detail additions or revisions:
    - Please provide a detail of the existing curb cuts to remain. Keyed note (2)
    - Please provide a detail of the existing fences and walls along the front and sides of site. Diagram should also show height, material and color of all existing fencing.
    - Please provide detail of any proposed mechanical units (HVAC etc.) on proposed structure.
    - Please include all parking details, including handicap and motorcycle parking signage on detail sheet.
    - Please provide detail of new, required refuse container enclosure.
- Refuse container enclosure required [14-16-5-6(G)(3)] per agency comments from Solid Waste – Adrian Marez; amarez@cabq.gov
- Is lighting proposed on the site?
    - If there are existing lighting/light poles, please call out locations of all existing lights on the site and along street.
        - Please clarify the locations of street lights on the site plan, unable to locate.
- Parking, Loading and Internal Circulation
    - A decision was made that the soundstage use of the structure is considered light manufacturing and all use-specific standards, parking calculations shall follow the light manufacturing, NR-LM and all other applicable requirements.

- For the proposed structure, pursuant to IDO Table 5-5-1; one parking space is required per 1,000 sq.ft. gross floor area. Total of 44 are required for this site. The current site plan provides 34 existing and proposed total spaces.
    - Please update the parking area to include all required parking spaces, including three total handicap spaces are now required and two motorcycle spaces are required. (Table 5-5-4)
- Please provide calculations for Bicycle Parking; please see Table 5-5-5
- Please call out on-site pedestrian connections/walking paths. Please review IDO 14-16-5-3(D)(3) for all developmental standards.

C. Landscape Plan

- Landscaping Plan is required for this second phase of development. All calculations refer to the first phase of development and only that portion was approved through EPC. Calculations will need to be provided to show that you are meeting the minimum 15% landscape area of the total site plan area, Phase 1 and Phase 2.
    - Construction of a new building containing non-residential development will trigger IDO Landscaping requirements be met. IDO 14-16-5-6(B)(1).
    - Landscape legend, quantities, irrigation plan/details will need to be updated with new Landscaping Plan.
- In the subject site area, please call out all existing landscaping/trees, and provide calculations if you wish to utilize as Existing Vegetation Credit pursuant to IDO 14-16-5-6(C)(12).
    - Include calculations for Table 5-6-2: Credits for Preserving Trees.

D. Irrigation Plan

- Please include an irrigation plan for the proposed landscaping per 5-6(C)(14)

E. Site Utilities Plan

- Missing sheet, please provide a full Utility sheet with all existing and proposed utilities and structures.

F. Elevations Sheet

- Please add an additional elevation sheet of the existing building elevations, showing north, east, west, south elevations, with keyed notes.

E) PUBLIC NOTICE

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: EPC / Major Amendment		
Decision-making Body: EPC		
Pre-Application meeting required:	○ Yes ◉ No	
Neighborhood meeting required:	◉ Yes ○ No	(upon request, none yet requested)
Mailed Notice required:	◉ Yes ○ No	
Electronic Mail required:	◉ Yes ○ No	
Is this a Site Plan Application:	◉ Yes ○ No	***Note**: if yes, see second page*

PART II – DETAILS OF REQUEST
Address of property listed in application: 336 Woodward Road SE, Albuquerque, NM 87102
Name of property owner: Film Yard LLC
Name of applicant: John R Metz (owner)
Date, time, and place of public meeting or hearing, if applicable:
12/18/25 City of Albuquerque via Zoom (http://cabq.zoom/us/j/5464729575)
Address, phone number, or website for additional information:
Please Contact Rick Metz - 505-991-5384

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☑ Zone Atlas page indicating subject property.
☑ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if applicable.
☑ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 11/3/25 _____ (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☑ a. Location of proposed buildings and landscape areas.
☑ b. Access and circulation for vehicles and pedestrians.
☑ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☑ Total gross floor area of proposed project. ☑ Gross floor area for each proposed use. same, there is only one use. noted on site plan.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 10/31/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 336 WOODWARD DR SE ALBUQUERQUE, NM 87102
   Location Description BROADWAY & WOODWARD
2. Property Owner* FILM YARD LLC
3. Agent/Applicant* *(if applicable)* SCOTT C ANDERSON & ASSOC.
4. Application Type(s)[2]* per IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor or Major or Bulk Land)
   - [ ] Vacation _____ (Easement/Private Way or Public Right-of-way)
   - [ ] Variance – EPC
   - [ ] Waiver _____ (DHO or Wireless Telecommunication Facility)
   - [x] Other: MAJOR AMMENDMENT

   Summary of project/request[3]*:
   CONSTRUCTION OF A NEW STRUCTURE ON THE SITE
5. This application will be decided at a public meeting or hearing by*:
   - ◯ Development Hearing Officer (DHO)
   - ◯ Landmarks Commission (LC)
   - ✓ Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: December 18, 2025 / 8:40 AM MST

Location*[4]: HTTPS://CABQ.ZOOM.US/J/5464729575 OR 719-359-4580 # 546 472 9575

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: RICK METZ

Email: JRICKMETZ@GMAIL.COM

Phone: 505 991 5384

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] M-14-Z

2. Project Illustrations, as relevant*[6]

☐ Architectural drawings

☑ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: (●) Yes ( ) No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
NOT Requested BY NA - OFFERED But NOT REQUESTED

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

- [x] a. Location of proposed buildings and landscape areas.*
- [x] b. Access and circulation for vehicles and pedestrians.*
- [x] c. Maximum height of any proposed structures, with building elevations.*
- [ ] d. **For residential development***: Maximum number of proposed dwelling units.
- [ ] e. **For non-residential development***:
  - [x] Total gross floor area of proposed project.
  - [ ] Gross floor area for each proposed use. All SAME USAge

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* 19.1 AC
2. IDO Zone District NR-LM
3. Overlay Zone(s) *[if applicable]* APO 3.3
4. Center or Corridor Area *[if applicable]*

Current Land Use(s) *[vacant, if none]* WAREHOUSING

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): https://ido.abc-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

Gmail

Rick Metz <jrickmetz@gmail.com>

336 Woodward Road SE _ Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <Suzannaflores@cabq.gov> Wed, Nov 5, 202
To: "jrickmetz@gmail.com" <jrickmetz@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Pho
South San Jose NA	southsanjoseassociation@gmail.com	Esther	Kottke	rekhilo505@gmail.com	211 Abajo RD SE	Albuquerque	NM	87102	808
South San Jose NA	southsanjoseassociation@gmail.com	Theresa	Duncan	theresadniles@gmail.com	207 Abajo RD SE	Albuquerque	NM	87102	505

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-plan permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/publ
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and subm Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of p what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, November 4, 2025 2:14 PM
To: Office of Neighborhood Coordination <jrickmetz@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Rick Metz / Film Yard LLC

Telephone Number

505-991-5384

Email Address

jrickmetz@gmail.com

Company Name

Film Yard LLC

Company Address

336 Woodward Road SE

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

A tract of land Situated in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, N.M.P.M., and more particularly described as follows:

Physical address of subject site:

336 Woodward Road SE

Subject site cross streets:

broadway and woodward

Other subject site identifiers:

This site is located on the following zone atlas page:

m 14 z

Link for map

Captcha

11 Site ZoneAtlas.pdf
514K

Gmail **Rick Metz <jrickmetz@gmail.com>**

Offer of Information/Meeting

Rick Metz <jrickmetz@gmail.com> Wed, Nov 5, 2025 at 12:08 PM
To: rekhilo505@gmail.com, southsanjoseassociation@gmail.com, theresadniles@gmail.com

> Esther and Theresa,
>
> I am reaching out to you to let you know that we are applying for an approval from the ABQ planning department for a building project over at 336 Woodward Road SE. It will be a warehouse for the film industry.
>
> Ive attached the standard checklist form as well as the Administrative notification form; We also are including a site map, building elevation and project overview (all required documents per City code) for your review. If you have any questions or would like to meet in person let me know! :)

Rick Metz
jrickmetz@gmail.com
505-991-5384

_ NotificationPack2025EPC.pdf
3471K

NOTICE

Dear Neighborhood Association,

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a hearing on December 18th, 2025 for the request below. The hearing will be held via Zoom. To access the hearing online use the following link.

https://cabq.zoom.us/j/546/4729575

Or call in using:

719-359-4580 and use meeting ID 546 472 9575

REQUEST

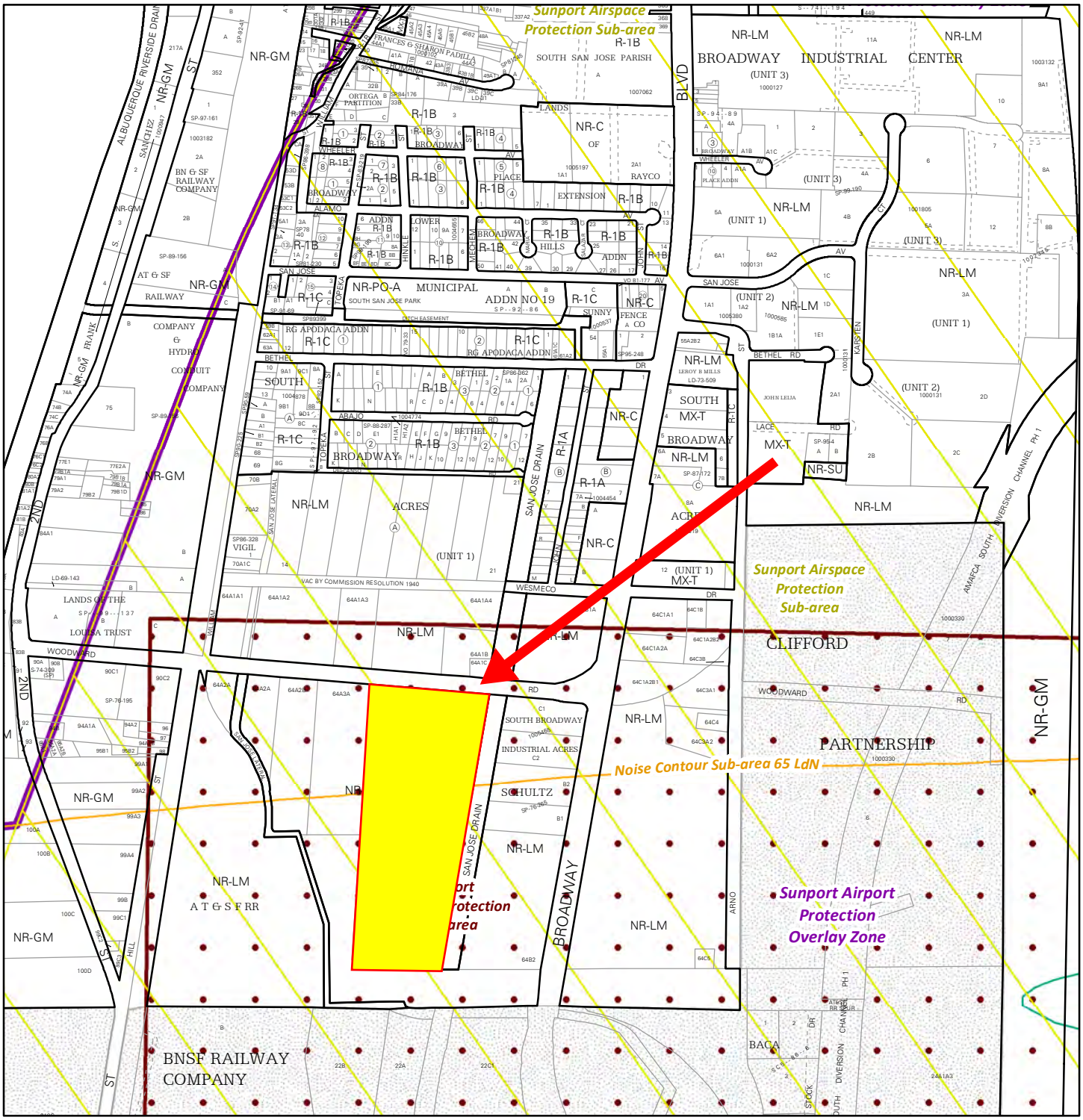
Film Yard LLC and agents thereof are submitting a request for a major amendment to the EPC site plan approved previously to allow for the construction of a new warehouse structure on the site located at 336 Woodward Road SE Albuquerque, NM 87102. The property is located 1 block West of the intersection of Broadway and Woodward on the South side of Woodward. (also please see the attached Zone Atlas Page).

If you have any questions or would like more information please contact the office at 505-991-5384.

Sincerely,

John R Metz
Principal

Attached: Required Neighborhood Notification Pack



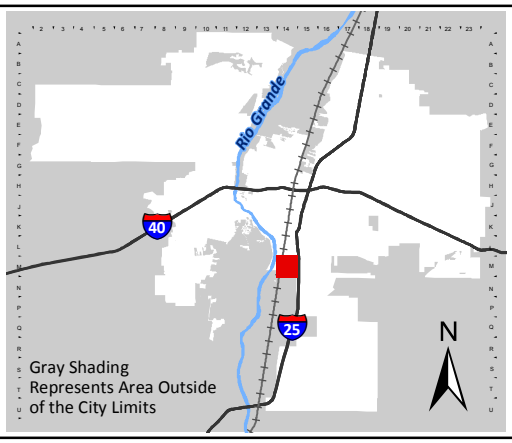
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



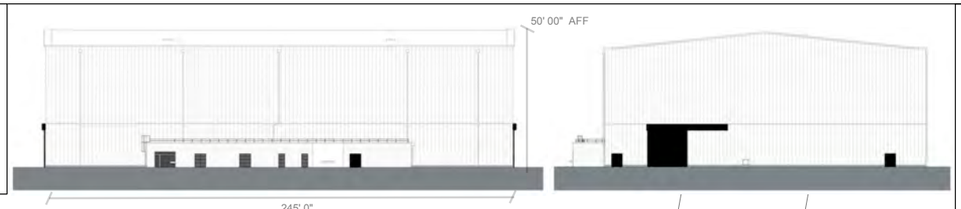
Zone Atlas Page:

M-14-Z

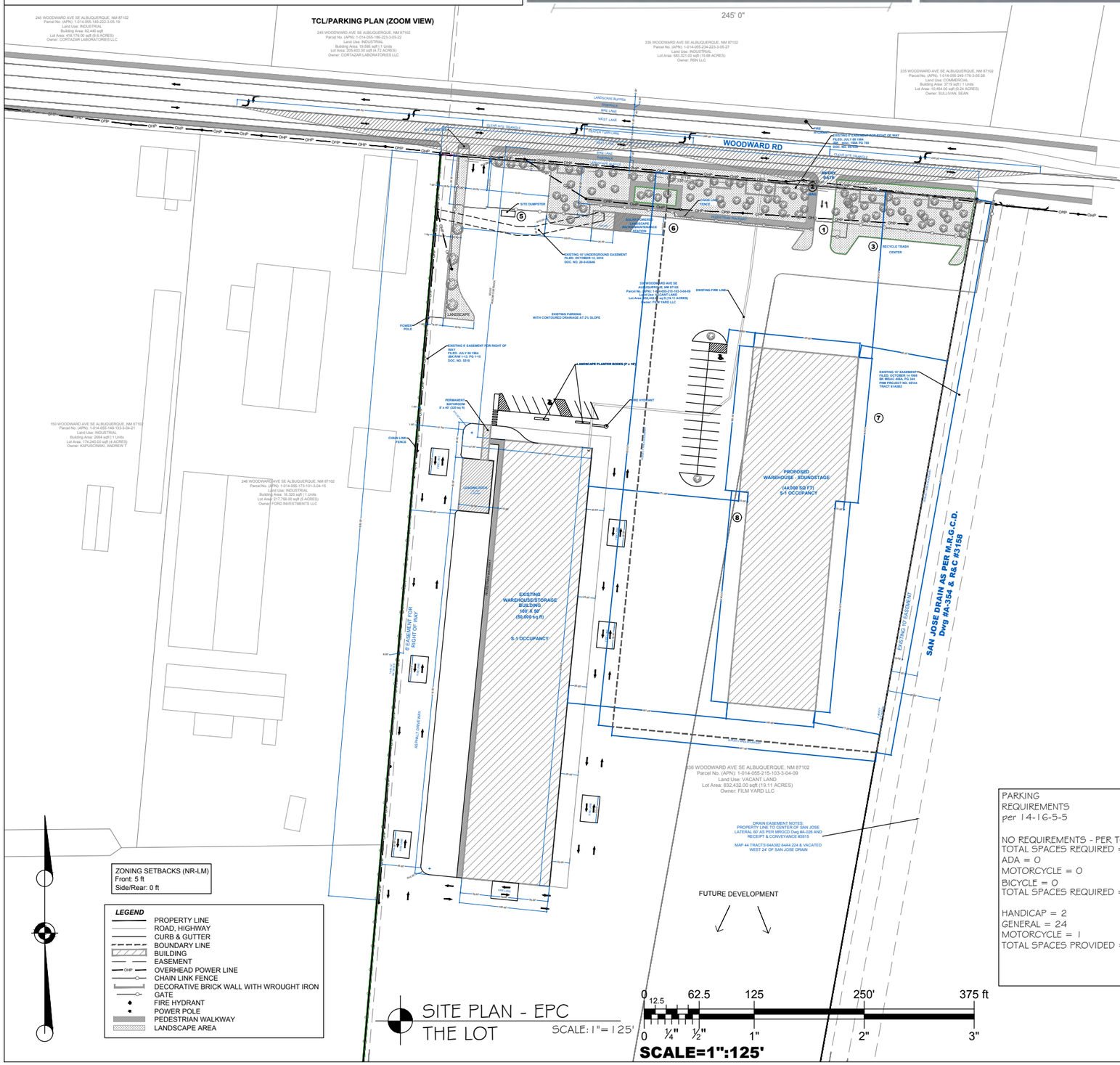
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

EMERGENCY UTILITY STRIKE RESPONSE
IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.



TCL/PARKING PLAN (ZOOM VIEW)



SITE PLAN - EPC
THE LOT
SCALE: 1"=125'

SCALE=1":125'

PAGE CONTENTS:
1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE,BUILDING SETBACK AND EASEMENTS.
2. ENCROACHMENT LOCATION TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAY
3. ALL EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

SUBJECT PROPERTY:
336 WOODWARD RD SE

ZONING SETBACKS (NR-LM)
Front: 5 ft
Side/Rear: 0 ft

IDO ZONING

KEYED NOTES

1. PROPERTY ENTRY
2. MAIL BOX
3. RECYCLE CENTER
4. -EMPTY
5. SITE DUMPSTER
6. OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/drip system)
7. OUTDOOR SEATING AREAS
8. BIKE RACKS

SITE DATA

UPC: 101405521510330409
SITE ADDRESS: 336 WOODWARD RD SE
ALBUQUERQUE NM 87102
OWNER: FILM YARD LLC
OWNER ADDRESS: 366 LOS RANCHOS RD NW
ALBUQUERQUE NM 87107-6532
LEGAL DESCRIPTION: MRGCD MAP 44 TRACTS 64A3B1, 64A3B2, 64A4 & VACATED WESTERLY 24-FT OF SAN JOSE DRAIN ADJACENT & EAST OF MRGCD MAP 44 TRACTS 64A3B2 & 64A4 CONTAINING 19.1117 ACRES.
ACREAGE: 19.11 ACRES ELEVATION: +/- 4,960 ft

SITE PLAN NOTES

1. AREAS OF FUTURE DEVELOPMENT NOTATED.
2. ZONING: NR-LM
3. THE ENTIRE SITE IS AN EXISTING PAVED LOT.
4. ABC Designated Area of Change.
5. SITE HAS NO SIGNAGE.
6. SITE HAS AN UNDERGROUND STORM SYSTEM. HYDROLOGY AND DRAINAGE APPROVED WITH COA 5/2023. THE ENTIRE FRONTAGE WILL BE BORDERED BY A 6' HIGH BRICK OPAQUE PRIVACY WALL. WALL CONSTRUCTION IS SOLID BRICK WITH DECORATIVE WROUGHT IRON TOP.
7. WALL & GREENBELT IS USED TO MITIGATE LIGHT, SOUND, AND VISIBILITY OF EXT. STORAGE PER CUMULATIVE IMPACT REGULATIONS.
8. BUILDING IS SINGLE STORY. MAX HEIGHT AT THE RIDGE IS 50' AND COMPLIES WITH AIRPORT PROTECTION OVERLAY REQUIREMENTS.
9. CLEAR LINE OF SIGHT REQUIREMENTS ARE ADHERED TO AND THE CLEAR SIGHT TRIANGLE IS MAINTAINED.
10. PROJECT COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE IDO AND DPM.
11. BUILDING SETBACK, FRONT WALL, GREENBELT LANDSCAPING AND LOW USAGES ARE DESIGNED TO MITIGATE ADVERSE EFFECTS, IF ANY, PER 6-6(I)(3)(E).
12. PHASING PLAN NOTES:
    PHASE 1 - CURRENT WAREHOUSE
    PHASE 2 - WAREHOUSE / SOUNDSTAGE 44,000 SF
    SUBJECT AREA 4.73 ACRES
13. NO CHANGES HAVE BEEN MADE TO APPROVED ACCESS LOCATION OF SOLID WASTE DUMPSTER SINCE LAST APPROVAL.
14. THE SITE PLAN IS IN COMPLIANCE WITH ALL IRRIGATION FACILITY (ACEQUIA) STANDARDS 14-16-5 5-2(G).

APO NOTES:

15. THE SITE PLAN IS IN COMPLIANCE WITH ALL AIRPORT PROTECTION OVERLAY ZONE (APO) 3-3 STANDARDS.BUILDING AND FUTURE PERMANENT BATHROOM COMPLY WITH GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2)
16. MRGCD Dwg# A-354 AND R&C #3128 (SEE 25' CENTER TO PROPERTY - NOTATION)

PARKING REQUIREMENTS per 14-16-5-5

NO REQUIREMENTS - PER TCL
TOTAL SPACES REQUIRED = 0
ADA = 0
MOTORCYCLE = 0
BICYCLE = 0
TOTAL SPACES REQUIRED = 0

HANDICAP = 2
GENERAL = 24
MOTORCYCLE = 1
TOTAL SPACES PROVIDED = 27

GENERAL NOTES

A. EPC PROJECT NUMBER PR-2022-007999
B. PROPOSED OCCUPANCY GROUP = S-1 MODERATE HAZARD STORAGE FACILITY .
C. CITY OF ALBUQUERQUE OPPORTUNITY ZONE MESA DEL SOL NR-LM.
D. PROPOSED SITE DEVELOPMENT USE FOR PRIVATE OPERATED WAREHOUSE INTENDED FOR MINIMAL TRAFFIC FREQUENCY AND LOW OCCUPANCY.
E. USES ON THE PROPERTY WILL CONFORM TO ALL THE PRIMARY PERMISSABLE USES UNDER THE IDO INCLUDING WAREHOUSIG, EXTERIOR STORAGE & PARKING.
F. ALL ASPHALT PAVING IS EXISTING, AND TO REMAIN, NO NEW PAVEMENT.
G. CORE SAMPLE DRILLING PERFORMED BY WESTER TECHNOLOGIES INC., WITH EVIDENCE OF COMPACT SUBSURFACE UP TO 5-FT IN DEPTH WITH 3-INCH THICK ASPHALT PAVEMENT. TWO CORE SAMPLES OBTAINED WITHIN EXISTING ASPHALT PAVED PARKING AREA.
H. OVERSIZED WIDTH DEDICATED AND MARKED VEHICLE ACCESS DRIVE AISLES FOR FIRE DEPARTMENT ACCESS AND OVERSIZE TRUCK DELIVERY TRAFFIC.
I. EXISTING PARKING WITH CONTOURED DRAINAGE AT 2% SLOPE TO REMAIN, BUILDING PAD IS CONSTRUCTED WITH PILASTER SPOT FOOTINGS OVER EXISTING REINFORCED PAVEMENT.
J. BUILDING SETBACK FROM FRONTAGE = 215 FT
K. TOTAL LANDSCAPE AREA TO REMAIN.
L. FIRE APPARATUS ACCESS AND FIRE LANES DESIGNED TO SUPPORT IMPOSED LOADS OF 80,000 LBS. ALL TRAFFIC CIRCULATION ON SITE IS 3-INCH ASPHALT OVER COMPACTED GRADE OR REINFORCED CONCRETE SLAB ON GRADE.

SIGNATURE BLOCK

PROJECT NUMBER: _____

Application Number: _____

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

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary

12/16/22

336 Woodward Rd SE
Albuquerque, NM 87102

SHEET NAME:
SITE PLAN - EPC - MAYOR AMENDMENT
WAREHOUSE - STAGE

DRAWINGS PROVIDED FOR:

THE LOT

DRAWINGS PROVIDED BY:
Jeromy Williams C.A.
Romy Creative LLC
St George, UT 84790
design@romycreative.com
(530) 863-7238

Romy CREATIVE LLC
Jeromy Williams 11/03/24

Engineer of Record (EOR)
Ronald R. Bohannan P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

PROEJCT: THE LOT

DRAWN BY: ROBERTO GARCIA

REVISION TABLE

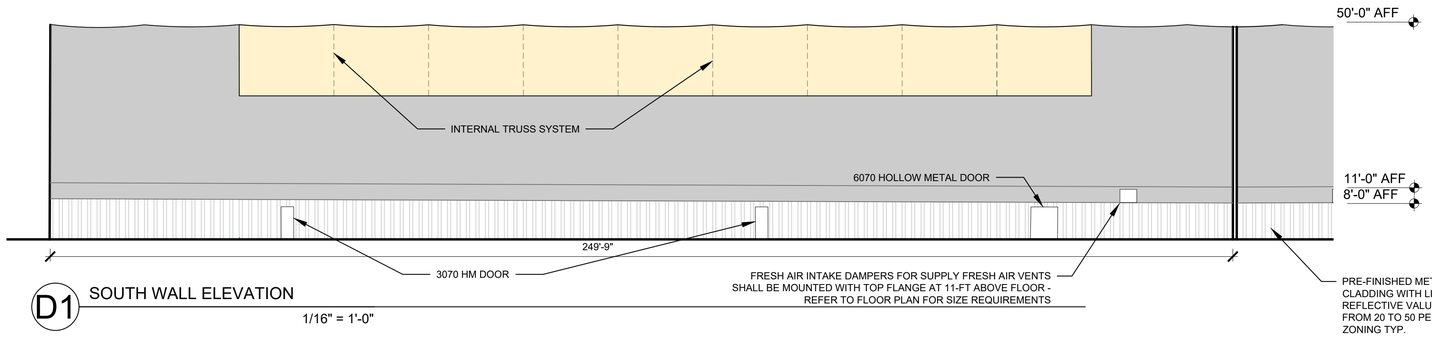
#	DATE	INITIALS	DESCRIPTION

DATE: 11/15/25

SCALE: 1" = 60'

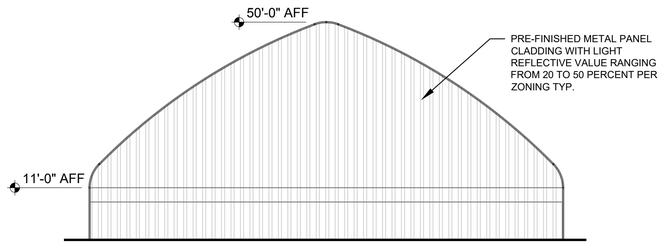
SHEET: 001

PHASE II



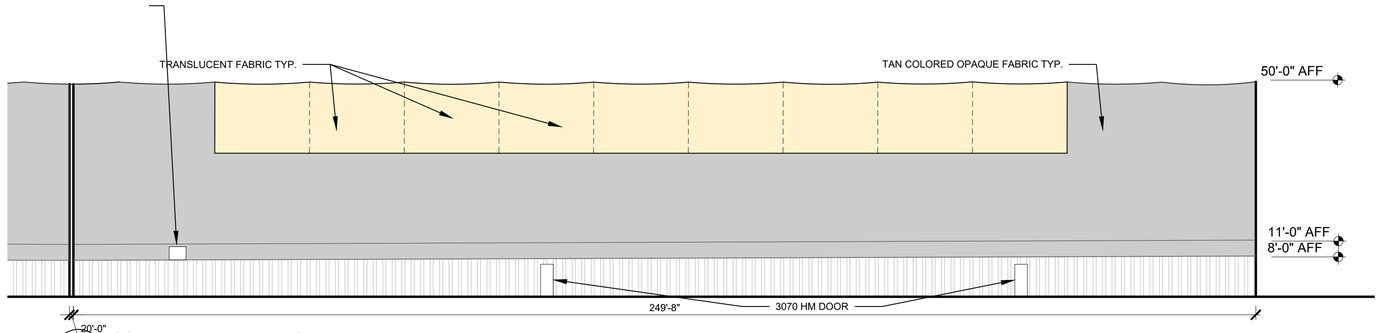
D1 SOUTH WALL ELEVATION

1/16" = 1'-0"



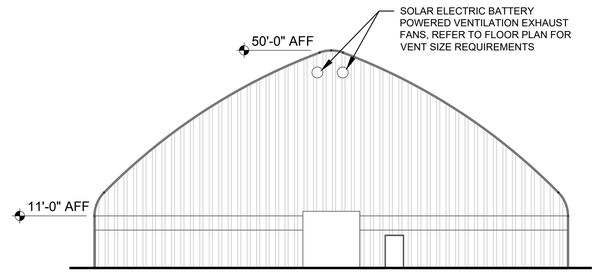
D5 NORTH AND SOUTH END WALL ELEVATION

1/16" = 1'-0"



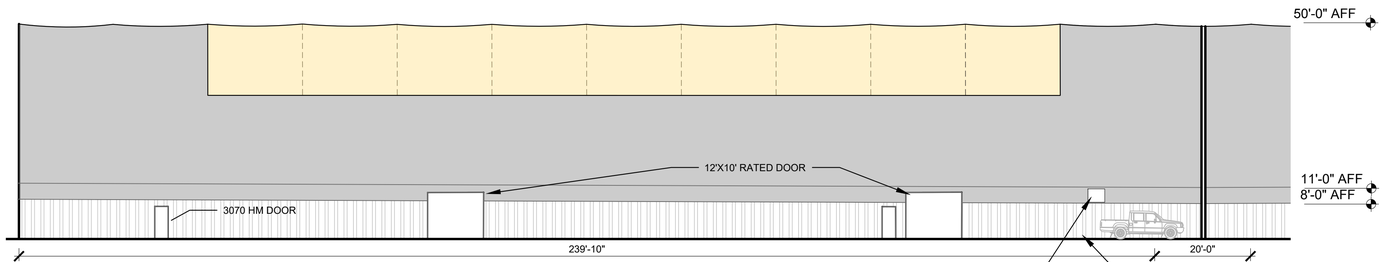
C1 SOUTH WALL ELEVATION

1/16" = 1'-0"



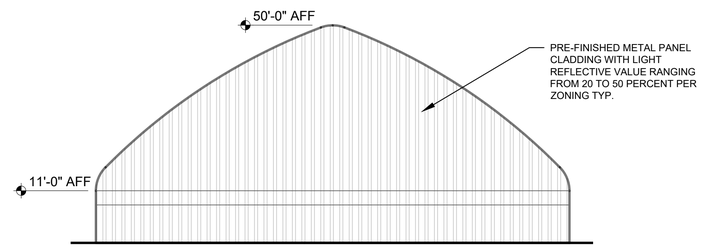
C5 NORTH AND SOUTH END WALL ELEVATION

1/16" = 1'-0"



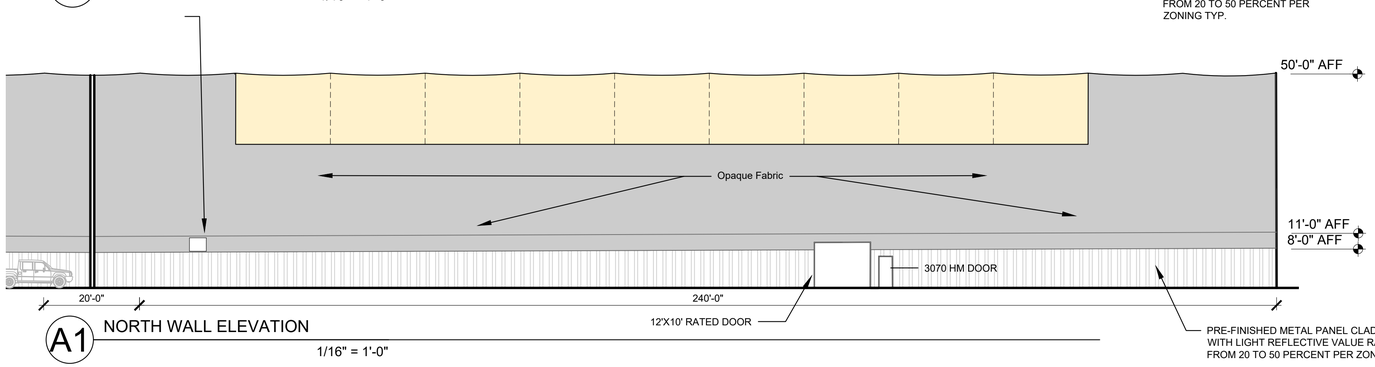
B1 NORTH WALL ELEVATION

1/16" = 1'-0"



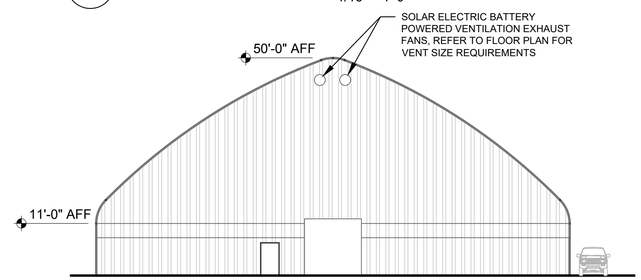
B5 NORTH AND SOUTH END WALL ELEVATION

1/16" = 1'-0"



A1 NORTH WALL ELEVATION

1/16" = 1'-0"



A5 NORTH AND SOUTH END WALL ELEVATION

1/16" = 1'-0"

Building Envelope Architects
ARCHITECTURE & DESIGN
SUSTAINABLE MATERIALS ART RESEARCH TECHNOLOGY
877

STATE OF NEW MEXICO
JOSEPH E. HUGHES
NO. 10495
REGISTERED ARCHITECT
05/01/2023

FILM YARD WAREHOUSE STAGE
336 Woodward RD S.E. Albuquerque, NM, 87105

REVISIONS

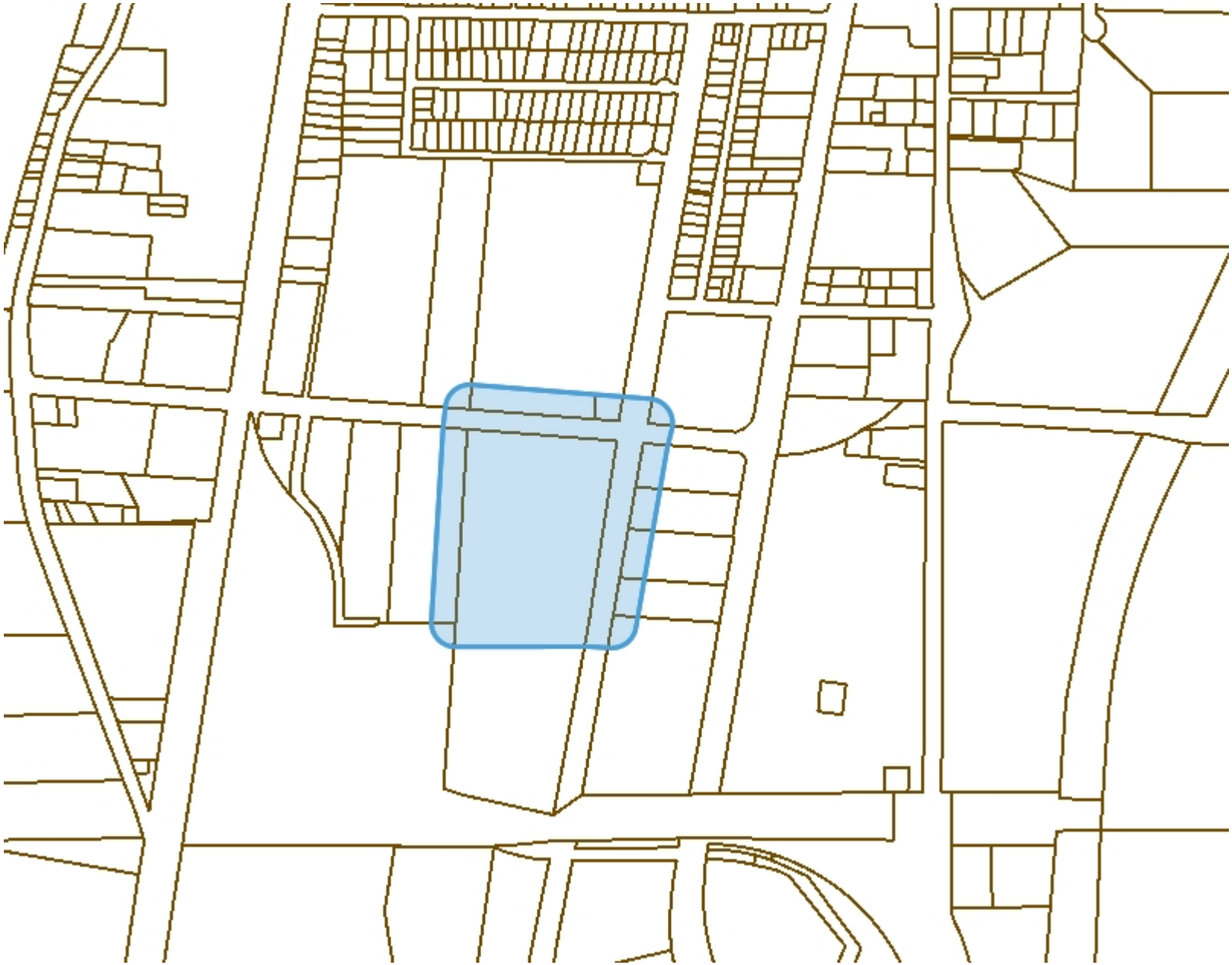
NO.	DATE	PURPOSE
006	6/5/2023	PERMIT REVISIONS
--	--	--
--	--	--

ISSUE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	
CHECKED BY:	JH
SCALE:	VARIES

BUILDING ELEVATIONS

A-103

336 Woodward Rd SE



Legend

- Bernalillo County Parcels

Notes

Buffer: 100 Ft.
ROW: Woodward Rd SE.; San Jose Drain

1,196 0 598 1,196 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/17/2025

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1: 7,175

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CORTAZAR LABORATORIES LLC
5951 OFFICE BLVD NE
ALBUQUERQUE NM 87109-5822

DCF LLC
PO BOX 57133
ALBUQUERQUE NM 87187

FILM YARD LLC
366 LOS RANCHOS RD NW
ALBUQUERQUE NM 87107-6532

FORD INVESTMENTS LLC
248 WOODWARD RD SE
ALBUQUERQUE NM 87102-5138

GIANT MID-CONTINENT INC ATTN:
PROPERTY TAX DEPT
PO BOX 592809; TX1-047
SAN ANTONIO TX 78259-0190

OLP ALBUQUERQUE NM LLC
60 CUTTERMILL RD SUITE 303
GREAT NECK NY 11021-3104

OLP ALBUQUERQUE NM LLC
60 CUTTERMILL RD SUITE 303
GREAT NECK NY 11021-3104

OLP ALBUQUERQUE NM LLC
60 CUTTERMILL RD SUITE 303
GREAT NECK NY 11021-3104

RSN LLC
8100 WYOMING BLVD NE #182
ALBUQUERQUE NM 87113-1946

SULLIVAN SEAN M & MARY H TRUSTEES
SULLIVAN TRUST
335 WOODWARD AVE SE
ALBUQUERQUE NM 87102-5134

UNION CARBIDE CORP LINDE DIV C/O
DOW CHEM CO TAX DEPT APB BLDG
2301 N BRAZOSPORT BLVD
FREEPORT TX 77541-3203

WILD TURKEY LLC
8830 HORIZON BLVD NE
ALBUQUERQUE NM 87113-1689

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9589 0710 5270 2530 8075 90
9589 0710 5270 2530 8076 06
9589 0710 5270 2530 8076 13
9589 0710 5270 2530 8076 20
9589 0710 5270 2530 8076 68
9589 0710 5270 2530 8076 51
9589 0710 5270 2530 8076 44
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☐ Adult Signature Restricted Delivery	$
Postage	$1.07
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Total Postage and Fees	$6.37
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Postage	$1.07
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Total Postage and Fees	$6.37
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☐ Adult Signature Restricted Delivery	$
Postage	$1.07
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$	

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DESKWINDO

Mr. Rick Merz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

CERTIFIED MAIL

9589 0710 5270 2530 8080 61

Retail

UNITED STATES POSTAL SERVICE

87113

RDC 99

U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87114
NOV 24, 2025

$6.08

S2324K503535-25

WILD TURKEY LLC
8830 HORIZON BLVD NE
ALBUQUERQUE NM 87113-1689

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Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.78
Total Postage and Fees $6.08

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Mr. Rick Merz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

CERTIFIED MAIL

9589 0710 5270 2530 8080 54

Retail

UNITED STATES POSTAL SERVICE

77541

RDC 99

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FCM LETTER
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NOV 24, 2025

$6.08

S2324K503535-25

UNION CARBIDE CORP LINDE DIV C/O
DOW CHEM CO TAX DEPT APB BLDG
2301 N BRAZOSPORT BLVD
FREEPORT TX 77541-3203

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Return Receipt (electronic) $0.00
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Adult Signature Required $0.00
Adult Signature Restricted Delivery $0.00
Postage $0.78
Total Postage and Fees $6.08

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11/24/2025

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9589 0710 5270 2530 8080 61

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

9589 0710 5270 2530 8076 51

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87102
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FCM LETTER
ALBUQUERQUE, NM 87114
NOV 05, 2025
$6.37
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FORD INVESTMENTS
248 WOODWARD RD SE
ALBUQUERQUE NM 87102-5138

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

9589 0710 5270 2530 8076 06

Retail
RDC 99
87102
U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87114
NOV 05, 2025
$6.37
S2324K503535-25

SULLIVAN SEAN M & MARY H TRUSTEES
SULLIVAN TRUST
335 WOODWARD AVE SE
ALBUQUERQUE NM 87102-5134

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

9589 0710 5270 2530 8076 68

Retail
RDC 99
87187
U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87114
NOV 05, 2025
$6.37
S2324K503535-25

DCF LLC
PO BOX 57133
ALBUQUERQUE NM 87187

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

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Retail
RDC 99
78259
U.S. POSTAGE PAID
FCM LETTER
ALBUQUERQUE, NM 87114
NOV 05, 2025
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GIANT MID-CONTINENT INC
ATT PROPERTY TAX DEPT
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SAN ANTONIO, TX 78259-0090

CERTIFIED MAIL

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

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366 Los Ranchos Rd NW
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FILM YARD
366 LOS RANCHOS RD NW
ALBUQUERQUE NM 87107

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

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RSN LLC
8100 Wyoming Blvd. NE #182
Albuquerque, NM 87113-1946

CERTIFIED MAIL

Mr. Rick Metz
366 Los Ranchos Rd NW
Los Ranchos, NM 87107-6532

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OLP Albuquerque NM LLC
60 Cuttermill Rd Suite 303
Great Neck NY 11021-3104

REQUEST
Site Plan - EPC
major amendment to allow the construction
of a Lot Shift warehouse/Self storage
THE LOT
336 WOODWARD RD. SE

REQUEST

Site Plan - EPC

Major amendment to allow the construction of a 44k sqft warehouse/soundstage

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom https://cabq.zoom.us/j/5464729575 or call 719-359-4580 meeting ID 5464729575, **on** Dec. 18th, **20** 25 **at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

Required to be posted from 12/3/2025 **to** 12/18/2025

by Rick Metz - Applicant 505 991 5384

applicant/agent phone

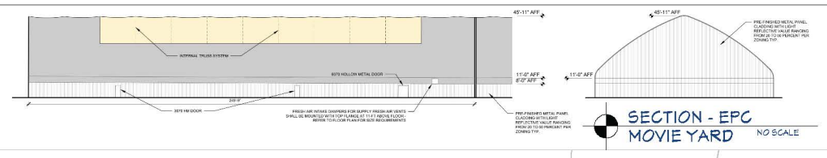
REFER TO FILE# SP-2025-00091

It is Illegal for an unauthorized person to remove or tamper with this sign

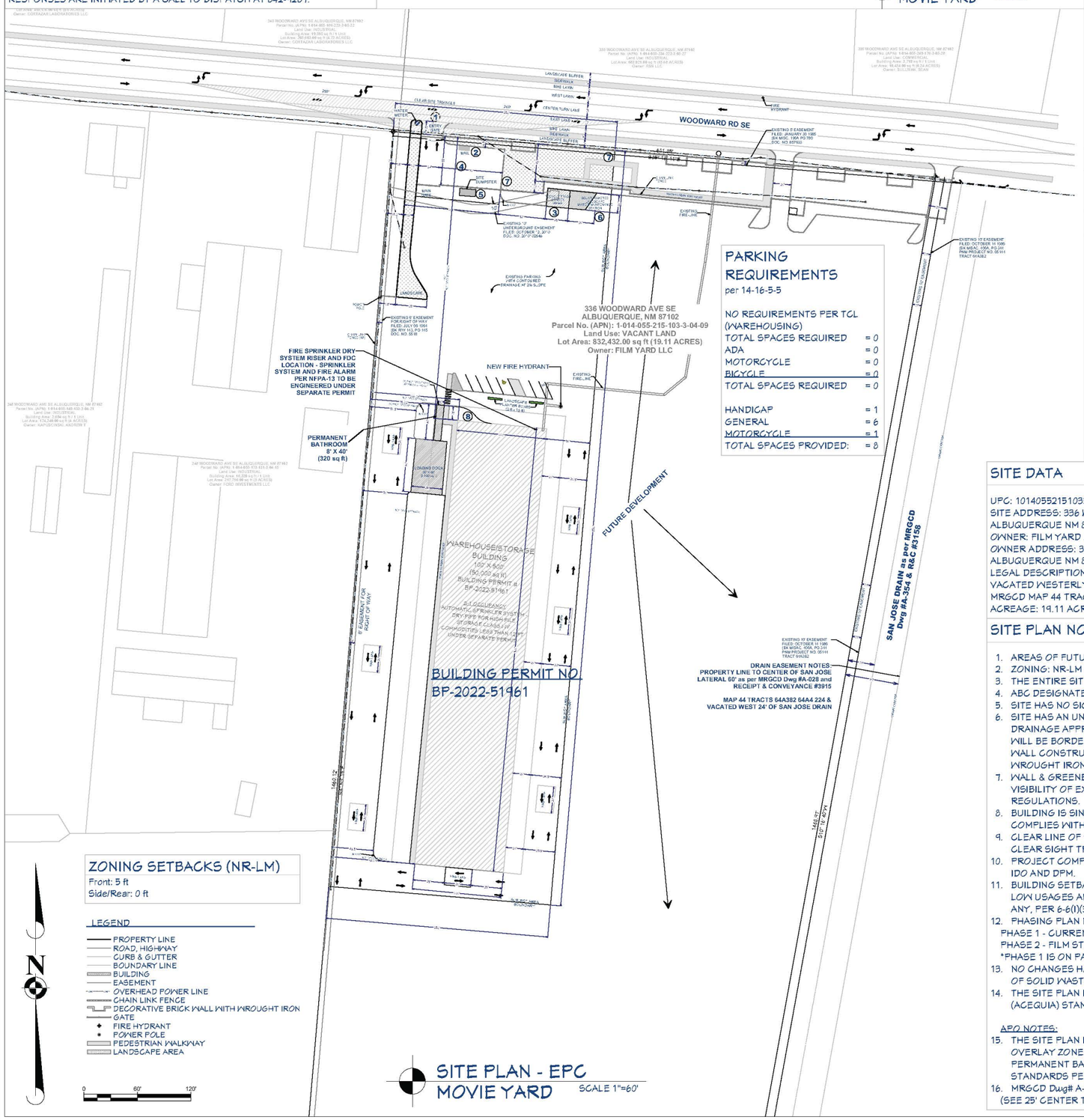
F) CONTROLLING SITE PLAN

EMERGENCY UTILITY STRIKE RESPONSE

IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.



SECTION - EPC MOVIE YARD NO SCALE



SITE PLAN - EPC MOVIE YARD SCALE 1"=60'

PARKING REQUIREMENTS

per 14-16-5-5

NO REQUIREMENTS PER TCL (WAREHOUSING)

TOTAL SPACES REQUIRED	= 0
ADA	= 0
MOTORCYCLE	= 0
BICYCLE	= 0
TOTAL SPACES REQUIRED	= 0
HANDICAP	= 1
GENERAL	= 6
MOTORCYCLE	= 1
TOTAL SPACES PROVIDED:	= 8

ZONING SETBACKS (NR-LM)

Front: 5 ft
Side/Rear: 0 ft

LEGEND

- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL WITH WROUGHT IRON
- GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA

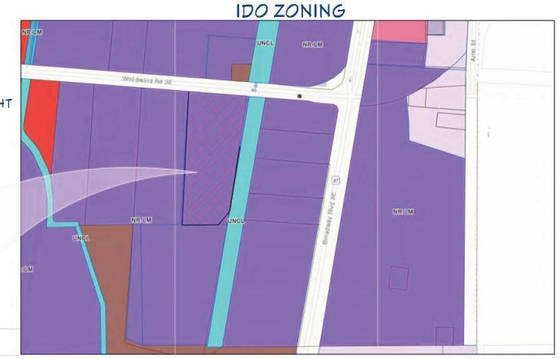
0 60' 120'

PAGE CONTENTS:

1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE, BUILDING SETBACK AND EASEMENTS.
2. ENCROACHMENT LOCATION TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAY.
3. ALL EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

SUBJECT PROPERTY
336 WOODWARD RD S.E.

IDO ZONING



ZONING SETBACKS

NR-LM ZONING
Front: 5 ft
Side/Rear: 0 ft

KEYED NOTES

1. PROPERTY ENTRY
2. MAIL BOX
3. RECYCLED TRASH CENTER
4. TURNAROUND
5. SITE DUMPSTERS
6. OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/drip system)
7. OUTDOOR SEATING AREAS
8. BIKE RACKS

GENERAL NOTES

A EPC PROJECT NUMBER PR-2022-007999
B PROPOSED OCCUPANCY GROUP = S-1 MODERATE HAZARD STORAGE FACILITY EQUIPPED THROUGHOUT WITH DRY-PIPE AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM FOR HIGH PILE STORAGE TYPE I-IV COMMODITIES LESS THAN 12-FT HIGH.
C CITY OF ALBUQUERQUE OPPORTUNITY ZONE MESA DEL SOL NR-LM.
D PROPOSED SITE DEVELOPMENT USE FOR PRIVATE OPERATED DRY STORAGE WAREHOUSE INTENDED FOR MINIMAL TRAFFIC FREQUENCY AND LOW OCCUPANCY.
E PROPOSED WAREHOUSE WILL HAVE DRY PIPE AUTOMATIC SPRINKLER FIRE PROTECTION, SOLAR POWERED FRESH AIR CIRCULATION.
F ALL ASPHALT PAVING IS EXISTING, AND TO REMAIN, NO NEW PAVEMENT.
G CORE SAMPLE DRILLING PERFORMED BY WESTERN TECHNOLOGIES INC., WITH EVIDENCE OF COMPACT SUBSURFACE UP TO 5-FT IN DEPTH WITH 3-INCH THICK ASPHALT PAVEMENT. TWO CORE SAMPLES OBTAINED WITHIN EXISTING ASPHALT PAVED PARKING AREA.
H OVERSIZED WIDTH DEDICATED AND MARKED VEHICLE ACCESS DRIVE AISLES FOR FIRE DEPARTMENT ACCESS AND OVERSIZE TRUCK DELIVERY TRAFFIC.
I EXISTING PARKING WITH CONTOURED DRAINAGE AT 2% SLOPE TO REMAIN, BUILDING PAD IS CONSTRUCTED WITH PILASTER SPOT FOOTINGS OVER EXISTING REINFORCED PAVEMENT.
J BUILDING SETBACK FROM FRONTAGE = 317 FT
K TOTAL LANDSCAPE AREA TO REMAIN.
L FIRE APPARATUS ACCESS AND FIRE LANES DESIGNED TO SUPPORT IMPOSED LOADS OF 80,000 LBS. ALL TRAFFIC CIRCULATION ON SITE IS 3-INCH ASPHALT OVER COMPACTED GRADE OR REINFORCED CONCRETE SLAB ON GRADE.

SITE DATA

UPC: 101405521510330409
SITE ADDRESS: 336 WOODWARD RD SE
ALBUQUERQUE NM 87102
OWNER: FILM YARD LLC
OWNER ADDRESS: 366 LOS RANCHOS RD NW
ALBUQUERQUE NM 87107-6532
LEGAL DESCRIPTION: MRGCD MAP 44 TRACTS 64A3B1, 64A3B2, 64A4 & VACATED WESTERLY 24-FT OF SAN JOSE DRAIN ADJACENT & EAST OF MRGCD MAP 44 TRACTS 64A3B2 & 64A4 CONTAINING 19.1117 ACRES.
ACREAGE: 19.11 ACRES ELEVATION: +/- 4,960 ft

SITE PLAN NOTES

1. AREAS OF FUTURE DEVELOPMENT NOTATED.
2. ZONING: NR-LM
3. THE ENTIRE SITE IS AN EXISTING PAVED LOT.
4. ABC DESIGNATED - AREA OF CHANGE.
5. SITE HAS NO SIGNAGE.
6. SITE HAS AN UNDERGROUND STORM SYSTEM. HYDROLOGY AND DRAINAGE APPROVED WITH COA 5/2023. THE ENTIRE FRONTAGE WILL BE BORDERED BY A 6' HIGH BRICK OPAQUE PRIVACY WALL. WALL CONSTRUCTION IS SOLID BRICK WITH DECORATIVE WROUGHT IRON TOP.
7. WALL & GREENBELT IS USED TO MITIGATE LIGHT, SOUND, AND VISIBILITY OF EXT. STORAGE PER CUMULATIVE IMPACT REGULATIONS.
8. BUILDING IS SINGLE STORY. MAX HEIGHT AT THE RIDGE IS 46' AND COMPLIES WITH AIRPORT PROTECTION OVERLAY REQUIREMENTS.
9. CLEAR LINE OF SIGHT REQUIREMENTS ARE ADHERED TO AND THE CLEAR SIGHT TRIANGLE IS MAINTAINED.
10. PROJECT COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE IDO AND DPM.
11. BUILDING SETBACK, FRONT WALL, GREENBELT LANDSCAPING AND LOW USAGES ARE DESIGNED TO MITIGATE ADVERSE EFFECTS, IF ANY, PER 6-6(I)(3)(E).
12. PHASING PLAN NOTES:
    PHASE 1 - CURRENT PROPOSED WAREHOUSE
    PHASE 2 - FILM STUDIO
    *PHASE 1 IS ON PARCEL 64A3B1 @ 4.75 ACRES
13. NO CHANGES HAVE BEEN MADE TO APPROVED ACCESS LOCATION OF SOLID WASTE DUMPSTER SINCE LAST APPROVAL.
14. THE SITE PLAN IS IN COMPLIANCE WITH ALL IRRIGATION FACILITY (ACEQUIA) STANDARDS 14-16-5 5-2(G).

APO NOTES:

15. THE SITE PLAN IS IN COMPLIANCE WITH ALL AIRPORT PROTECTION OVERLAY ZONE (APO) 3-3 STANDARDS. BUILDING AND FUTURE PERMANENT BATHROOM COMPLY WITH GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2)
16. MRGCD Dwg# A-354 AND R&C #3128
    (SEE 25' CENTER TO PROPERTY NOTATION BELOW)

SIGNATURE BLOCK

EPC PROJECT NUMBER: PR-2022-007999

APPLICATION NUMBER: SI-2024-00582

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/16/2023, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (✓) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo — Traffic Engineering, Transportation Division	Feb 19, 2025
ABCWUA	Mar 12, 2025
Parks and Recreation Department	Feb 19, 2025
Hydrology	Feb 19, 2025
Code Enforcement	Feb 27, 2025
* Environmental Health Department (conditional)	
Solid Waste Management	
Planning Department	Feb 19, 2025

SHEET NAME: SITE PLAN - EPC - MOVIE YARD WAREHOUSE STORAGE

336 Woodward Rd SE
Albuquerque, NM 87102

DRAWINGS PROVIDED FOR:

Rick Metz
jrickmetz@gmail.com
(505) 991-5584

DRAWINGS PROVIDED BY:

Jeromy Williams C.A.
Romy Creative LLC
St George, UT 84790
design@romycreative.com
(530) 863-7238
Jeromy Williams Lic. 13242084-0160

Romy CREATIVE Jeromy Williams 11/05/24

Engineer of Record (EOR)
Ronald R. Bohannan P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

PROJECT: JOB# 24046

DRAWN BY: JW, PK, RK

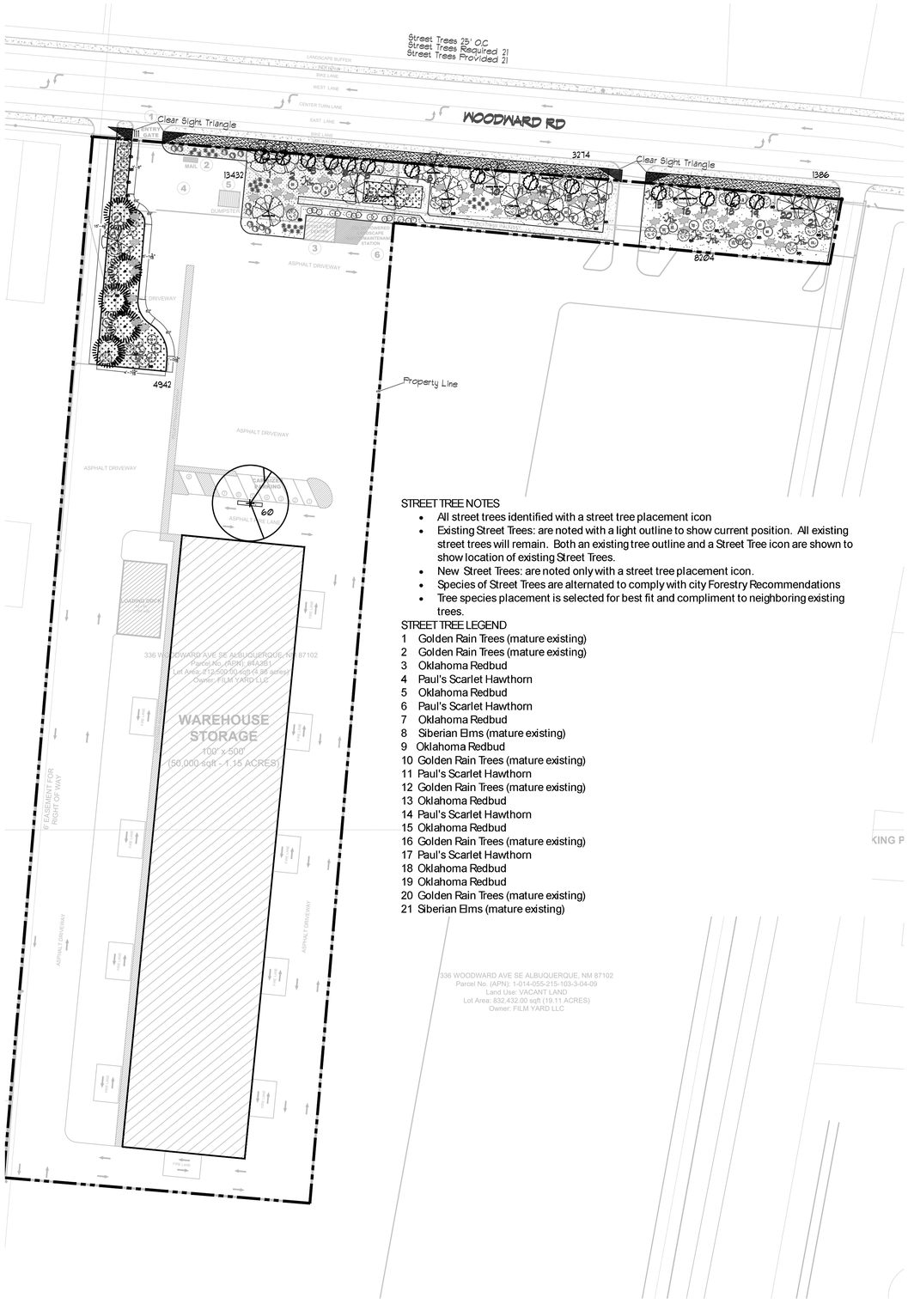
REVISION TABLE

#	DATE	INITIALS	DESCRIPTION

DATE: 11/5/2024

SCALE: 1" = 60'

SHEET: SITE.1



STREET TREE NOTES

- All street trees identified with a street tree placement icon
- Existing Street Trees: are noted with a light outline to show current position. All existing street trees will remain. Both an existing tree outline and a Street Tree icon are shown to show location of existing Street Trees.
- New Street Trees: are noted only with a street tree placement icon.
- Species of Street Trees are alternated to comply with city Forestry Recommendations
- Tree species placement is selected for best fit and compliment to neighboring existing trees.

STREET TREE LEGEND

1 Golden Rain Trees (mature existing)
2 Golden Rain Trees (mature existing)
3 Oklahoma Redbud
4 Paul's Scarlet Hawthorn
5 Oklahoma Redbud
6 Paul's Scarlet Hawthorn
7 Oklahoma Redbud
8 Siberian Elms (mature existing)
9 Oklahoma Redbud
10 Golden Rain Trees (mature existing)
11 Paul's Scarlet Hawthorn
12 Golden Rain Trees (mature existing)
13 Oklahoma Redbud
14 Paul's Scarlet Hawthorn
15 Oklahoma Redbud
16 Golden Rain Trees (mature existing)
17 Paul's Scarlet Hawthorn
18 Oklahoma Redbud
19 Oklahoma Redbud
20 Golden Rain Trees (mature existing)
21 Siberian Elms (mature existing)

LANDSCAPE LEGEND

TREES

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	14	2" CAL	Oklahoma Redbud *Cercis reniformis*	15'x12'	M	113.04	1582.56
	5	6'-8'	Austrian Pine *Pinus nigra*	35'x25'	M	490.63	2453.15
	1	2" CAL	Chinese Pistache *Pistacia chinensis*	60'x60'	M	2826	2826.00
	17	Varies	Existing Trees to Remain	Varies	Varies	800	13600
TOTAL TREES:	37					TOTAL COVERAGE:	20461.71

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement

Shrubs & Groundcovers

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	13	5 Gal	Existing Shrubs	3'x3'	Varries	7.07	91.91
	11	5 Gal	India Hawthorne *Raphiolepis indica*	3'x5'	M	19.63	215.93
SB	29	5 Gal	Spanish Broom *Caryopteris x clandonensis*	10'x10'	M	78.50	2276.50
	42	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1'x8'	M	50.27	2111.34
BP	10	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	10'x10'	RW	78.50	785.00
	30	5 Gal	Red Yucca *Hesperaloe parviflora*	3'x3'	L	7.07	212.10
	12	5 Gal	Apache Plume *Fallugia paradoxa*	6'x5'	L	19.63	235.56
	15	5 Gal	Chamisa *Chrysothamnus nauseosus*	5'x5'	L	19.63	294.45
	21	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	M	50.27	1055.67
	11	5 Gal	Rose of Sharon *Hibiscus syriacus*	10'x10'	M	78.50	863.50
TOTAL SHRUBS:	194					TOTAL COVERAGE:	8141.96

	16,810 SF 48%	Landscape Gravel *3/4" Crushed Grey Or to be determined bu owner*
	4,771 SF 15%	Landscape Crusher Fine / Filter Fabric Submit samples of gravel and cobble for approval
		Total Landscape Area Provided
		Organic Mulch in areas shown on plan 5770
		Ref Organic Mulch Plant Req. Below 4886
	10,656 SF 33%	Not Shown due to scale 10656 Total Mulch
	32,237 SF	Total Landscape Area

Organic Mulch No Fabric Under Trees and Shrubs in Gravel areas, not shown due to scale.
Submit samples of wood mulch for approval

Organic Mulch, 25% Required

Note, Each Tree, min, 5' rad. 78.5sf
40 Trees x 78.5 sf = 3140
See Tree Detail, a 5' radius of wood mulch is require around each tree without Filter Fabric

Note, Each Shrub, min, 2' rad. 12.56sf
139 Shrubs x 12.56 sf = 1746
Total Mulch Provided for plants 4886

Note:
Organic Mulch Calculations for trees and plant in gravel and crusher fine areas, not in mulch areas

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque, IDO Ordinance.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.

Landscape shall be watered by above ground, captured rain water drip and bubbler system.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

5-6(C)(1)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(1)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D)(1)(a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. . Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Acceptance of Street Tree Variance Approved by Bonnie Strange, Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

TOTAL LOT AREA		231,006
TOTAL BUILDING AREA (SF)		50,000
TOTAL NET LOT AREA (SF)		181,006
LANDSCAPE REQUIREMENT		15%
TOTAL LANDSCAPE REQUIRED		27151
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)		32237
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)		24178
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	89%	28604
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)		8059
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	25.25%	8142

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 30'-0"

REVISIONS		
	Date:	Comment:

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

NEW MEXICO ONE CALL
STATEWIDE - 811 OR
1-800-321-ALERT (2537)
www.nmonecall.org
Call two working days before you dig.

File ID:

MOVIE FILM STORAGE
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Landscape Plan

Mitchell Associates, inc
Landscape Architecture
Planning
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Nov. 21, 2024

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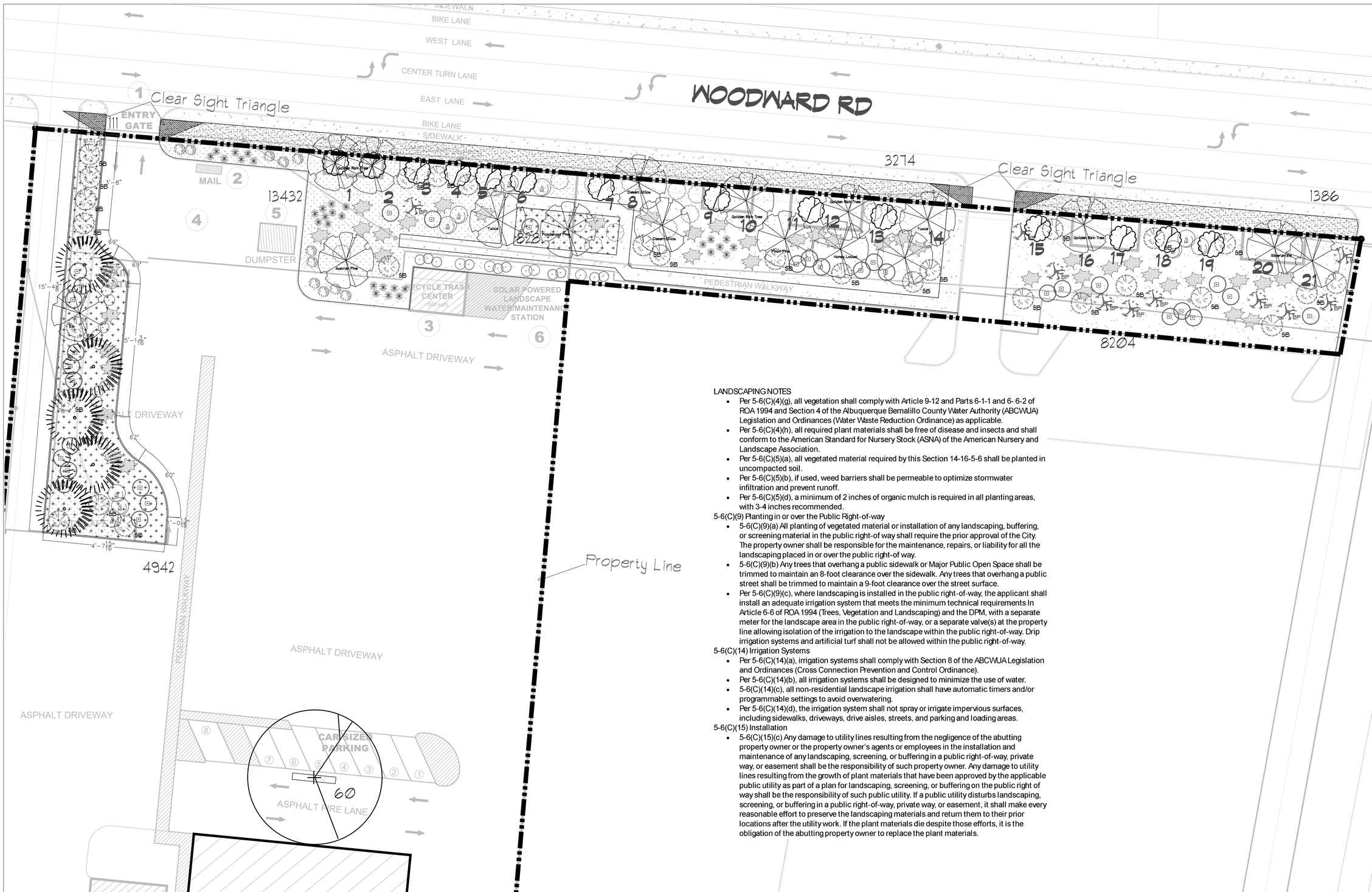
PROJECT NO:2024-055
DRAWING NO: LS-101



LANDSCAPING NOTES

- Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
- Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
- Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

5-6(C)(9) Planting in or over the Public Right-of-way

- 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.
- 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
- Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)(14) Irrigation Systems

- Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
- Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.
- 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
- Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Installation

- 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

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

REVISIONS

	Date:	Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

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Call two working days
before you dig.

File ID:

Landscape Plan (Enlargement.)

MOVIE FILM STORAGE
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Mitchell Associates, inc
Landscape Architecture & Planning
Danny Mitchell
505.639.9583
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Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Nov. 21, 2024

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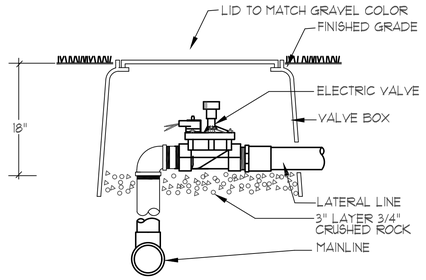
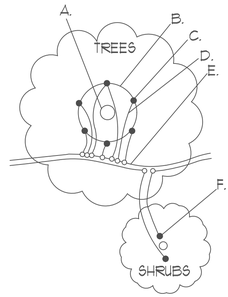
PROJECT NO: 2024-055
DRAWING NO: LS-102



ELECTRIC VALVE ASSEMBLY

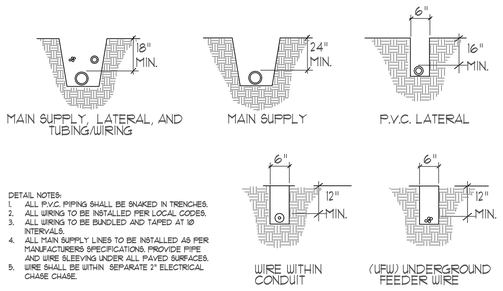
N.T.S.



A. TREE TRUNK/ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/8" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

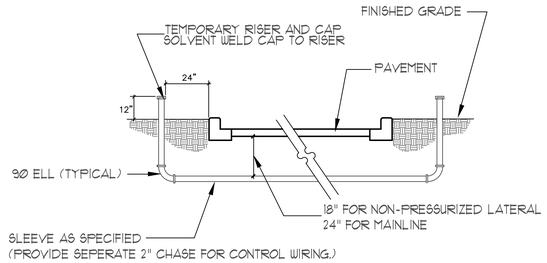
N.T.S.



DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10 INTERVALS.
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.

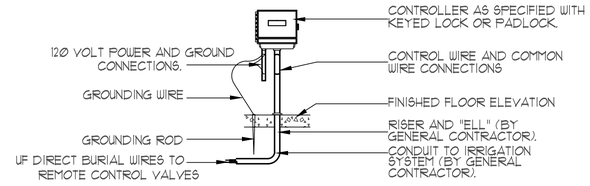
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

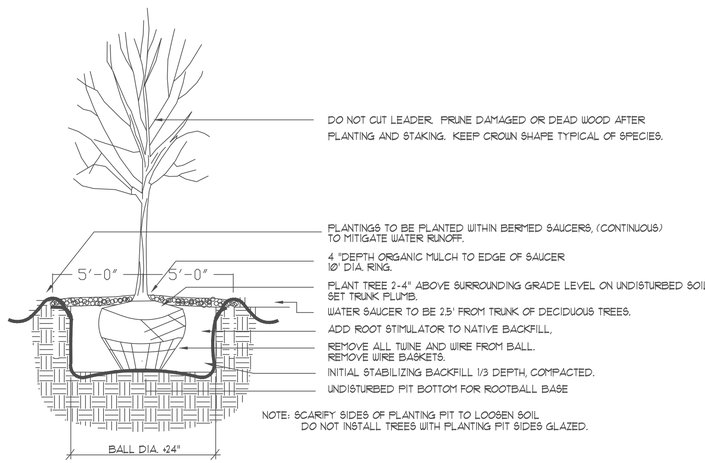
N.T.S.



DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

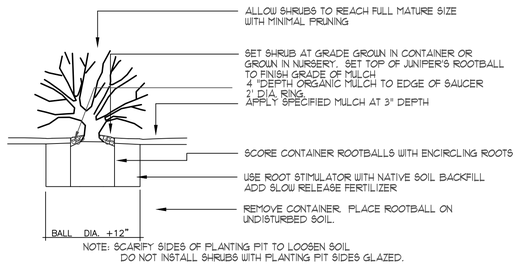
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

REVISIONS

Designed By: dm	Date:	Comment
Drawn By: dm		
Approved By: dm		
Date:		

NEW MEXICO ONE CALL
STATEWIDE - 811 OR
1-800-321-ALERT (2537)
www.nmprimis.com
Call two working days
before you dig.
File ID:

Landscape Details

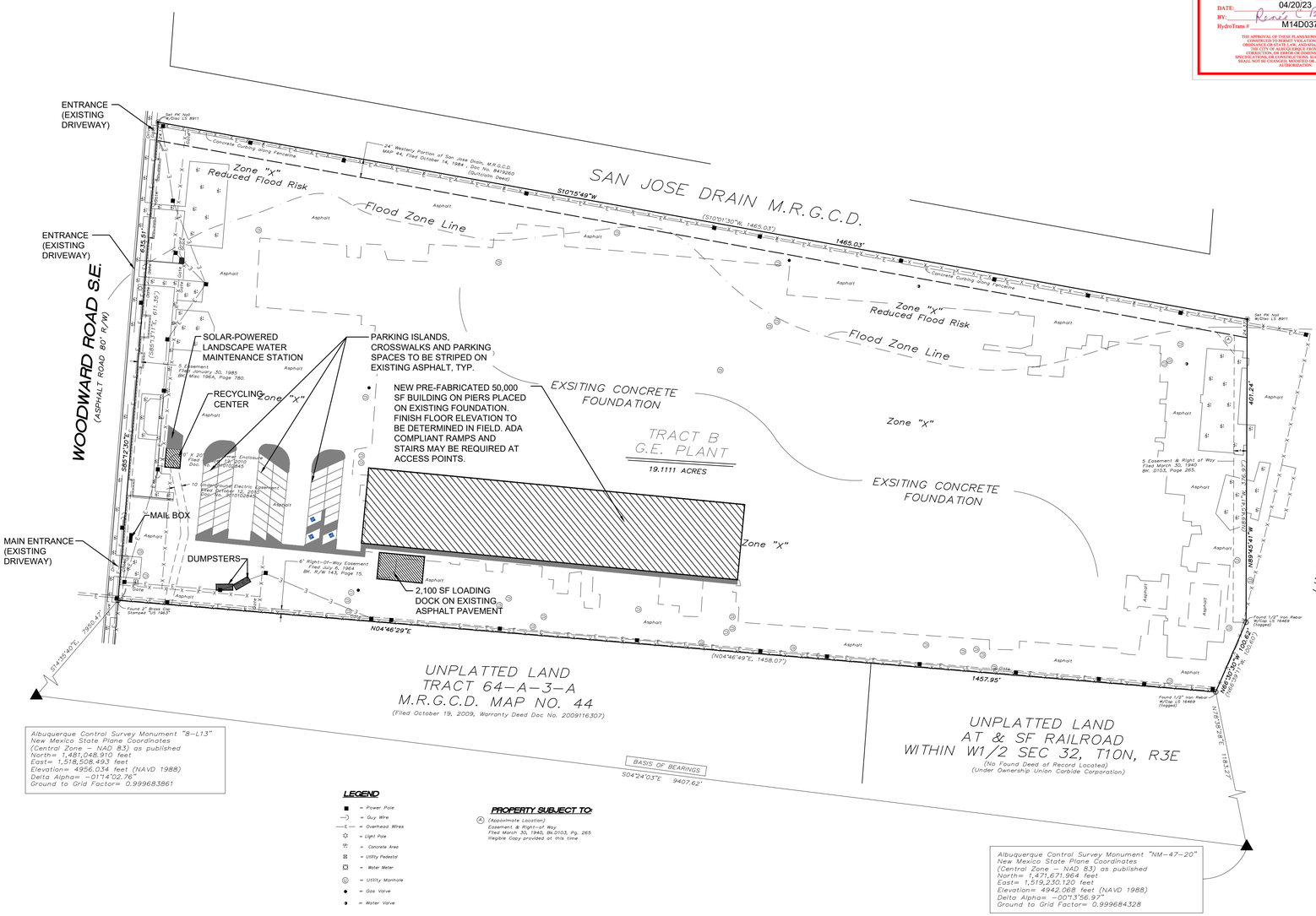
MOVIE FILM STORAGE
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

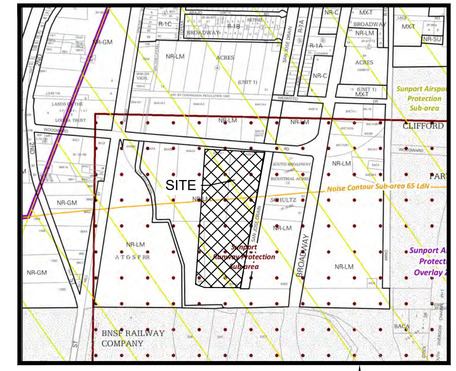
Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Nov. 21, 2024

Copyright 2024, Mitchell Associates Inc.

PROJECT NO:2024-055
DRAWING NO: LS-103



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: Renee C. Brissette
HydroTrans #: M14D037
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW. NOR SHALL IT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DEFICIENCIES IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.



VICINITY MAP - M-14

NOTES:

LEGAL DESCRIPTION: TRACT B G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1117 AC.

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342G EFFECTIVE DATE 9/26/2008.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN. THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD, VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

PROPOSED CONDITIONS: THE EXISTING FOUNDATION AND ASPHALT SHALL REMAIN. A 50,000 SF MODULAR BUILDING SHALL BE PLACED ON PIERS WITHOUT REMOVING THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.
NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC.; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
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Albuquerque, NM 87108
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01/06/2023

Engineer

336 WOODWARD RD SE STORAGE BUILDING ALBUQUERQUE, NM

No	Description	Date

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2568
FILE: -
DRAWN BY: ÂNW
CHECKED BY: ÂNW
DATE: 01-04-2023

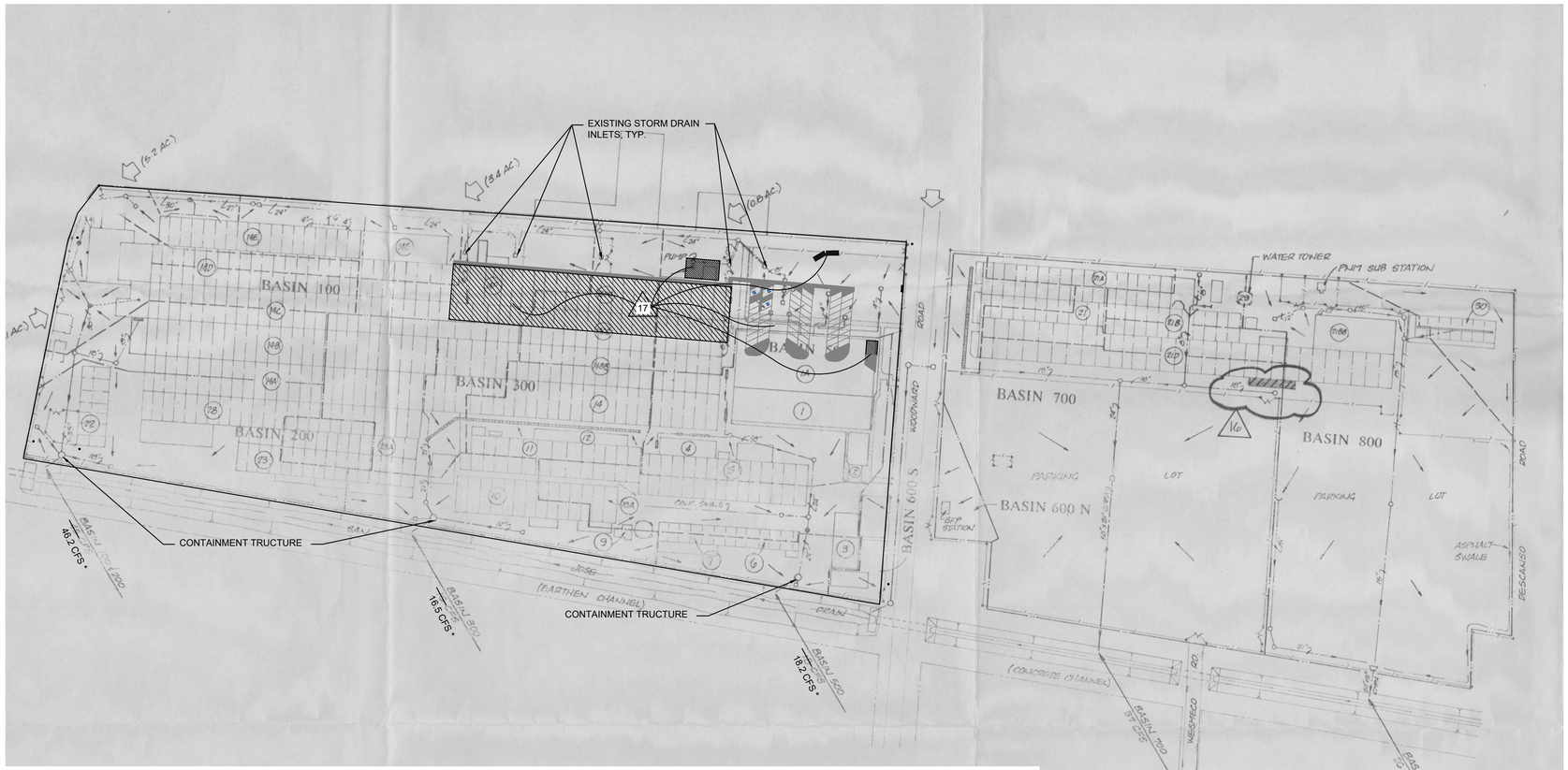
SHEET TITLE

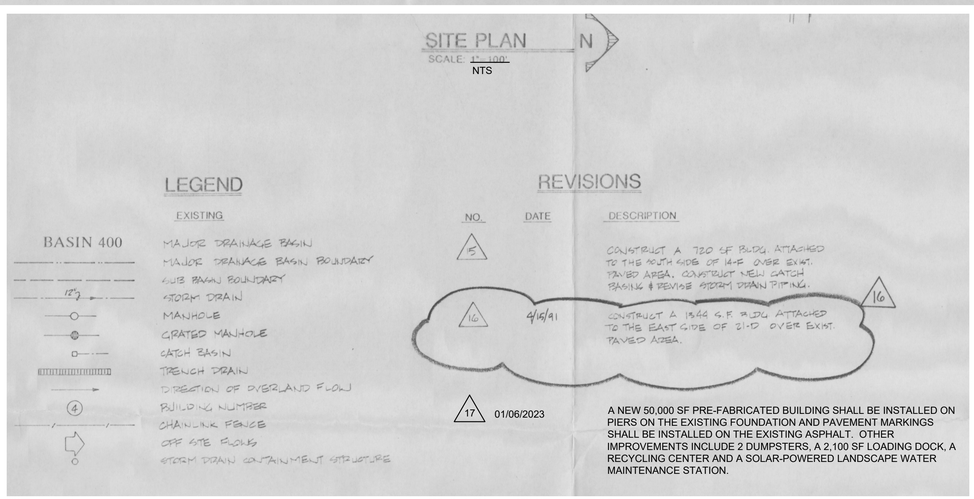
DRAINAGE PLAN

SHEET NUMBER

C-101

K:\PROJECTS\2020\2020035\DRAWINGS\DRB CD-101 dwg Mark 1/6/2023 8:14 AM





DRAINAGE BASIN INFORMATION

NO.	ACRES	Q_{100} (APPROX.)	Q_{100} (2020 DPM) *
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	------	
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	
700	8.8	37 CFS	
800	6.3	26 CFS	

Q_{100} = C x I x A

C = 0.90 (COMPOSITE)

I = 4.65 (T_c = 10 MINUTES MINIMUM, ASSUMED)

A = AREA IN ACRES

RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM

Q_{100} = 0.90 x 4.65 x A

* SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

01/06/2023 17

PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	
16		4/15/91	T350 COMPRESSOR BUILDING/ MAINTENANCE SHED (PE 2247)	PJC
				KES
15			TMP-IS TRASH COMPACTOR (PE-2247)	PJC
				KES
				CK'D
				APP

NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION REMAINS. THERE ARE INLETS AND A STORM DRAIN SYSTEM THROUGHOUT THE SITE WITH THREE CONTAINMENT STRUCTURES AT THE OUTFALLS TO THE SAN JOSE DRAIN.

A 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

THE DRAINAGE CALCULATIONS WERE UPDATED PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHEUCH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

336 WOODWARD - DPM CALCS .xlsx

Job Name:	**336 WOODWARD RD SE**
Client:	
Date Prepared:	**1/3/2023**
Date Modified:	
Precipitation Zone:	**2**

CALCULATIONS: 336 WOODWARD RD SE :

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 832431.6 SF = 19.11 ACRE

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone 2
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.62
Area B	=	41622	5%	Area B	=	41622	5%	E_B = 0.80
Area C	=	0	0%	Area C	=	0	0%	E_C = 1.03
Area D	=	790810	95%	Area D	=	790810	95%	E_D = 2.33
Total Area	=	832432	100%	Total Area	=	832432	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	2.25	in.	Developed E	=	2.25	in.
On-Site Volume of Runoff: V_{360}	=			E*A / 12			
Historic V_{360}	=	156324	CF	Developed V_{360}	=	156324	CF

On-Site Peak Discharge Rate: $Q_P = Q_A A_A + Q_B A_B + Q_C A_C + Q_D A_D$ / 43,560

For Precipitation Zone 2

Q_A	=	1.71		Q_C	=	3.05	
Q_B	=	2.36		Q_D	=	4.34	
Historic Q_P	=	81.0	CFS	Developed Q_P	=	81.0	CFS

336 WOODWARD - DPM CALCS .xlsx

BASIN NO. 100		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	365904	SF	=	8.40 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	68714	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	35.6	cfs		

BASIN NO. 200		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	108900	SF	=	2.5 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	20451	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	10.6	cfs		

BASIN NO. 300		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	169884	SF	=	3.9 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	31903	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	16.5	cfs		

BASIN NO. 500		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	187308	SF	=	4.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	35175	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	18.2	cfs		

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: René C. Brissette
HydroTrans # M14D037

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Civil Engineering Consultants
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Albuquerque, NM 87108
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LISA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
01/06/2023
Engineer

336 WOODWARD RD SE STORAGE BUILDING ALBUQUERQUE, NM

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2568
FILE: *
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 01-04-2023

No	Date	Description

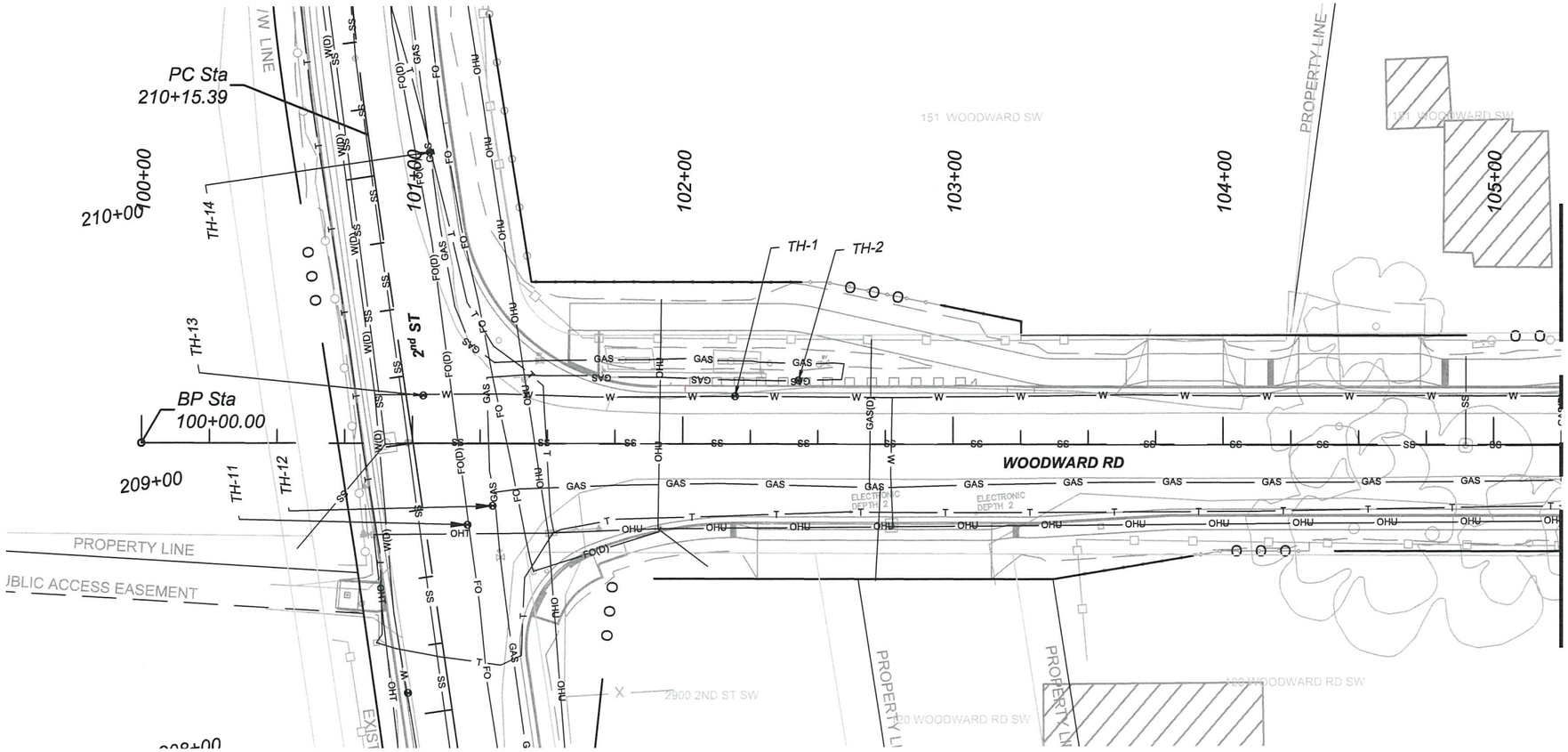
SHEET TITLE

MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER

C-102

M:\PROJECTS\2020\2568\DWG\2568SP2020.DWG, SP, Wed, Feb 1 2023 8:19 AM



UTILITY NOTES

1. *SEE GENERAL NOTES FOR UTILITY COORDINATION, UTILITY DISCLAIMER AND CONTRACTOR RESPONSIBILITY INFORMATION.*
2. *UTILITY PLANS PREPARED WITH SUBSURFACE UTILITY ENGINEERING INFORMATION PROVIDED BY COBB-FENDLY & ASSOCIATES, INC. 505-0508-0786*
3. *QUALITY LEVEL DESIGNATION AS DEFINED BY CI/ASCE 38-02 STANDARD GUIDELINES FOR COLLECTION AND DEPICTION EXISTING SUBSURFACE UTILITY DATA.*

LINETYPES

Quality Level B	Quality Level C/D	Utility:
	OHT	OVERHEAD TELEPHONE - Century Link
T	T(D)	TELEPHONE - Century Link
CTV	CTV(D)	CABLE TV - Comcast
	OHE	OVERHEAD ELECTRIC - PNM
E	E(D)	ELECTRIC - PNM / NMDOT / COA TRAFFIC
	OHU	OVERHEAD UTILITY - PNM / Century Link / Comcast / LEVEL 3 / ZAYO / MCI - VERIZON
FO	FO(D)	FIBER OPTIC - MCI - Verizon / Century Link / Zayo / Level 3
GAS	GAS(D)	NATURAL GAS - New Mexico Gas
UNK		UNKNOWN UTILITY - Unknown
W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
1	102+19.30, 17.71' LT	10" WATER	4.2'
2	102+42.77, 23.57' LT	0.5' STEEL GAS	5.17'

**SEE SHEET 11-7 FOR 2nd STREET LOCATIONS*

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 100+00 TO STA 105+25

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-1 OF

CHRISTOPHER ROSOL
NEW MEXICO
17401
PROFESSIONAL ENGINEER
24 Jul 2019

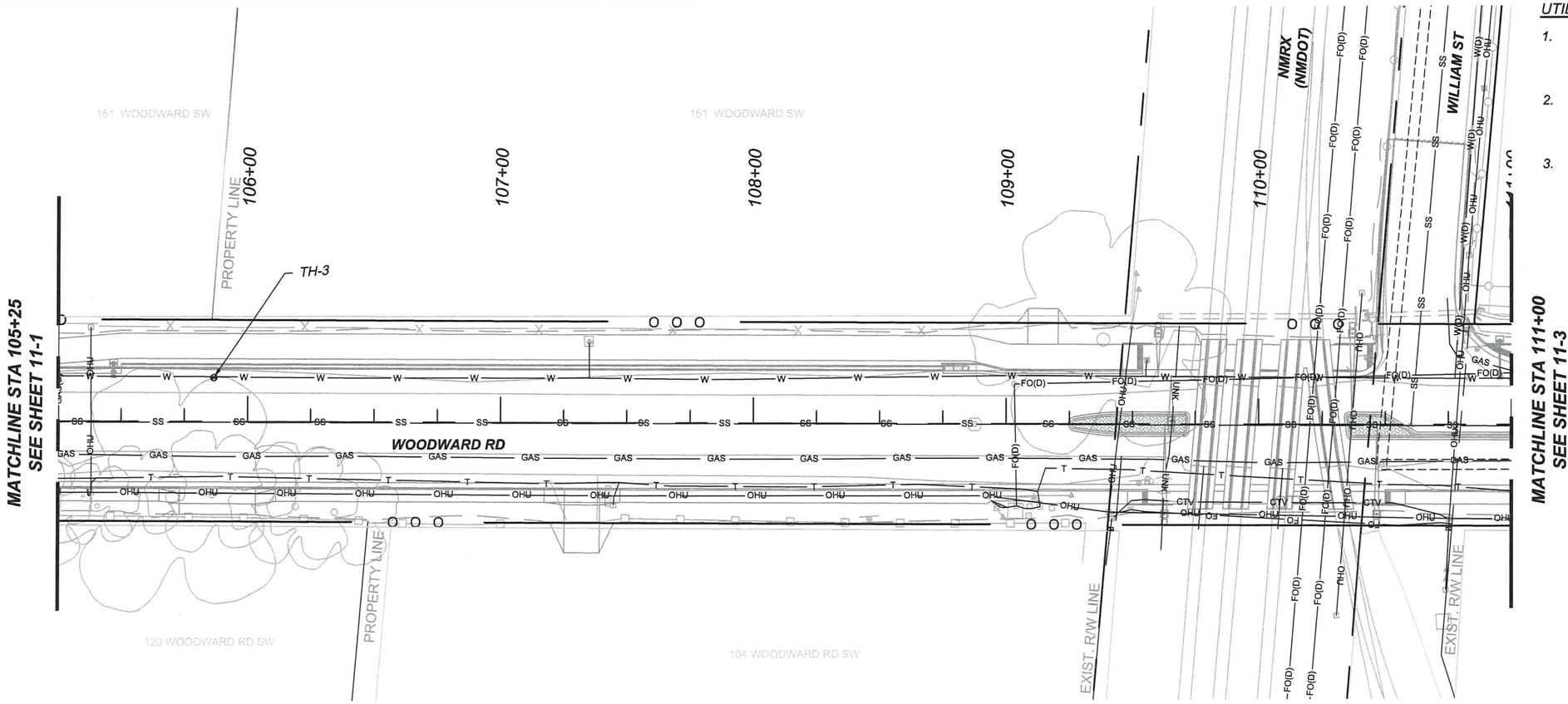
Plans approved by Design Review Committee and Albuquerque City Engineer Sept 25 2019

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

60572657 C:\pwworking\aecom_ds16_ma\jordan.thompson30\aecom.com\d0118057\A300161_11-1 Plan.dwg PLOTTED: 7/24/19 - 3:08pm Jordan.Thompson11



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3. *QUALITY LEVEL DESIGNATION AS DEFINED BY CI/ASCE 38-02 STANDARD GUIDELINES FOR COLLECTION AND DEPICTION EXISTING SUBSURFACE UTILITY DATA.*

LINETYPES

Quality Level B	Quality Level C/D	Utility:
	OHT	OVERHEAD TELEPHONE - Century Link
T	T(D)	TELEPHONE - Century Link
CTV	CTV(D)	CABLE TV - Comcast
	OHE	OVERHEAD ELECTRIC - PNM
E	E(D)	ELECTRIC - PNM / NMDOT / COA TRAFFIC
	OHU	OVERHEAD UTILITY - PNM / Century Link / Comcast / LEVEL 3 / ZAYO / MCI - VERIZON
FO	FO(D)	FIBER OPTIC - MCI - Verizon / Century Link / Zayo / Level 3
GAS	GAS(D)	NATURAL GAS - New Mexico Gas
UNK		UNKNOWN UTILITY - Unknown
W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
3	105+86.61, 17.45' LT	10" WATER	4.94'

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER

24 Jul 2019

Plans approved by Design Review Committee and Albuquerque City Engineer

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 105+25 TO STA 111+00

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-2 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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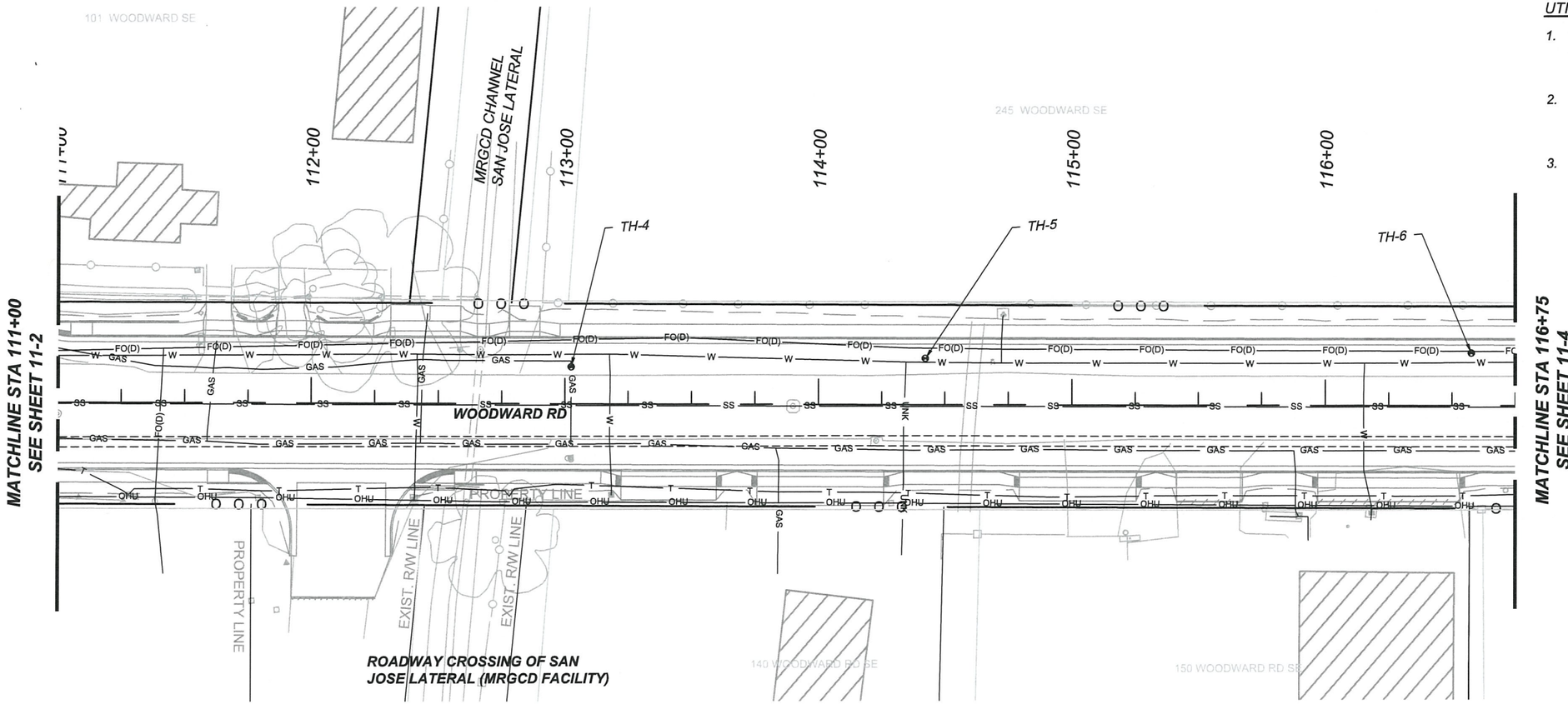


UTILITY NOTES

1. *SEE GENERAL NOTES FOR UTILITY COORDINATION, UTILITY DISCLAIMER AND CONTRACTOR RESPONSIBILITY INFORMATION.*
2. *UTILITY PLANS PREPARED WITH SUBSURFACE UTILITY ENGINEERING INFORMATION PROVIDED BY COBB-FENDLY & ASSOCIATES, INC. 505-0508-0786*
3. *QUALITY LEVEL DESIGNATION AS DEFINED BY CI/ASCE 38-02 STANDARD GUIDELINES FOR COLLECTION AND DEPICTION EXISTING SUBSURFACE UTILITY DATA.*

LINETYPES

Quality Level B	Quality Level C/D	Utility:
	OHT	OVERHEAD TELEPHONE - Century Link
T	T(D)	TELEPHONE - Century Link
CTV	CTV(D)	CABLE TV - Comcast
	OHE	OVERHEAD ELECTRIC - PNM
E	E(D)	ELECTRIC - PNM / NMDOT / COA TRAFFIC
	OHU	OVERHEAD UTILITY - PNM / Century Link / Comcast / LEVEL 3 / ZAYO / MCI - VERIZON
FO	FO(D)	FIBER OPTIC - MCI - Verizon / Century Link / Zayo / Level 3
GAS	GAS(D)	NATURAL GAS - New Mexico Gas
UNK		UNKNOWN UTILITY - Unknown
W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
4	113+02.47, 14.67' LT	0.2' POLY GAS	2.63'
5	114+42.28, 18.38' LT	10" WATER	4.75'
6	116+57.65, 20.86' LT	10" WATER	4.25'

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER
24 Jul 2019

Plans approved by Design Review Committee and Albuquerque City Engineer on Jul 24, 2020.

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com
AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS

UTILITY PLANS

STA 111+00 TO STA 116+75

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

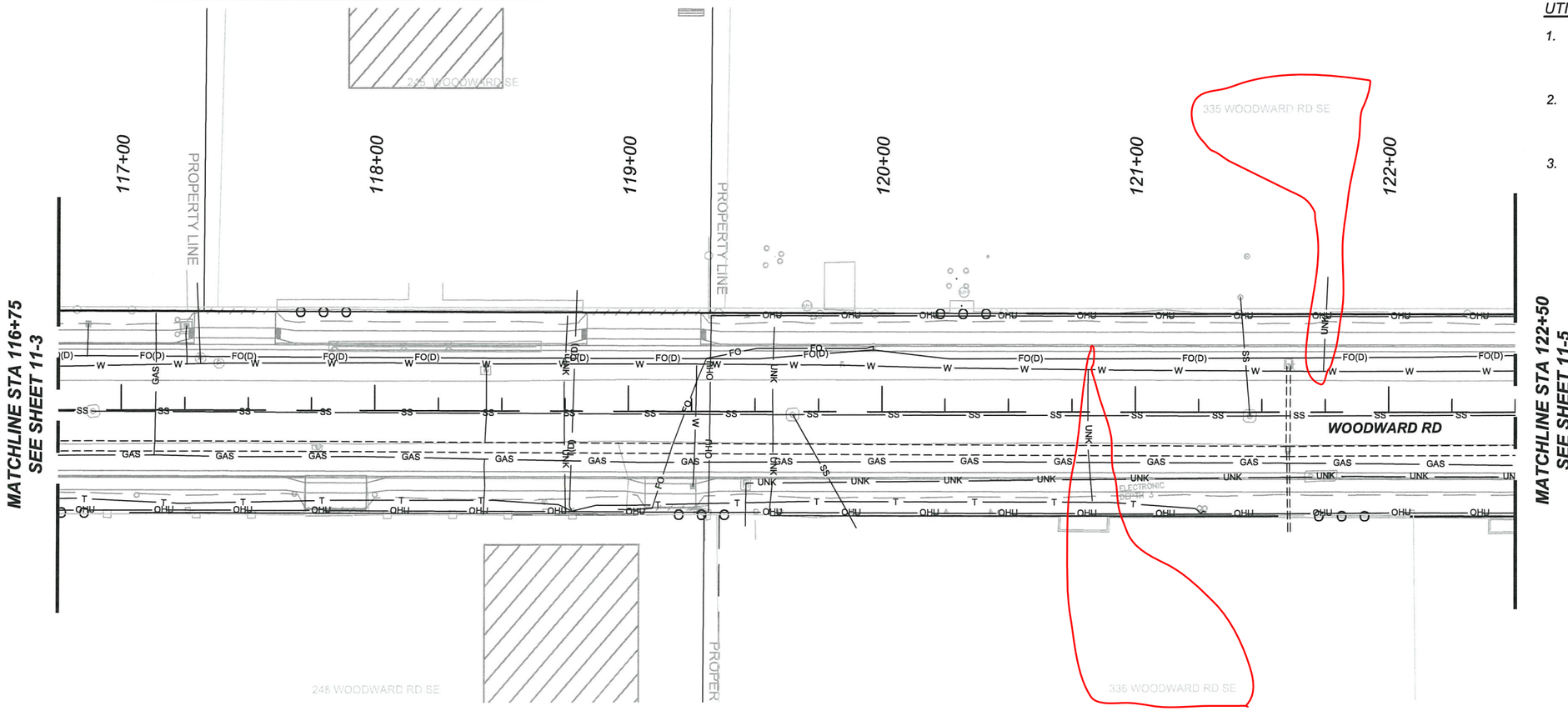
SHEET 11-3 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

60572657 C:\pwworking\aecom_ds16_ma\jordan.thompson3@aecom.com\d0118057\A300161_11-3 Plan.dwg PLOTTED: 7/24/19 - 3:08pm Jordan.Thompson11



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NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER

Plans Approved by Design Review Committee of the Rio Rancho City Engineer on Sept. 25, 2020

24 Jul 2019

AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 116+75 TO STA 122+50

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-4 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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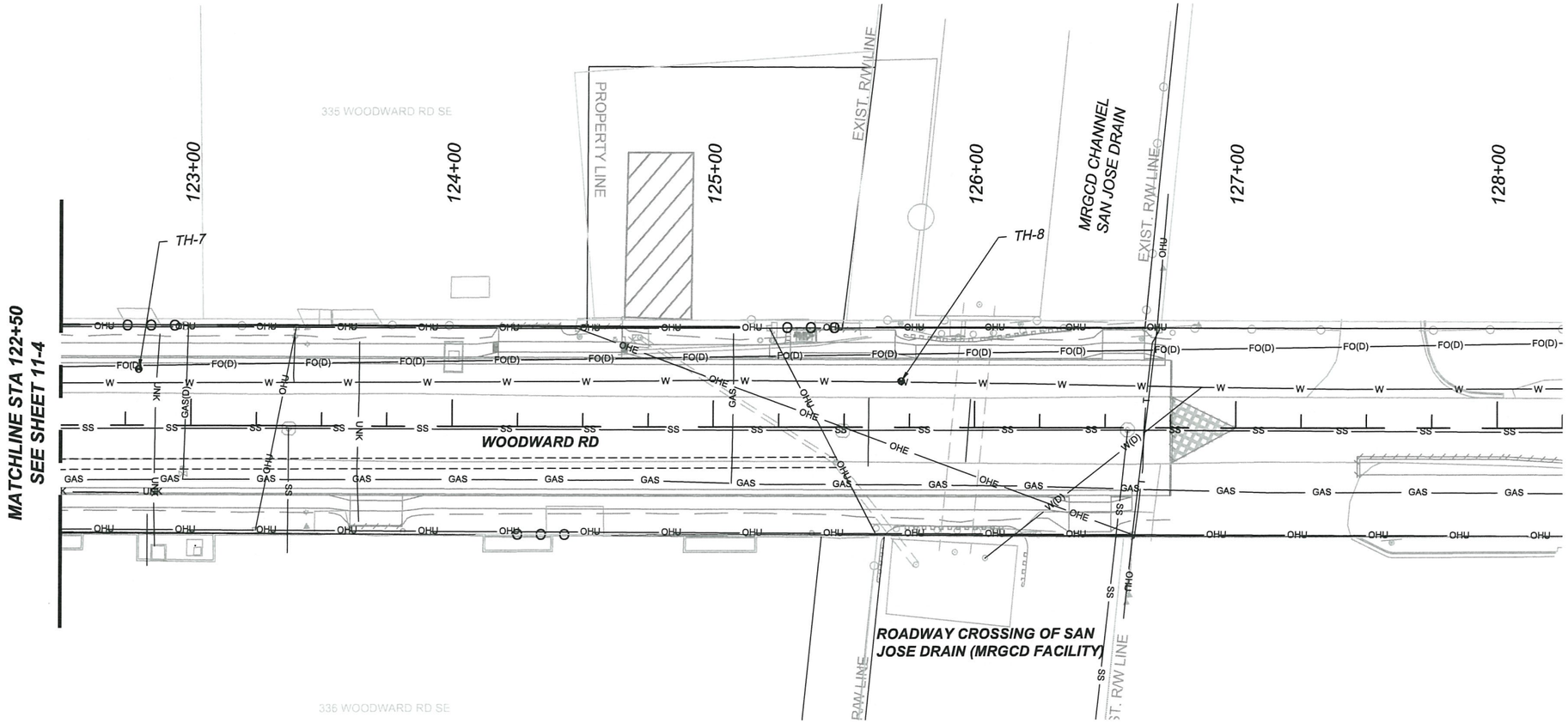

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SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
7	122+79.99, 21.64' LT	10" WATER	3.21'
8	125+71.72, 17.77' LT	10" WATER	4.03'

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17401
PROFESSIONAL ENGINEER

Plans approved by Design Review Committee and Albuquerque City Engineer on [illegible] 2020.

24 Jul 2019

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

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COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 122+50 TO STA 128+25

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-5 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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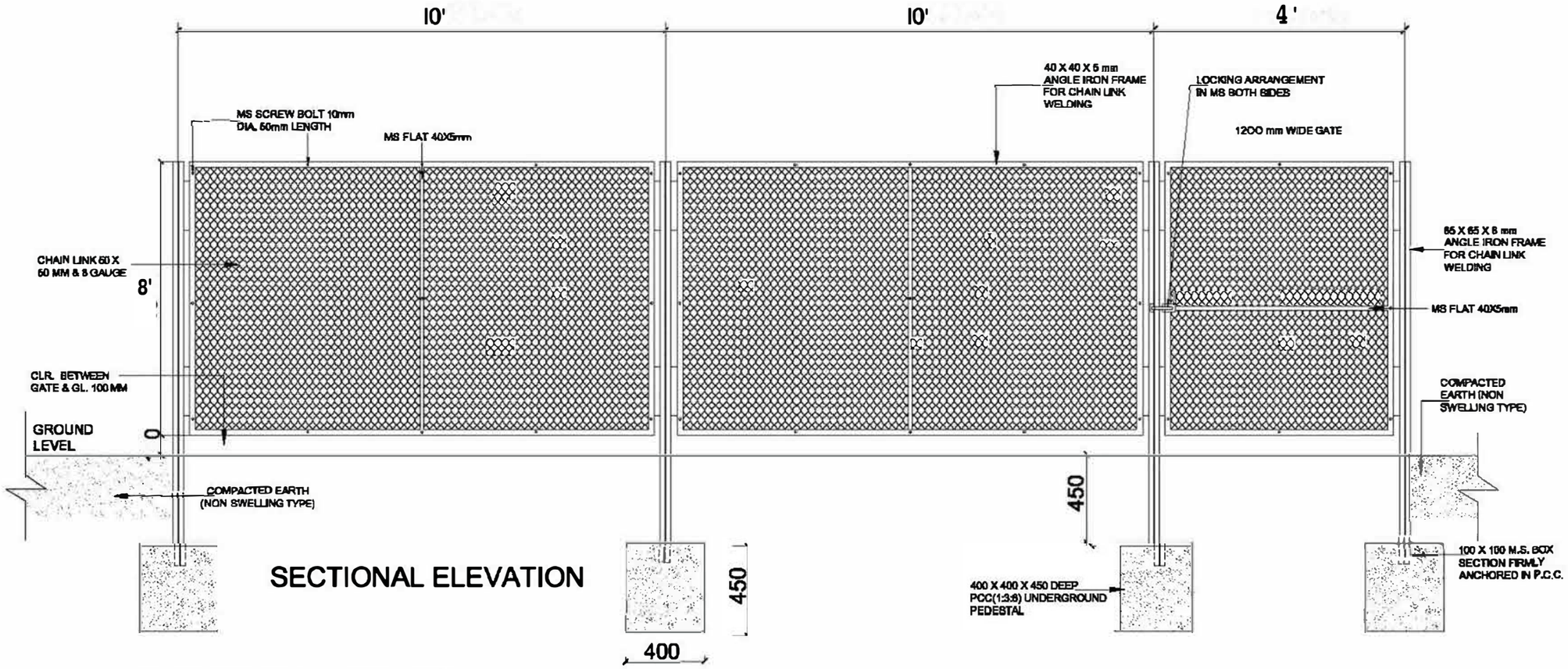
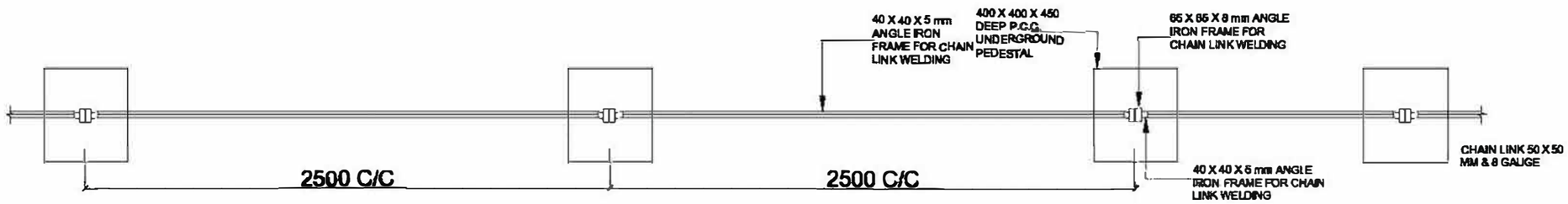
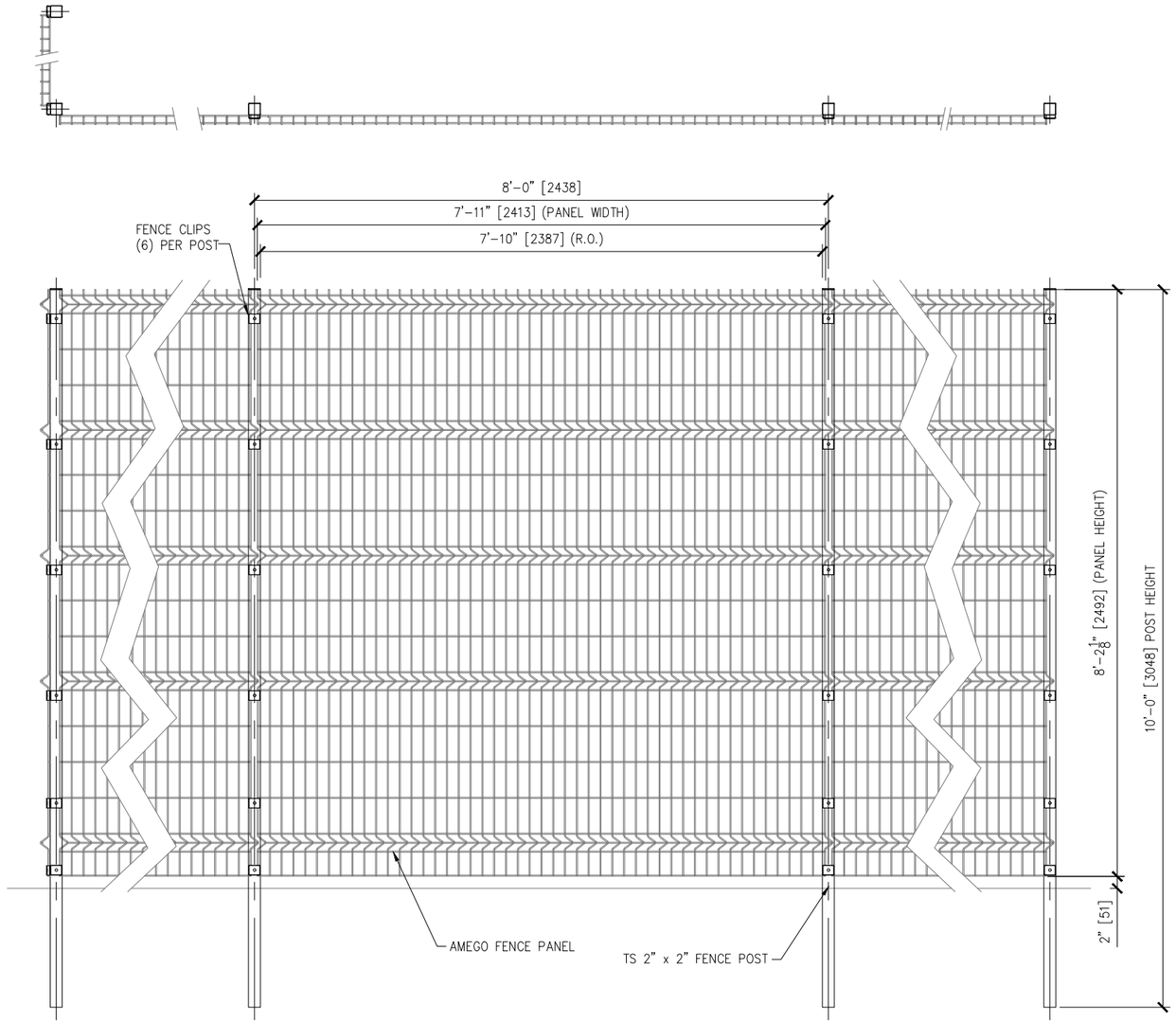


SECTIONAL ELEVATION



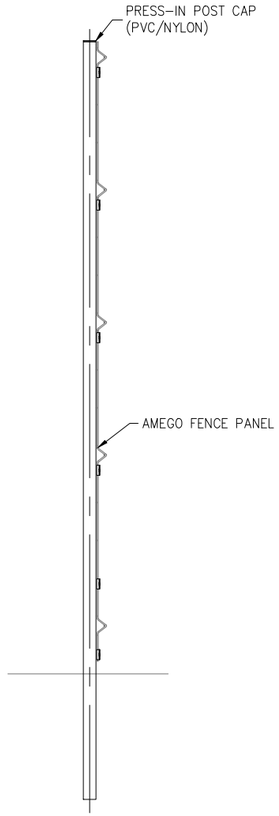
COMMERCIAL GUAGE LINK

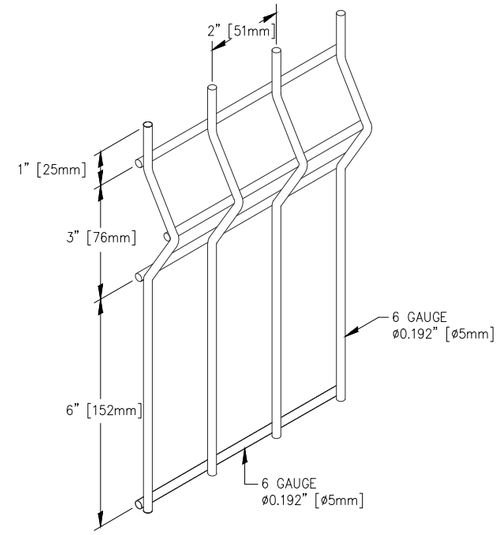
336 WOODWARD PERIMETER SECURITY FENCING	**CHAIN LINK FENCING DETAIL**



1 SK1 TYPICAL 8'-0" TALL PARTIAL ELEVATION

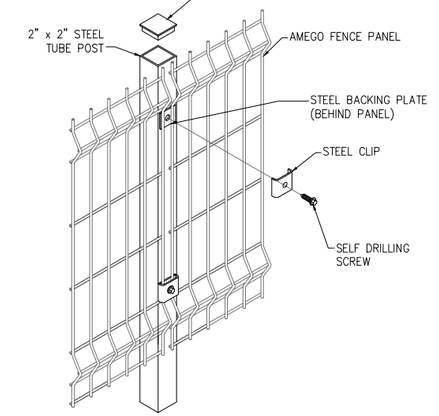
SCALE: 1/2"=1'-0"





2 SK1 AMEGO PANEL ISOMETRIC

SCALE: 3"=1'-0"



3 SK1 CONNECTION DETAIL ISOMETRIC

SCALE: N.T.S.

DRAWN BY: JRM

CHECKED BY:

336 Woodward Road SE

THIS DRAWING AND DESIGN DETAIL TO BE USED BY CONSTRUCTION FOR REFERENCE AND INSTALLATION. ANY CHANGES REQUIRED BY SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR INPUT.

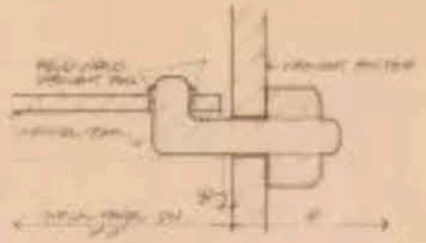
INSTALLATION LOCATION 336 WOODWARD ROAD SE ALBUQUERQUE NM

SCALE: AS NOTED

DATE: 11/20/2025

TITLE: TYPICAL 8'-0" H FENCE ELEVATION AND DETAILS

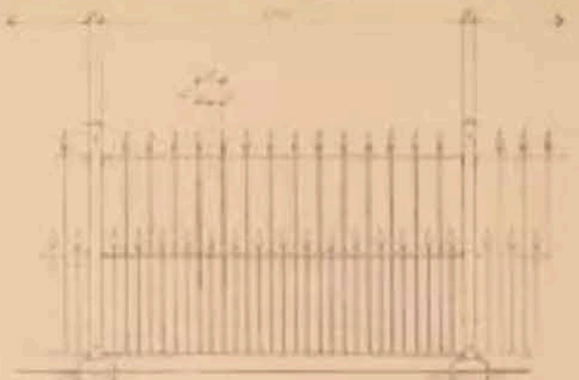
SHEET NO: SK.001



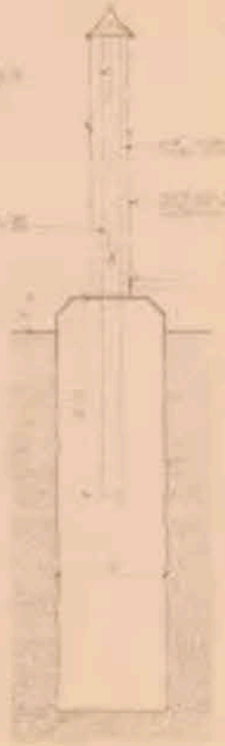
CHAIN LINK / POST CONNECTION

PLAN SECTION

GATE HEAD ELEVATION



TYPICAL FENCE ELEVATION

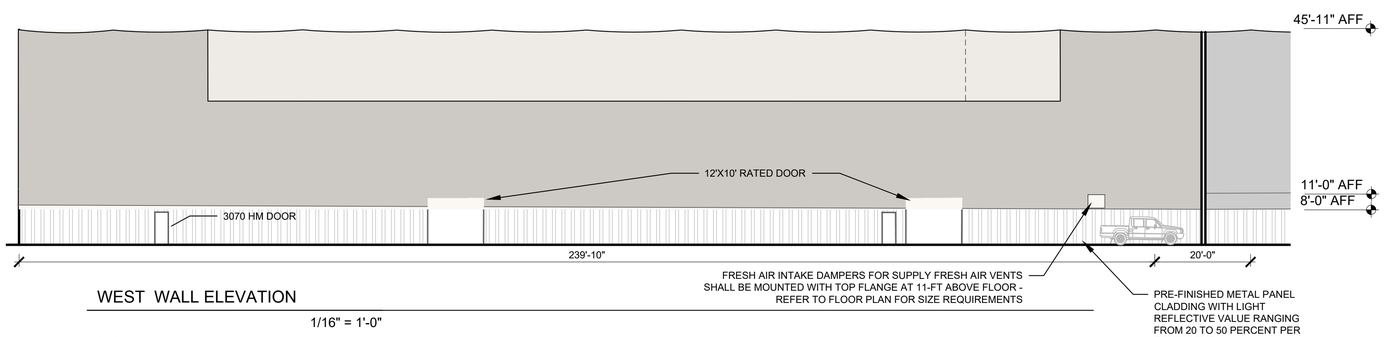


SECTION

SECTION

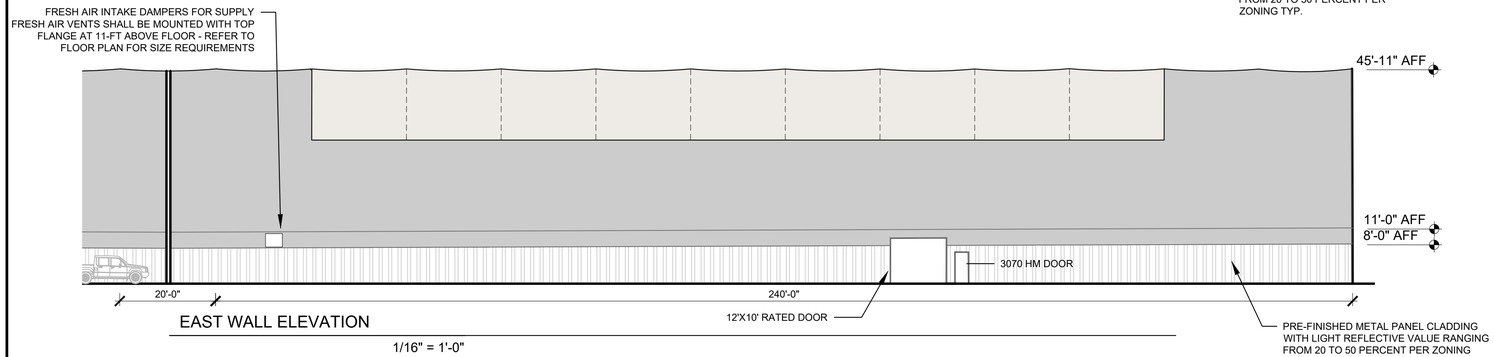
WAREHOUSE ELEVATION

336 WOODWARD - 2023



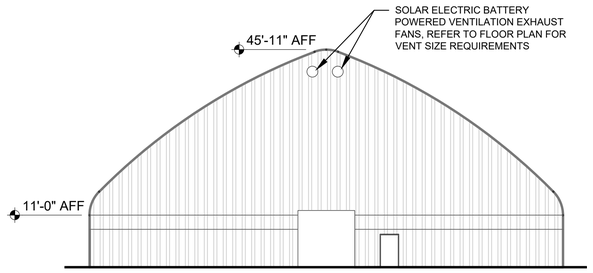
WEST WALL ELEVATION

1/16" = 1'-0"



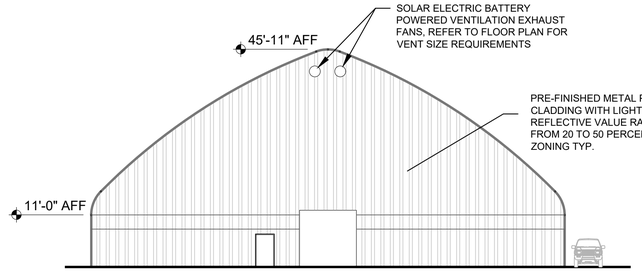
EAST WALL ELEVATION

1/16" = 1'-0"



NORTH END WALL ELEVATION

1/16" = 1'-0"



SOUTH END WALL ELEVATION

1/16" = 1'-0"

STATE OF NEW MEXICO
JOSEPH E. HUGHES
NO. 014965
REGISTERED ARCHITECT
05/01/2023

drawings by:

MOVIE YARD WAREHOUSE STORAGE
336 Woodward RD S.E. Albuquerque, NM, 87105

REVISIONS		
NO.	DATE	PURPOSE
006	6/5/2023	PERMIT REVISIONS
--	--	--
--	--	--

ISSUE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	
CHECKED BY:	JH
SCALE:	VARIES

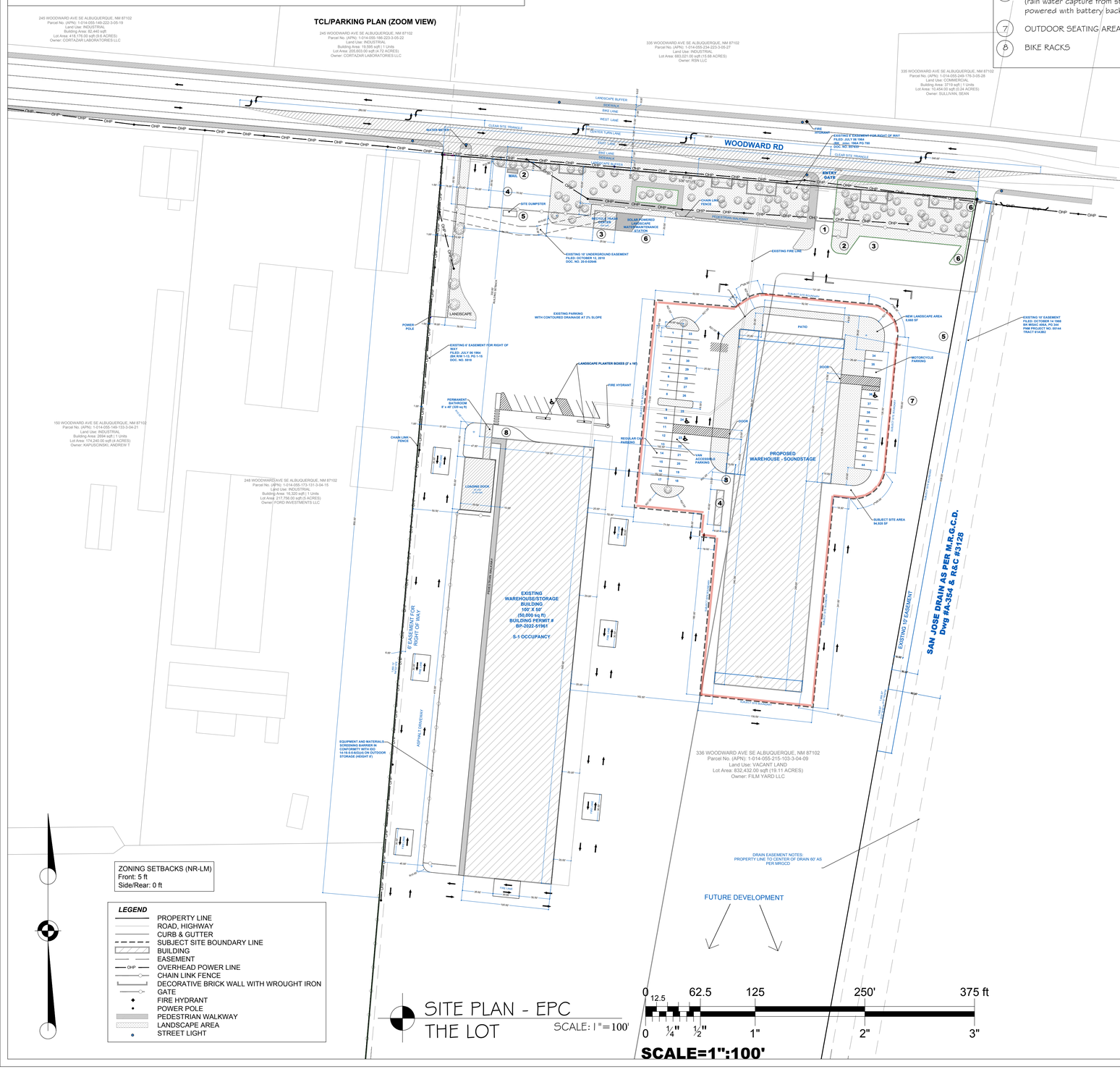
BUILDING ELEVATIONS

ELEV.1

G) PROPOSED AMENDED SITE PLAN

EMERGENCY UTILITY STRIKE RESPONSE
IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

TCL/PARKING PLAN (ZOOM VIEW)



ZONING SETBACKS (NR-LM)
Front: 5 ft
Side/Rear: 0 ft

LEGEND

- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- SUBJECT SITE BOUNDARY LINE
- BUILDING
- EASEMENT
- OHP — OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL WITH WROUGHT IRON
- GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA
- STREET LIGHT

SITE PLAN - EPC
THE LOT
SCALE: 1"=100'

0 12.5 62.5 125 250' 375 ft
0 ¼" ½" 1" 2" 3"
SCALE=1":100'

KEYED NOTES

1. PROPERTY ENTRY
2. MAIL BOX
3. RECYCLE CENTER
4. BATHROOM MODULE
5. SITE DUMPSTER
6. OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/dnp system)
7. OUTDOOR SEATING AREAS
8. BIKE RACKS

PAGE CONTENTS:
1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE,BUILDING SETBACK AND EASEMENTS.
2. ENCROACHMENT LOCATION TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAY.
3. ALL EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

SUBJECT PROPERTY:
336 WOODWARD RD SE

ZONING SETBACKS (NR-LM)
Front: 5 ft
Side/Rear: 0 ft

VICINITY MAP - M-14

SITE DATA

UPC: 101405521510330409
SITE ADDRESS: 336 WOODWARD RD SE
ALBUQUERQUE NM 87102
OWNER: FILM YARD LLC
OWNER ADDRESS: 366 LOS RANCHOS RD NW
ALBUQUERQUE NM 87107-6532
LEGAL DESCRIPTION: MRGCD MAP 44 TRACTS 64A3B1, 64A3B2, 64A4 & VACATED WESTERLY 24 FT OF SAN JOSE DRAIN ADJACENT & EAST OF MRGCD MAP 44 TRACTS 64A3B2 & 64A4 CONTAINING 19.1117 ACRES.
ACREAGE: 19.11 ACRES ELEVATION: +/- 4,960 ft

SITE PLAN NOTES

1. AREAS OF FUTURE DEVELOPMENT NOTATED.
2. ZONING: NR-LM
3. THE ENTIRE SITE IS AN EXISTING PAVED LOT.
4. ABC DESIGNATED AREA OF CHANGE.
5. SITE HAS NO SIGNAGE.
6. SITE HAS AN UNDERGROUND STORM SYSTEM. HYDROLOGY AND DRAINAGE APPROVED WITH COA 5/2023. THE ENTIRE FRONTAGE WILL BE BORDERED BY A 6' HIGH BRICK OPAQUE PRIVACY WALL. WALL CONSTRUCTION IS SOLID BRICK WITH DECORATIVE WROUGHT IRON TOP.
7. WALL & GREENBELT IS USED TO MITIGATE LIGHT, SOUND, AND VISIBILITY OF EXT. STORAGE PER CUMULATIVE IMPACT REGULATIONS.
8. BUILDING IS SINGLE STORY. MAX HEIGHT AT THE RIDGE IS DOES NOT EXCEED 50'.
9. CLEAR LINE OF SIGHT REQUIREMENTS ARE ADHERED TO AND THE CLEAR SIGHT TRIANGLE IS MAINTAINED.
10. PROJECT COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE IDO AND DPM.
11. BUILDING SETBACK, FRONT WALL, GREENBELT LANDSCAPING AND LOW USAGES ARE DESIGNED TO MITIGATE ADVERSE EFFECTS, IF ANY, PER 6-6(I)(3)(E).
12. PHASING PLAN NOTES:
    PHASE 1 - CURRENT WAREHOUSE
    PHASE 2 - WAREHOUSE / SOUNDSTAGE 43,800 SF
    SUBJECT AREA 2.179 ACRES
    *PHASE 1 IS ON PARCEL 64A3B1 @ 4.75 ACRES
13. NO CHANGES HAVE BEEN MADE TO APPROVED ACCESS LOCATION OF SOLID WASTE DUMPSTER SINCE LAST APPROVAL.
14. THE SITE PLAN IS IN COMPLIANCE WITH ALL IRRIGATION FACILITY (ACEQUIA) STANDARDS 14-16-5 5-2(G).
15. NEW SUBJECT SITE BOUNDARY DOES NOT OVERLAP WITH PREVIOUSLY APPROVED PHASE 1 SITE MAP APPROVED NOD 11/16/23 (PR-2022-007999). NEW PROPOSED SUBJECT SITE LIES IN AN AREA DEFINED AS "FUTURE DEVELOPMENT" ON PREVIOUS SITE PLAN.
16. EXISTING CURB CUTS AT MARKED PROPERTY ENTRANCES TO REMAIN AND ARE CONSTRUCTED TO DPM STANDARDS.
17. ANY HVAC/MECHANICAL WILL CONFORM TO IDO STANDARDS ON PLACEMENT AND SHIELDING PER 14-16-5-5-6(G)(2).
18. SITE IS SURROUNDED ON ALL SIDES BY EXISTING PERIMETER WALL/FENCING. STREET FRONTAGE (NORTH) IS A 7' HIGH DECORATIVE BROWN BRICK WALL WITH ROD IRON ACCENTS. ALL OTHER NON-STREET FACING PERIMETER FENCING (EAST/WEST/SOUTH) IS AN 8' CHAIN LINK FENCE. ALL SIDES TO ALSO INTEGRATE FULL VEGETATIVE SCREENING THROUGHOUT. **WALL IS A PREEXISTING LEGALLY NON-CONFORMING WALL.**

APO NOTES:

19. THE SITE PLAN IS IN COMPLIANCE WITH ALL AIRPORT PROTECTION OVERLAY ZONE (APO) 3-3 STANDARDS.BUILDING AND FUTURE PERMANENT BATHROOM COMPLY WITH GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2)
20. MRGCD Dwg# A-354 AND R&C #3128 (SEE 25' CENTER TO PROPERTY NOTATION BELOW)
21. SINCE THE RANK 2 BIKEWAYS AND TRAILS FACILITY PLAN SHOWS A PROPOSED TRAIL ALONG THE SAN JOSE DRIAN, THE SITE WILL COMPLY WITH ALL SECTIONS OF THE IDO THAT RELATE TO ADJACENCY OR VISIBILITY FROM AN EXISTING OR PLANNED CITY TRAIL.

GENERAL NOTES

A. EPC PROJECT NUMBER SP-2025-0009

B. PROPOSED OCCUPANCY GROUP = F-1 TYPE IIB (MODERATE-HAZARD FACTORY INDUSTRIAL).

C. CITY OF ALBUQUERQUE OPPORTUNITY ZONE MESA DEL SOL NR-LM.

D. SOUNDSTAGE / WAREHOUSE

E. USES ON THE PROPERTY WILL CONFORM TO ALL THE PRIMARY PERMISSABLE USES UNDER THE IDO INCLUDING WAREHOUSIG, EXTERIOR STORAGE & PARKING.

F. ALL ASPHALT PAVING IS EXISTING, AND TO REMAIN, NO NEW PAVEMENT.

G. CORE SAMPLE DRILLING PERFORMED BY WESTER TECHNOLOGIES INC., WITH EVIDENCE OF COMPACT SUBSURFACE UP TO 5-FT IN DEPTH WITH 3-INCH THICK ASPHALT PAVEMENT. TWO CORE SAMPLES OBTAINED WITHIN EXISTING ASPHALT PAVED PARKING AREA.

H. OVERSIZED WIDTH DEDICATED AND MARKED VEHICLE ACCESS DRIVE AISLES FOR FIRE DEPARTMENT ACCESS AND OVERSIZE TRUCK DELIVERY TRAFFIC.

I. EXISTING PARKING WITH CONTOURED DRAINAGE AT 2% SLOPE TO REMAIN, BUILDING PAD IS CONSTRUCTED WITH PILASTER SPOT FOOTINGS OVER EXISTING REINFORCED PAVEMENT.

J. BUILDING SETBACK FROM FRONTAGE = 317 FT

K. ALL PHASE 1 LANDSCAPING TO REMAIN. NEW BUILDING WILL ADD LANDSCAPING PER IDO 14-16-5-6(B)(1) STANDARDS.

L. FIRE APPARATUS ACCESS AND FIRE LANES DESIGNED TO SUPPORT IMPOSED LOADS OF 80,000 LBS. ALL TRAFFIC CIRCULATION ON SITE IS 3-INCH ASPHALT OVER COMPACTED GRADE OR REINFORCED CONCRETE SLAB ON GRADE.

SIGNATURE BLOCK

PROJECT NUMBER: _____

Application Number: _____

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

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary

12/16/22

PARKING REQUIREMENTS
per IDO 14-16-5-5
Total Spaces = 44

ADA Handicap Spaces = 3
Motorcycle Spaces = 2
per Table 5-5-4

Bicycle Parking Spaces = 5
per Table 5-5-5

336 Woodward Rd SE
Albuquerque, NM 87102

SHEET NAME:
EPC - SITE PLAN - MAJOR AMENDMENT - SOUNDSTAGE/WAREHOUSE

DRAWINGS PROVIDED FOR:
THE LOT

DRAWINGS PROVIDED BY:
Jeromy Williams C.A.
Romy Creative LLC
St George, UT 84790

Engineer of Record (EOR)
Ronald R. Bohannan P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

PROEJCT:

DRAWN BY:

REVISION TABLE

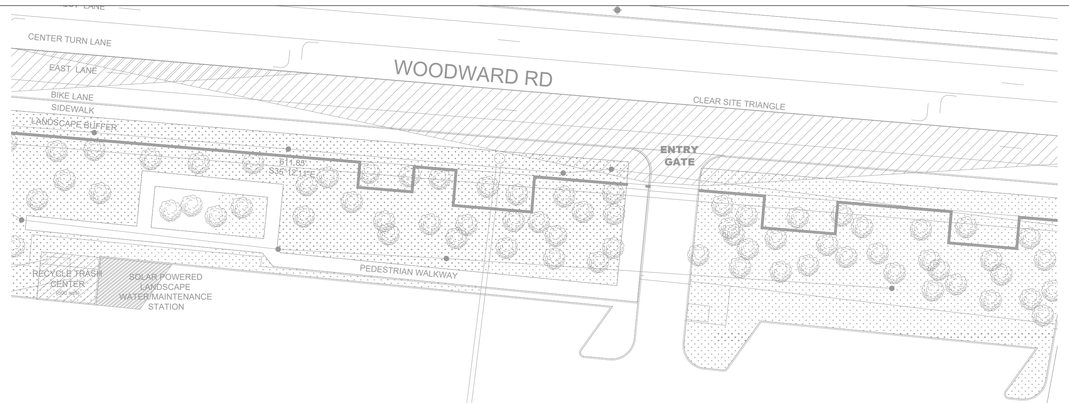
#	DATE	INITIALS	DESCRIPTION

DATE:

SCALE:
1" = 100'

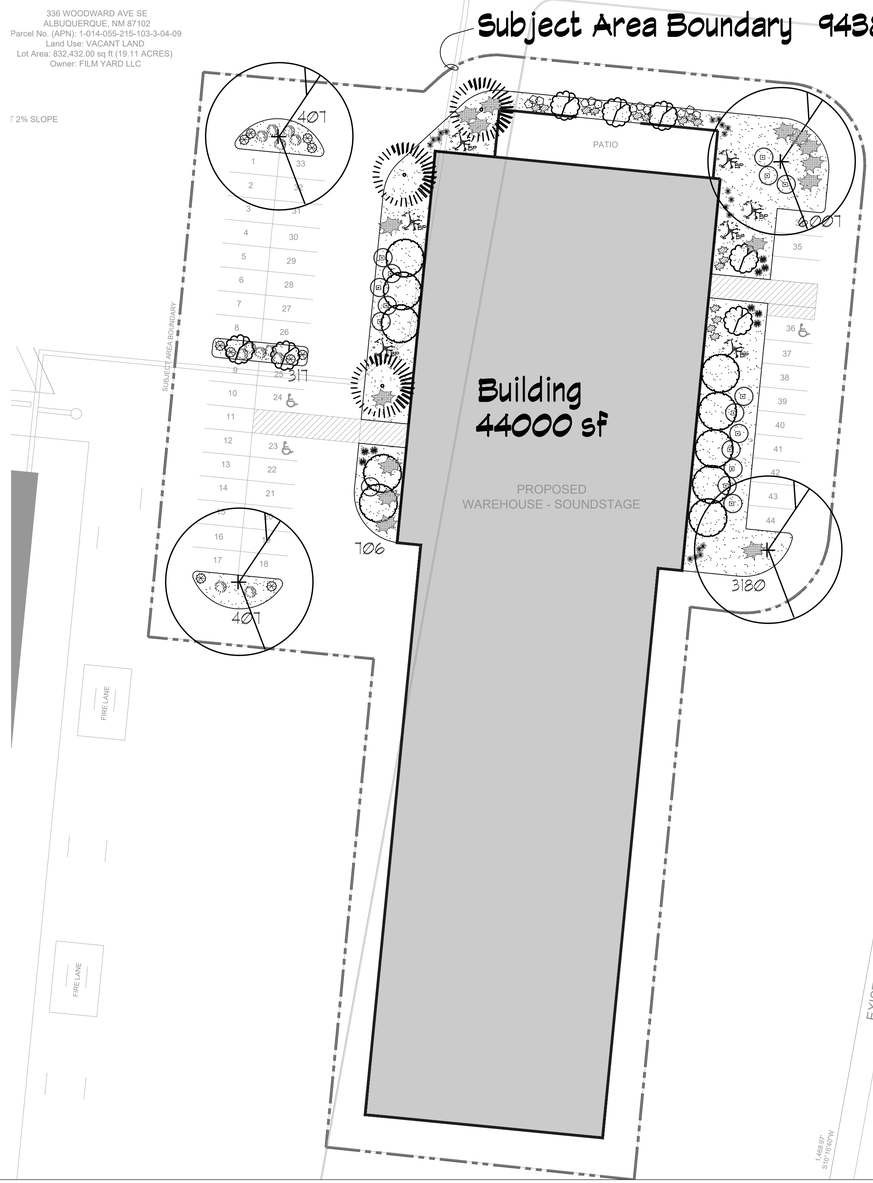
SHEET: A1.1

SITE 2



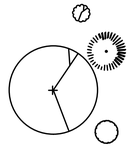
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-215-103-3-04-09
Land Use: VACANT LAND
Lot Area: 832,432.00 sq ft (19.11 ACRES)
Owner: FILM YARD LLC

Subject Area Boundary 94387 sf



LANDSCAPE LEGEND

TREES



	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	7	2" CAL	Redbud *Cercis canadensis 'Pink pom poms'*	15'x12'	M	113	791
	3	6'-8'	Austrian Pine *Pinus nigra*	35'x25'	M	491	1473
	4	2" CAL	Chinese Pistache *Pistacia chinensis*	60'x60'	M	2826	11304
	10	2" CAL	Paul's scarlet hauthorn *Crataegus laevigata*	15'x15'	M	177	1770
TOTAL TREES:	38					TOTAL COVERAGE:	15338

Note: All trees shall have a 5' rad. circle of mulch, per COA requirement

Shrubs & Groundcovers

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	12	5 Gal	India Hawthorne *Raphiolepis indica*	3'x5'	M	20	240
	7	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	10'x10'	RW	79	553
	15	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1'x8'	M	50	750
	19	5 Gal	Red Yucca *Hesperaloe parviflora*	3'x3'	L	7	133
	16	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	M	50	800
	10	5 Gal	Red Switch Grass *Panicum virgatum 'Rotstrahibuch'*	4x4	L	16	160
	16	5 Gal	Knock Out Roses *Rosa 'Knock Out'*	3x4	L	12	120
	12	1 Gal	Deep Blue Lavendar *Lavendar angustifolia 'Hidcote'*	2x3	M	9	192
	9	1 Gal	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hamelin'*	3x3	M	9	81
TOTAL SHRUBS:	204					TOTAL COVERAGE:	3029

	8403 SF	Landscape Gravel *3/4" Crushed Grey* *Or to be determined bu owner*
	2801	Organic Mulch 25% See Tree and Shrub Details Not Shown due to scale
	11204 SF	Total Landscape Area

Organic Mulch No Fabric Under Trees and Shrubs in gravel areas, not shown due to scale.
Submit samples of wood mulch for approval

Organic Mulch, 25% Required

Note, Each Tree, min, 5' rad. 78.5sf
37 Trees x 78.5 sf = 2,905
See Tree Detail, a 5' radius of wood mulch is require around each tree without Filter Fabric
Note, Each Shrub, min, 2' rad. 12.56sf
204 Shrubs x 12.56 sf = 2,562
Total Mulch Provided for plants 5,467

Note:
Organic Mulch Calculations for trees and plant in gravel and crusher fine areas, not in mulch areas

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque, IDO Ordinance.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas.

Landscape shall be watered by above ground, captured rain water, drip and bubbler system.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D)(1)(a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing and larger trees will require greater spacing. . Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Acceptance of Street Tree Variance Approved by Bonnie Strange, Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	94387
TOTAL BUILDING AREA (SF)	44000
TOTAL NET LOT AREA (SF)	50387
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	7558
TOTAL LANDSCAPE PROVIDED (SF)	11204
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	8268
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	18367
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	2067
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	3029

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

REVISIONS		
Date:	Comment	

Designed By: dm
Drawn By: dm
Approved By: dm
Date: 1/26/2025
NEW MEXICO ONE CALL
STAKE-OUT - 811 (DIG)
1-800-321-ALERT (2537)
www.nmonecall.org
Call two working days before you dig.
File ID:

Landscape Plan

The Lot
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Dec. 4, 2025

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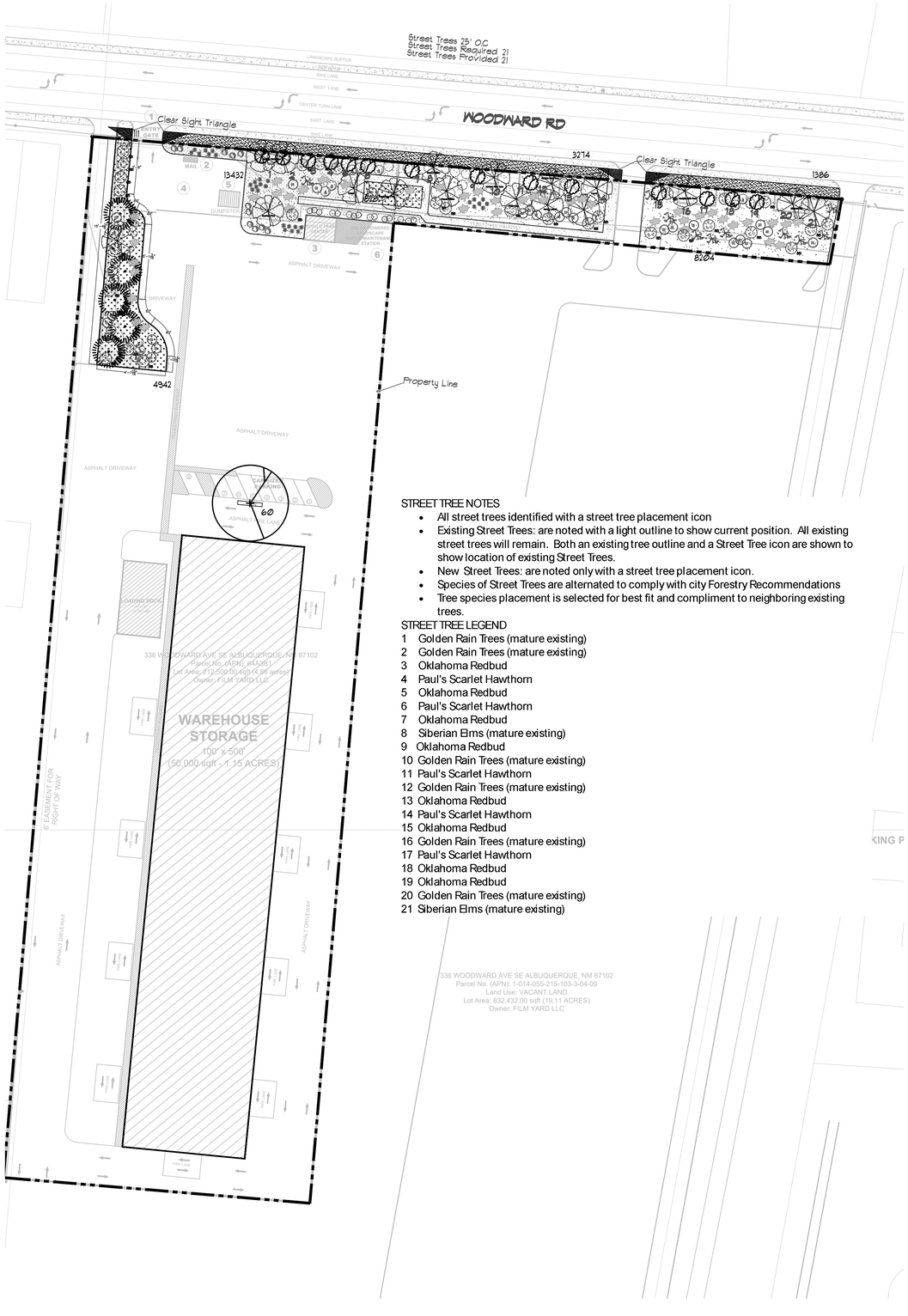
PROJECT NO: 2024-055
DRAWING NO: LS-101



STREET TREE NOTES

- All street trees identified with a street tree placement icon
- Existing Street Trees: are noted with a light outline to show current position. All existing street trees will remain. Both an existing tree outline and a Street Tree icon are shown to show location of existing Street Trees.
- New Street Trees: are noted only with a street tree placement icon.
- Species of Street Trees are alternated to comply with city Forestry Recommendations
- Tree species placement is selected for best fit and compliment to neighboring existing trees.

STREET TREE LEGEND

1 Golden Rain Trees (mature existing)
2 Golden Rain Trees (mature existing)
3 Oklahoma Redbud
4 Paul's Scarlet Hawthorn
5 Oklahoma Redbud
6 Paul's Scarlet Hawthorn
7 Oklahoma Redbud
8 Siberian Elms (mature existing)
9 Oklahoma Redbud
10 Golden Rain Trees (mature existing)
11 Paul's Scarlet Hawthorn
12 Golden Rain Trees (mature existing)
13 Oklahoma Redbud
14 Paul's Scarlet Hawthorn
15 Oklahoma Redbud
16 Golden Rain Trees (mature existing)
17 Paul's Scarlet Hawthorn
18 Oklahoma Redbud
19 Oklahoma Redbud
20 Golden Rain Trees (mature existing)
21 Siberian Elms (mature existing)

LANDSCAPE LEGEND

TREES

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	14	2" CAL	Oklahoma Redbud *Cercis reniformis*	15'x12'	M	113.04	1582.56
	5	6'-8'	Austrian Pine *Pinus nigra*	35'x25'	M	490.63	2453.15
	1	2" CAL	Chinese Pistache *Pistacia chinensis*	60'x60'	M	2826	2826.00
	17	Varies	Existing Trees to Remain	Varies	Varies	800	13600
TOTAL TREES:	37					TOTAL COVERAGE:	20461.71

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement

Shrubs & Groundcovers

	QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
	13	5 Gal	Existing Shrubs	3'x3'	Varries	7.07	91.91
	11	5 Gal	India Hawthorne *Raphiolepis indica*	3'x5'	M	19.63	215.93
SB	29	5 Gal	Spanish Broom *Caryopteris x clandonensis*	10'x10'	M	78.50	2276.50
	42	5 Gal	Buffalo Juniper *Juniperus sabina 'Buffalo'*	1'x8'	M	50.27	2111.34
BP	10	5 Gal	Yellow Bird of Paradise *Caesalpinia gilliesii*	10'x10'	RW	78.50	785.00
	30	5 Gal	Red Yucca *Hesperaloe parviflora*	3'x3'	L	7.07	212.10
	12	5 Gal	Apache Plume *Fallugia paradoxa*	6'x5'	L	19.63	235.56
	15	5 Gal	Chamisa *Chrysothamnus nauseosus*	5'x5'	L	19.63	294.45
	21	5 Gal	Gro-Low Sumac *Rhus aromatica 'Gro-Low'*	3'x8'	M	50.27	1055.67
	11	5 Gal	Rose of Sharon *Hibiscus syriacus*	10'x10'	M	78.50	863.50
TOTAL SHRUBS:	194					TOTAL COVERAGE:	8141.96

	16,810 SF 48%	Landscape Gravel *3/4" Crushed Grey Or to be determined bu owner*
	4,771 SF 15%	Landscape Crusher Fine / Filter Fabric Submit samples of gravel and cobble for approval
		Total Landscape Area Provided
		Organic Mulch in areas shown on plan 5770
		Ref Organic Mulch Plant Req. Below 4886
	10,656 SF 33%	Not Shown due to scale 10656 Total Mulch
	32,237 SF	Total Landscape Area

Organic Mulch No Fabric Under Trees and Shrubs in Gravel areas, not shown due to scale.
Submit samples of wood mulch for approval

Organic Mulch, 25% Required

Note, Each Tree, min, 5' rad. 78.5sf
40 Trees x 78.5 sf = 3140
See Tree Detail, a 5' radius of wood mulch is require around each tree without Filter Fabric

Note, Each Shrub, min, 2' rad. 12.56sf
139 Shrubs x 12.56 sf = 1746
Total Mulch Provided for plants 4886

Note:
Organic Mulch Calculations for trees and plant in gravel and crusher fine areas, not in mulch areas

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque, IDO Ordinance.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.

Landscape shall be watered by above ground, captured rain water drip and bubbler system.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

5-6(C)(1)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.

5-6(C)(1)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D)(1)(a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. . Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Acceptance of Street Tree Variance Approved by Bonnie Strange, Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

TOTAL LOT AREA		231,006
TOTAL BUILDING AREA (SF)		50,000
TOTAL NET LOT AREA (SF)		181,006
LANDSCAPE REQUIREMENT		15%
TOTAL LANDSCAPE REQUIRED		27151
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)		32237
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)		24178
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	89%	28604
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)		8059
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	25.25%	8142

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1" = 30'-0"

REVISIONS		
	Date:	Comment:

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

NEW MEXICO ONE CALL
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Call two working days before you dig.

File ID:

MOVIE FILM STORAGE
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Landscape Plan

Mitchell Associates, inc
Landscape Architecture
Planning
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Nov. 21, 2024

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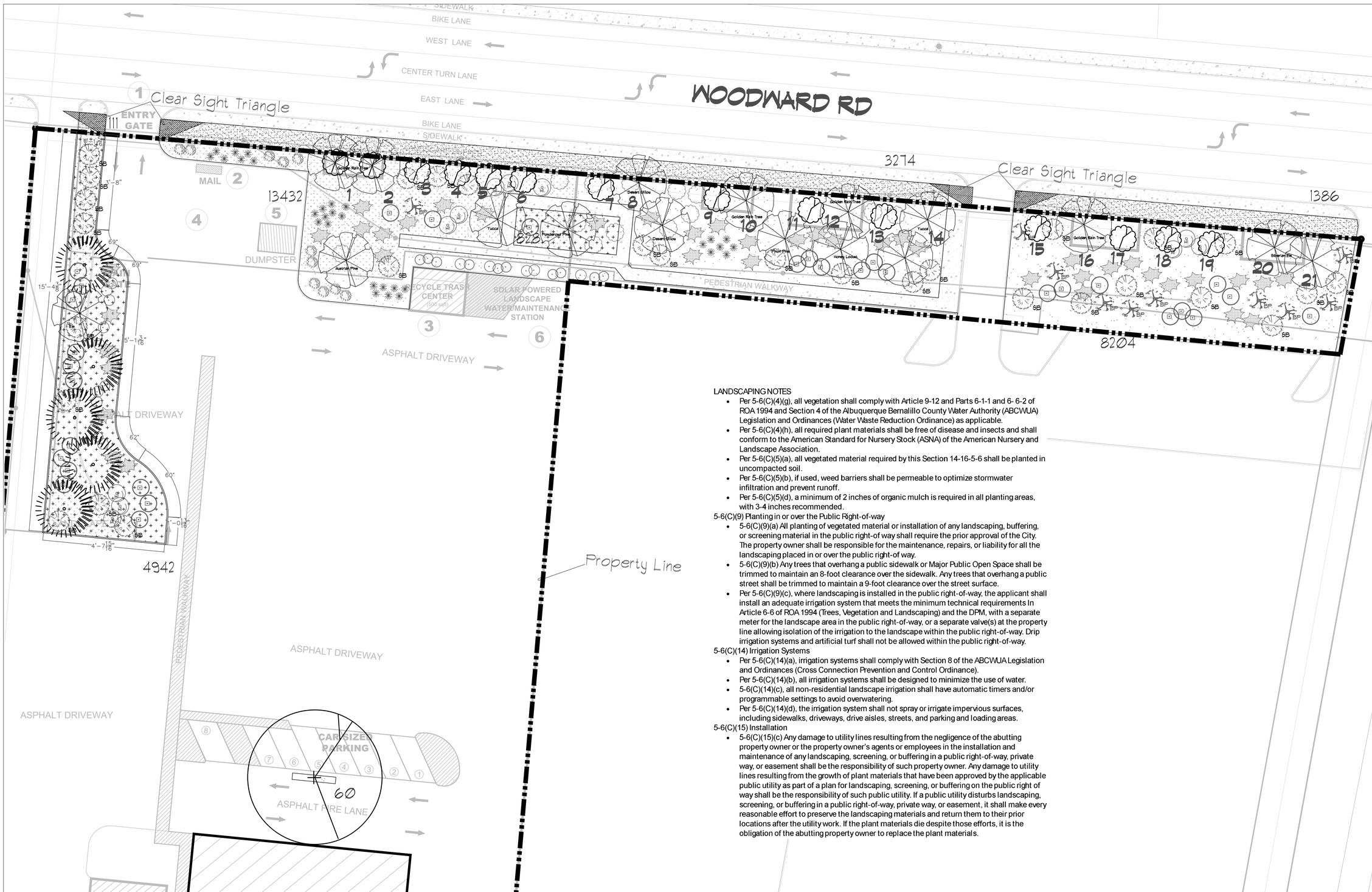
PROJECT NO:2024-055
DRAWING NO: LS-101



LANDSCAPING NOTES

- Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
- Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
- Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

5-6(C)(9) Planting in or over the Public Right-of-way

- 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.
- 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
- Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)(14) Irrigation Systems

- Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
- Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.
- 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
- Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Installation

- 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

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

REVISIONS

	Date:	Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date:

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File ID:

Landscape Plan (Enlargement.)

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ALBUQUERQUE, NM 87102

Mitchell Associates, inc
Landscape Architecture & Planning
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
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REGISTERED LANDSCAPE ARCHITECT
Nov. 21, 2024

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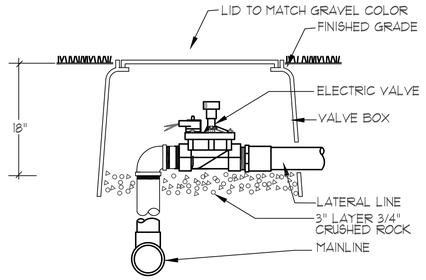
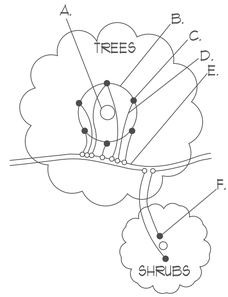
PROJECT NO: 2024-055
DRAWING NO: LS-102



ELECTRIC VALVE ASSEMBLY

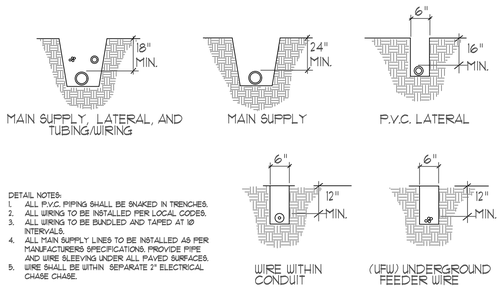
N.T.S.



A. TREE TRUNK/ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/8" DISTRIBUTION LINE
E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

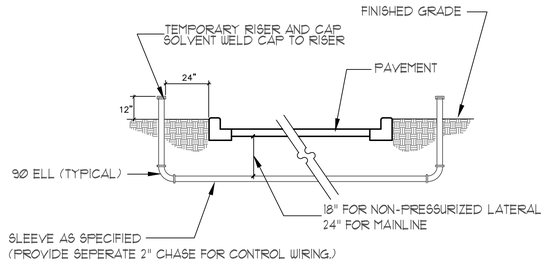
N.T.S.



DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10 INTERVALS.
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.

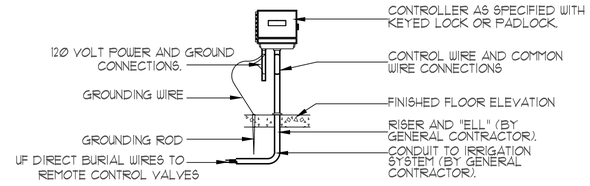
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

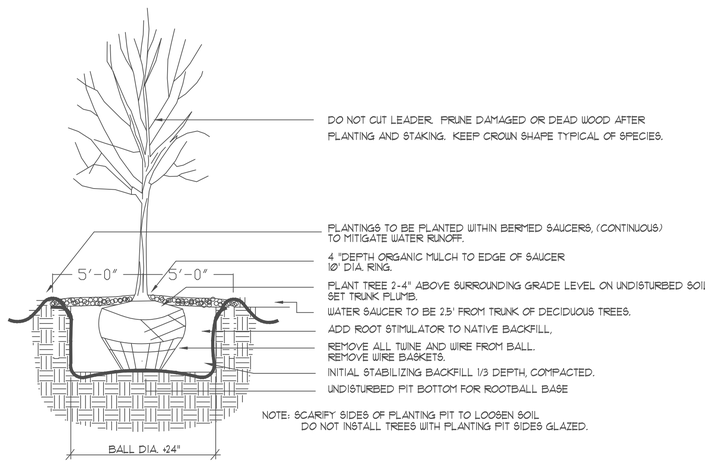
N.T.S.



DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

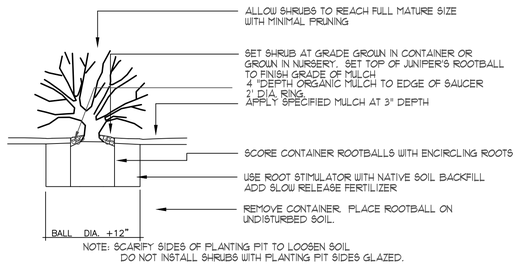
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

REVISIONS

Designed By: dm	Date:	Comment
Drawn By: dm		
Approved By: dm		
Date:		

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Nov. 21, 2024

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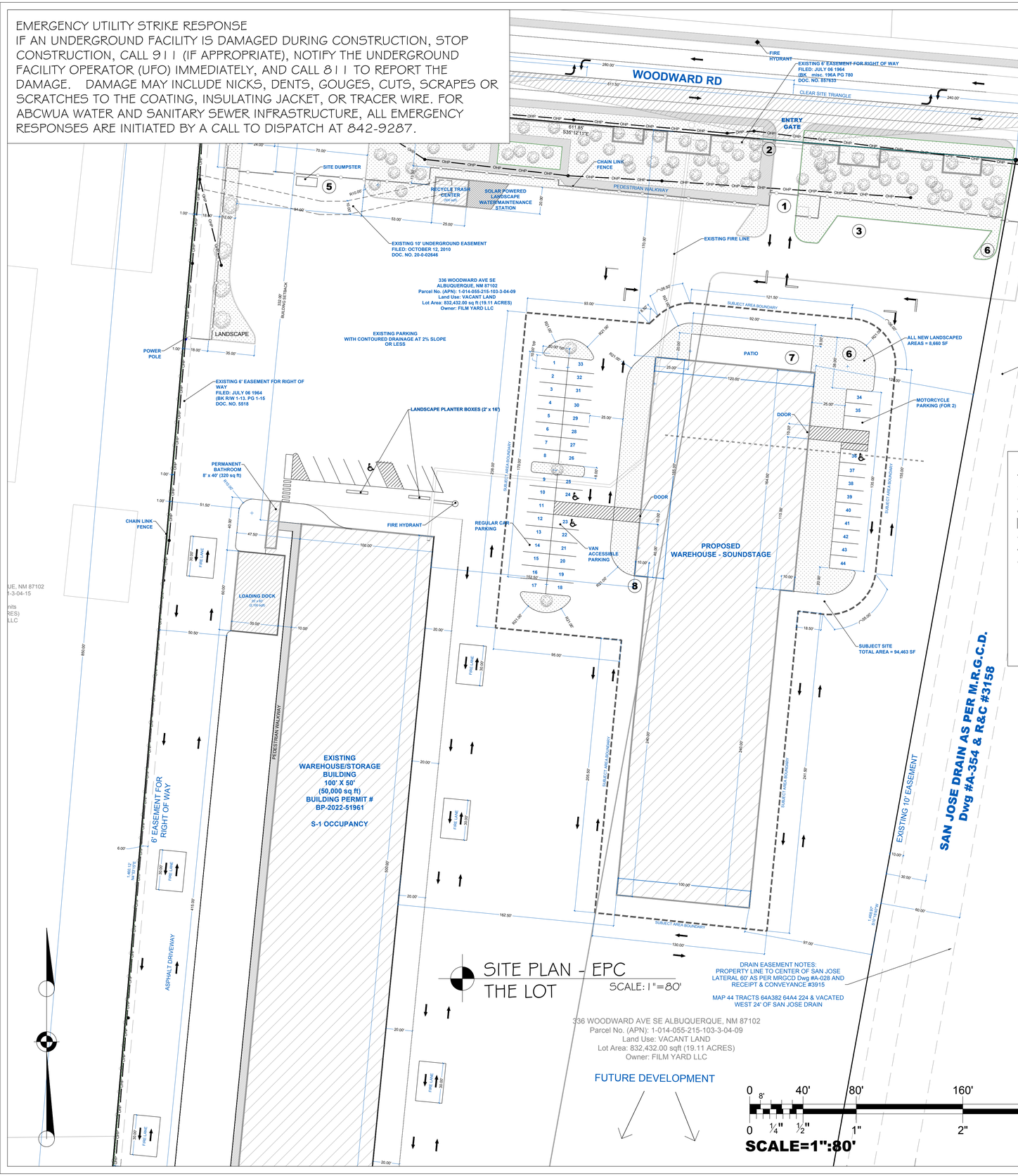
PROJECT NO:2024-055
DRAWING NO: LS-103

EMERGENCY UTILITY STRIKE RESPONSE
IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.



SITE PLAN - EPC
THE LOT
SCALE: 1"=80'

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-215-103-3-04-09
Land Use: VACANT LAND
Lot Area: 832,432.00 sqft (19.11 ACRES)
Owner: FILM YARD LLC

KEYED NOTES

1	PROPERTY ENTRY
2	MAIL BOX
3	RECYCLE CENTER
4	-
5	SITE DUMPSTER
6	OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/dnp system)
7	OUTDOOR SEATING AREAS
8	BIKE RACKS

ZONING SETBACKS (NR-LM)
Front: 5 ft
Side/Rear: 0 ft

LEGEND

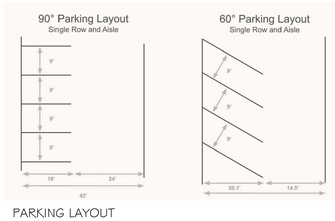
- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- SUBJECT SITE - BOUNDARY LINE
- BUILDING
- EASEMENT
- OHP — OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL W/ WROUGHT IRON
- GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA

PROJECT INFORMATION

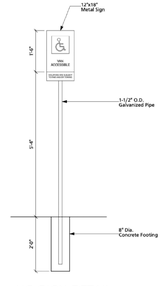
PROJECT ADDRESS
336 Woodward Rd SE
Albuquerque, NM 87102

APPLICABLE CODES
2015INTERNATIONAL BUILDING CODE
2015UNIFORM PLUMBING CODE
2015UNIFORM MECHANICAL CODE
2017NATIONAL ELECTRICAL COIDE
2018INTERNATIONAL ENERGY CONSERVATION CODE

KEYED NOTES
1. EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION TO CITY STANDARD DETAIL 2425
2. EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
3. EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
4. 6' X 5.75" X 4"H WHEEL STOP. PROVIDE (2) 18" LONG #4 R EBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
5. ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET
6. NOT USED.
7. BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2'x6' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND
8. PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
9. PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1' HIGH 2' STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
10. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
11. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
12. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD. DTL. 2415
13. CONFIRM EXISTING RAMPS MEET CURRENT ADA STANDARDS COA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
14. PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPPING. SEE INDICATED LAYOUT
15. DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPPING. SEE INDICATED LAYOUT
16. ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE
LANDING AREA MIN. 5'X5' SEE COA DWG 2430
17. DRIVE AISLE STRIPING 4" WIDE WHITE STRIPPING. SEE INDICATED LAYOUT
18. MOTORCYCLE SPACES CONFORM TO THE IDO STANDARDS IN 14-16-5-5(E)(4)
19. WALKWAYS CONFORM TO IDO STANDARDS IN 14-16-5-3(D)(3) SIDEWALK SPANS THE ENTIRE PROPERTY FRONTAGE. WIDTH IS 6' CONSTRUCTED IN 2023.
20. THE BUILDING'S STREET-FACING FACADE HAS NO PEDESTRIAN ENTRY DOORS.
21. ALL PEDESTRIAN WALKWAYS TO BUILDING ENTRYWAYS ARE 10' WIDE (PER TABLE 5-3-1)



PARKING LAYOUT
Not to Scale

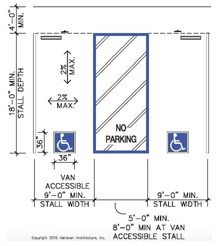


HC SIGN DETAIL
Not to Scale

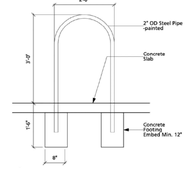
PARKING REQUIREMENTS
per IDO 14-16-5-5
Total Spaces = 44

ADA Handicap Spaces = 3
Motorcycle Spaces = 2
per Table 5-5-4

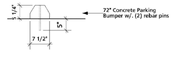
Bicycle Parking Spaces = 5
per Table 5-5-5



ACCESSIBLE PARKING LAYOUT
Not to Scale



BIKE RACK ELEVATION
Not to Scale



PARKING BUMPER
Not to Scale

336 Woodward Rd SE
Albuquerque, NM 87102

SHEET NAME:
TCL - EPC - SITE PLAN (major amendment)

DRAWINGS PROVIDED FOR:
THE LOT

DRAWINGS PROVIDED BY:
Jeromy Williams C.A.
Romy Creative LLC
St George, UT 84790
Jeromy Williams Lic. 13242064-0160

Engineer of Record (EOR)
Ronald R. Bohannan P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

PROEJCT: THE LOT

DRAWN BY:

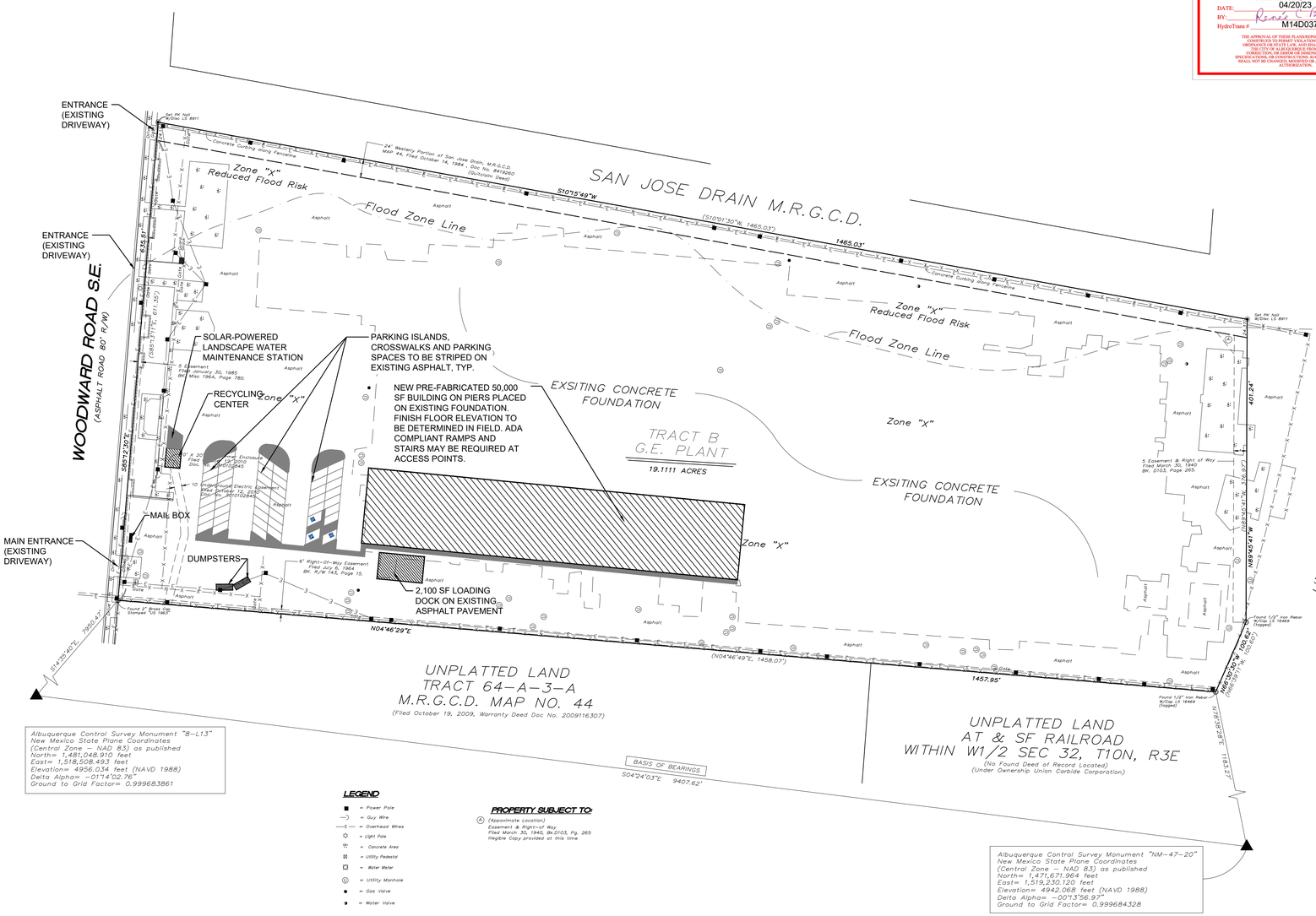
REVISION TABLE

#	DATE	INITIALS	DESCRIPTION

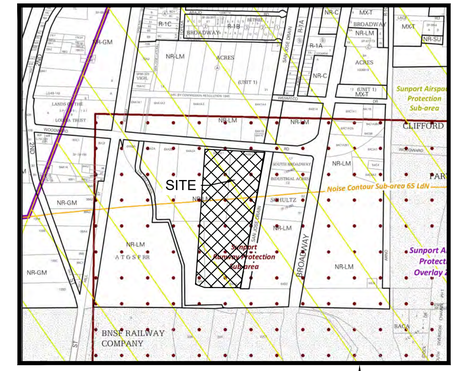
DATE: 11/25/2025

SCALE:
1" = 80'

SHEET:
TLC-01



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: Renee C. Brissette
HydroTrans #: M14D037
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW. NOR SHALL IT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DEFICIENCIES IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.



VICINITY MAP - M-14

NOTES:

LEGAL DESCRIPTION: TRACT B G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1117 AC.

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342G EFFECTIVE DATE 9/26/2008.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN. THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD, VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

PROPOSED CONDITIONS: THE EXISTING FOUNDATION AND ASPHALT SHALL REMAIN. A 50,000 SF MODULAR BUILDING SHALL BE PLACED ON PIERS WITHOUT REMOVING THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.
NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC.; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
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01/06/2023

Engineer

336 WOODWARD RD SE STORAGE BUILDING ALBUQUERQUE, NM

No	Description	Date

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2568
FILE: -
DRAWN BY: ÂNW
CHECKED BY: ÂNW
DATE: 01-04-2023

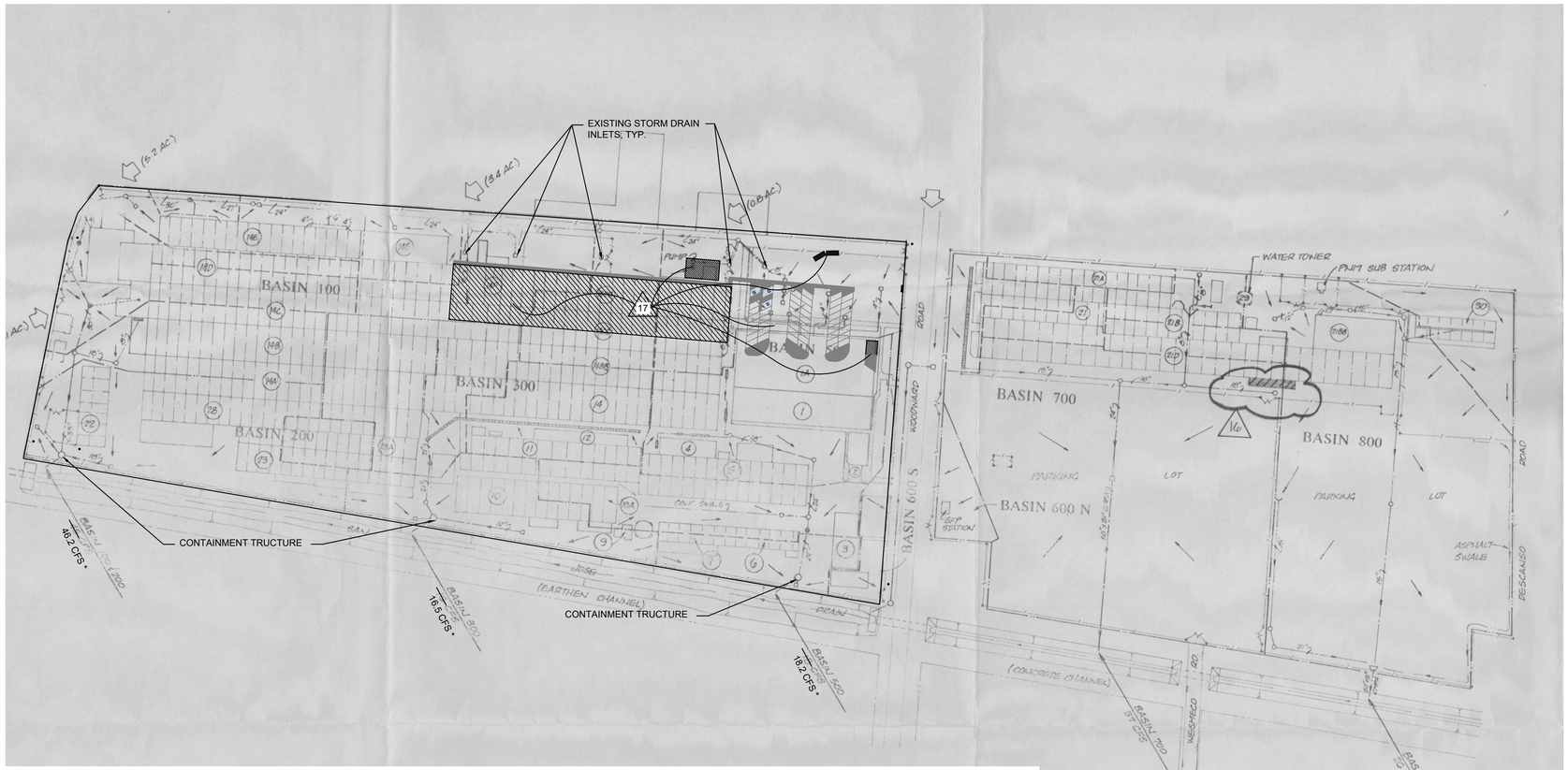
SHEET TITLE

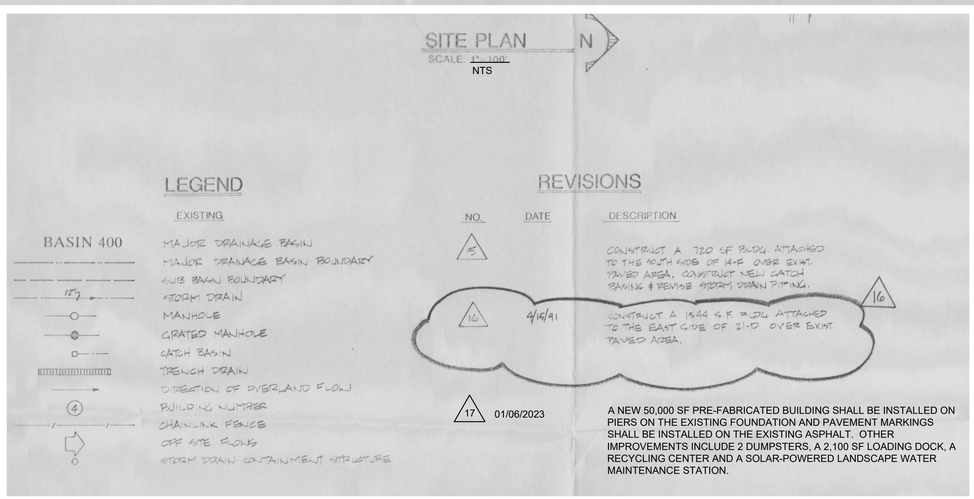
DRAINAGE PLAN

SHEET NUMBER

C-101

K:\PROJECTS\2020\2020035\DRAWINGS\DRB CD-101 dwg Mark 1/6/2023 8:14 AM





DRAINAGE BASIN INFORMATION

NO.	ACRES	Q_{100} (APPROX.)	Q_{100} (2020 DPM) *
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	------	
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	
700	8.8	37 CFS	
800	6.3	26 CFS	

Q_{100} = C x I x A

C = 0.90 (COMPOSITE)

I = 4.65 (T_c = 10 MINUTES MINIMUM, ASSUMED)

A = AREA IN ACRES

RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM

Q_{100} = 0.90 x 4.65 x A

* SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

01/06/2023 17

PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	
16		4/15/91	T350 COMPRESSOR BUILDING/ MAINTENANCE SHED (PE 2247)	PJC
				KES
15			TMP-IS TRASH COMPACTOR (PE-2247)	PJC
				KES
				CK'D
				APP

NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION REMAINS. THERE ARE INLETS AND A STORM DRAIN SYSTEM THROUGHOUT THE SITE WITH THREE CONTAINMENT STRUCTURES AT THE OUTFALLS TO THE SAN JOSE DRAIN.

A 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

THE DRAINAGE CALCULATIONS WERE UPDATED PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHEUCH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

336 WOODWARD - DPM CALCS .xlsx

Job Name:	**336 WOODWARD RD SE**
Client:	
Date Prepared:	**1/3/2023**
Date Modified:	
Precipitation Zone:	**2**

CALCULATIONS: 336 WOODWARD RD SE :

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 832431.6 SF = 19.11 ACRE

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone 2
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.62
Area B	=	41622	5%	Area B	=	41622	5%	E_B = 0.80
Area C	=	0	0%	Area C	=	0	0%	E_C = 1.03
Area D	=	790810	95%	Area D	=	790810	95%	E_D = 2.33
Total Area	=	832432	100%	Total Area	=	832432	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	2.25	in.	Developed E	=	2.25	in.
On-Site Volume of Runoff: V_{360}	=			E*A / 12			
Historic V_{360}	=	156324	CF	Developed V_{360}	=	156324	CF

On-Site Peak Discharge Rate: $Q_P = Q_A A_A + Q_B A_B + Q_C A_C + Q_D A_D$ / 43,560

For Precipitation Zone 2

Q_A	=	1.71		Q_C	=	3.05	
Q_B	=	2.36		Q_D	=	4.34	
Historic Q_P	=	81.0	CFS	Developed Q_P	=	81.0	CFS

336 WOODWARD - DPM CALCS .xlsx

BASIN NO. 100		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	365904	SF	=	8.40 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	68714	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	35.6	cfs		

BASIN NO. 200		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	108900	SF	=	2.5 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	20451	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	10.6	cfs		

BASIN NO. 300		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	169884	SF	=	3.9 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	31903	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	16.5	cfs		

BASIN NO. 500		DESCRIPTION		TO SAN JUAN DRAIN
Area of basin flows =	187308	SF	=	4.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right				LAND TREATMENT
Sub-basin Weighted Excess Precipitation:				A = 0%
Weighted E =	2.25	in.		B = 5%
Sub-basin Volume of Runoff:				C = 0%
V_{360} =	35175	CF		D = 95%
Sub-basin Peak Discharge Rate:				
Q_P =	18.2	cfs		

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: René C. Brissette
HydroTrans # M14D037

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF THIS OR ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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Civil Engineering Consultants
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LISA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
01/06/2023
Engineer

336 WOODWARD RD SE STORAGE BUILDING ALBUQUERQUE, NM

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2568
FILE: *
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 01-04-2023

No	Date	Description

SHEET TITLE

MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER

C-102

M:\PROJECTS\2020\2568\DWG\2568SP2020.DWG, SP, Wed, Feb 1 2023 8:19 AM

SITE PLAN- DOMESTIC WATERLINE & SEWER

BUILDING PERMIT NO.
BP-2022-51961

KEY
- EXISTING LINE
- NEW LINE / FITTING
- PROPERTY LINE
- FENCE
- EASEMENT BOUNDARY
- SEWER & MANHOLES

PAGE CONTENTS:
1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE, BUILDING SETBACK AND EASEMENTS.
2. ENCROACHMENT LOCATION TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAY.
3. ALL EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

PLUMBING CONTRACTOR

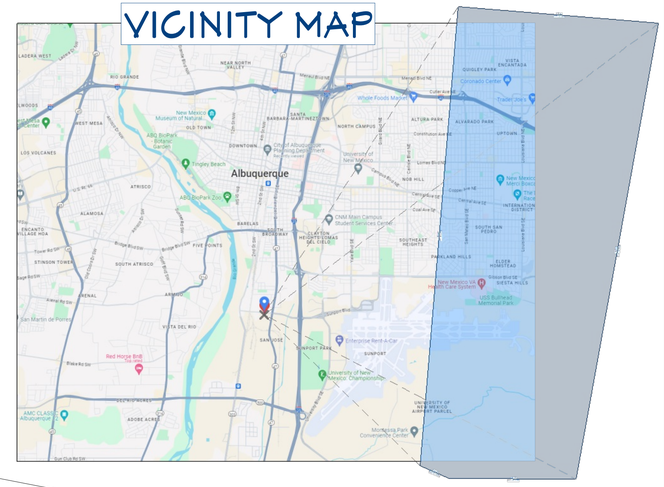
Ramos Plumbing Service LLC
Lic. # 403446
(503) 350-9563

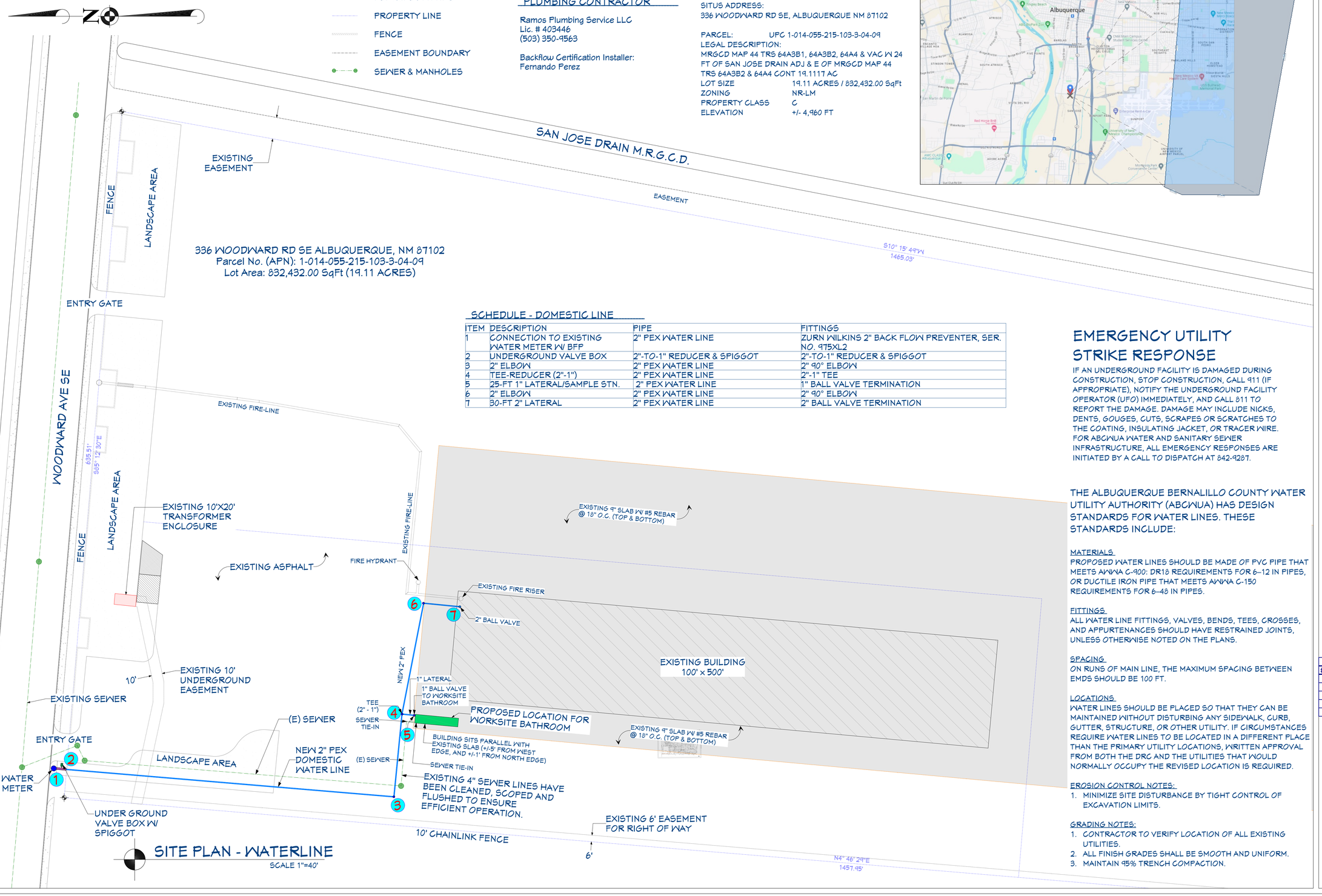
Backflow Certification Installer:
Fernando Perez

PROJECT STATISTICS:

OWNER:	Rick Metz (505) 991-5384 / jrickmetz@gmail.com
DESIGNER	ROMY CREATIVE LLC
CONSULTANT:	JEROMY WILLIAMS
PROJECT INFO:	WATER LINE FOR FIRE RISER & DOMESTIC
SITUS ADDRESS:	336 WOODWARD RD SE, ALBUQUERQUE NM 87102
PARCEL:	UPC 1-014-055-215-103-3-04-09
LEGAL DESCRIPTION:	MRGCD MAP 44 TR5 64A3B1, 64A3B2, 64A4 & VAC W 24 FT OF SAN JOSE DRAIN ADJ & E OF MRGCD MAP 44 TR5 64A3B2 & 64A4 CONT 19.1117 AC
LOT SIZE	19.11 ACRES / 832,432.00 SqFt
ZONING	NR-LM
PROPERTY CLASS	C
ELEVATION	+/- 4,960 FT

VICINITY MAP





SITE PLAN - WATERLINE
SCALE 1"=40'

SCHEDULE - DOMESTIC LINE

ITEM	DESCRIPTION	PIPE	FITTINGS
1	CONNECTION TO EXISTING WATER METER W/ BFP	2" PEX WATER LINE	ZURN WILKINS 2" BACK FLOW PREVENTER, SER. NO. 975XL2
2	UNDERGROUND VALVE BOX	2"-TO-1" REDUCER & SPIGGOT	2"-TO-1" REDUCER & SPIGGOT
3	2" ELBOW	2" PEX WATER LINE	2" 90° ELBOW
4	TEE-REDUCER (2"-1")	2" PEX WATER LINE	2"-1" TEE
5	25-FT 1" LATERAL/SAMPLE STN.	2" PEX WATER LINE	1" BALL VALVE TERMINATION
6	2" ELBOW	2" PEX WATER LINE	2" 90° ELBOW
7	30-FT 2" LATERAL	2" PEX WATER LINE	2" BALL VALVE TERMINATION

EMERGENCY UTILITY STRIKE RESPONSE

IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) HAS DESIGN STANDARDS FOR WATER LINES. THESE STANDARDS INCLUDE:

MATERIALS
PROPOSED WATER LINES SHOULD BE MADE OF PVC PIPE THAT MEETS AWWA C-900: DR18 REQUIREMENTS FOR 6–12 IN PIPES, OR DUCTILE IRON PIPE THAT MEETS AWWA C-150 REQUIREMENTS FOR 6–48 IN PIPES.

FITTINGS
ALL WATER LINE FITTINGS, VALVES, BENDS, TEES, CROSSES, AND APPURTENANCES SHOULD HAVE RESTRAINED JOINTS, UNLESS OTHERWISE NOTED ON THE PLANS.

SPACING
ON RUNS OF MAIN LINE, THE MAXIMUM SPACING BETWEEN EMDS SHOULD BE 100 FT.

LOCATIONS
WATER LINES SHOULD BE PLACED SO THAT THEY CAN BE MAINTAINED WITHOUT DISTURBING ANY SIDEWALK, CURB, GUTTER, STRUCTURE, OR OTHER UTILITY. IF CIRCUMSTANCES REQUIRE WATER LINES TO BE LOCATED IN A DIFFERENT PLACE THAN THE PRIMARY UTILITY LOCATIONS, WRITTEN APPROVAL FROM BOTH THE DRC AND THE UTILITIES THAT WOULD NORMALLY OCCUPY THE REVISED LOCATION IS REQUIRED.

EROSION CONTROL NOTES:
1. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. MAINTAIN 95% TRENCH COMPACTION.

336 Woodward Rd SE
Albuquerque, NM 87102

SHEET NAME: SITE PLAN - DOMESTIC WATERLINE & SEWER

DRAWINGS PROVIDED FOR:
Rick Metz
jrickmetz@gmail.com
(505) 991-5384

DRAWINGS PROVIDED BY:
Jeromy Williams
Romy Creative LLC
St George, UT 84790
design@romycreative.com
(530) 863-1236
Jeromy Williams
Lic. 13242064-0160
ROMY CREATIVE Jeromy Williams 11/18/25

Engineer of Record (EOR)
Ronald R. Bohannan P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

PROJECT: JOB# 24046

DRAWN BY: JW, PK, RK

REVISION TABLE

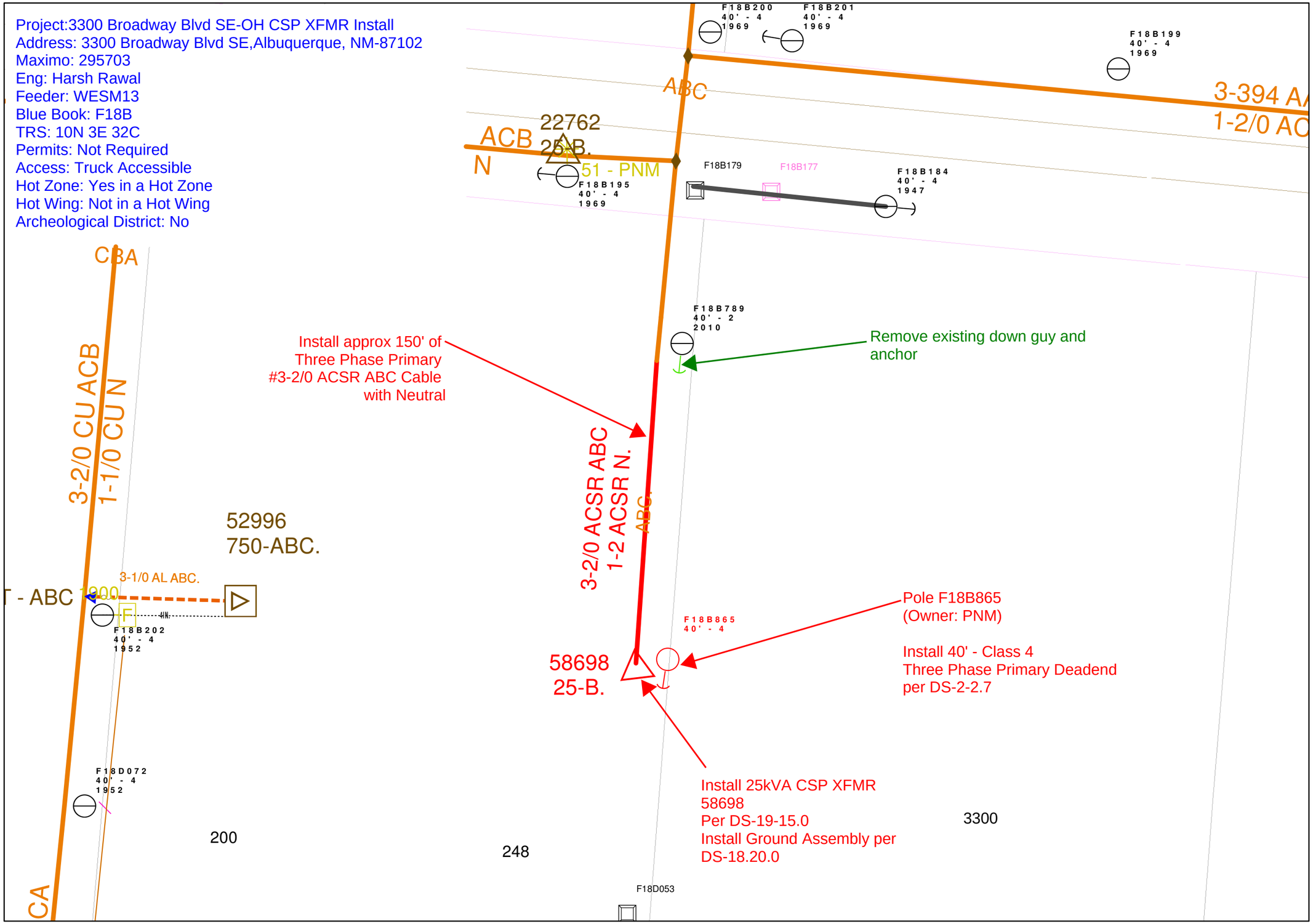
#	DATE	INITIALS	DESCRIPTION

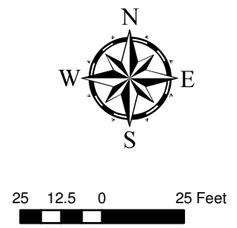
DATE:
11/18/2025

SCALE:
SCALE 1" = 40'

SHEET:
SITE.2

Project:3300 Broadway Blvd SE-OH CSP XFMR Install
Address: 3300 Broadway Blvd SE,Albuquerque, NM-87102
Maximo: 295703
Eng: Harsh Rawal
Feeder: WESM13
Blue Book: F18B
TRS: 10N 3E 32C
Permits: Not Required
Access: Truck Accessible
Hot Zone: Yes in a Hot Zone
Hot Wing: Not in a Hot Wing
Archeological District: No





PROJECT

NAME

DR: hrawal	FOR:
W/O DATE:	DATE: 9/9/2022
INSTALLED:	SCALE: 1 " = 46 '
REF:	RD-
FEEDER:	
BLUE BOOK:	

WATERLINE PLAN

FIRE RISER LINE

BUILDING PERMIT NO.
BP-2022-51961

KEY

- EXISTING LINE
- NEW LINE / FITTING
- PROPERTY LINE
- FENCE
- EASEMENT BOUNDARY

PLUMBING REVIEW ONLY

PAGE CONTENTS:
1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE, BUILDING SETBACK AND EASEMENTS.
2. ENCROACHMENT LOCATION TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAY.
3. ALL EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

PLUMBING CONTRACTOR

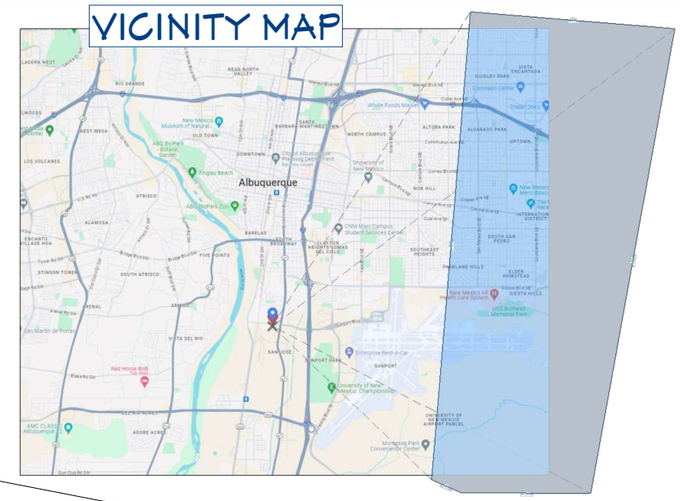
Ramos Plumbing Service LLC
Lic. # 403446
(503) 350-9563

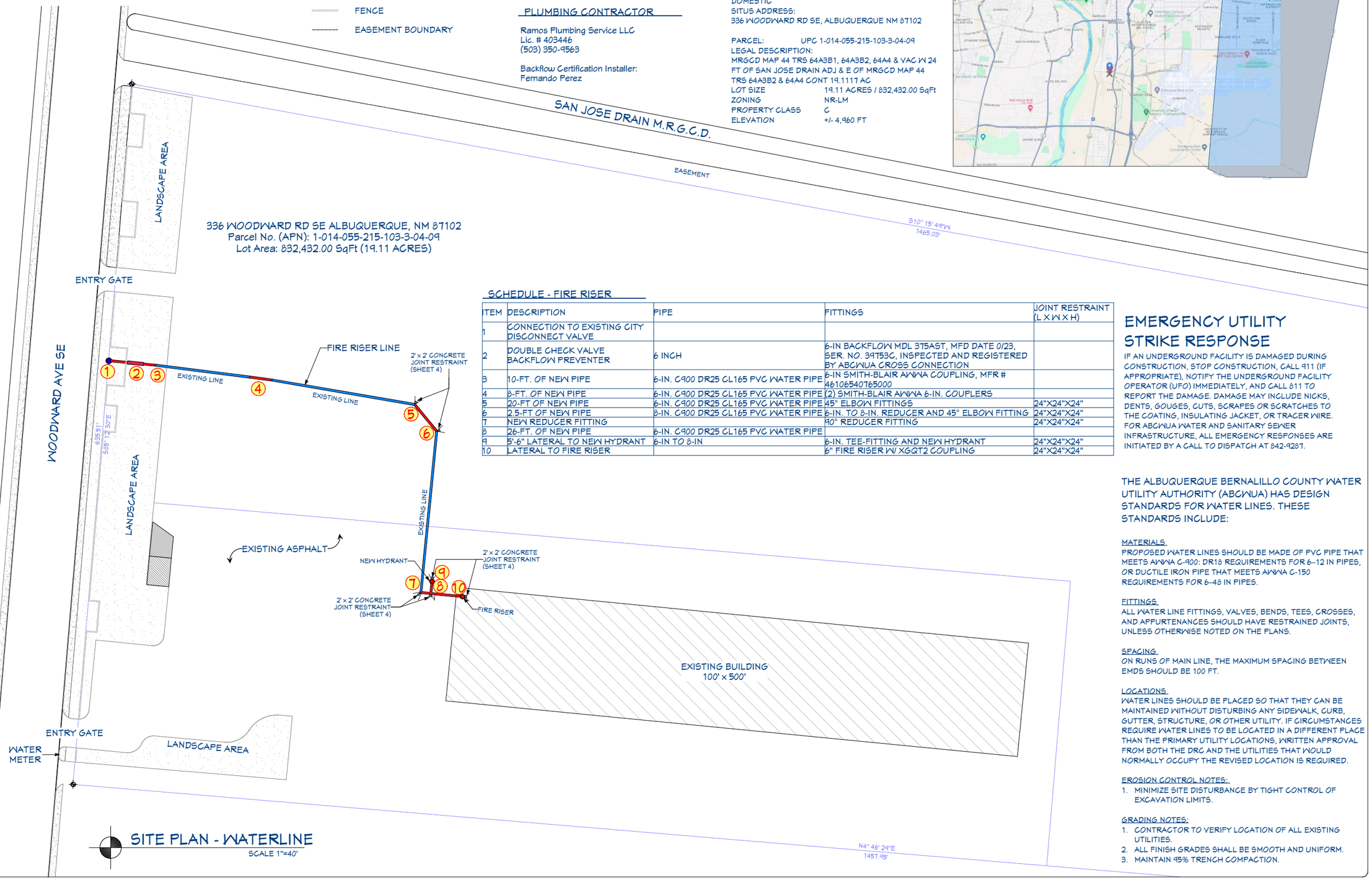
Backflow Certification Installer:
Fernando Perez

PROJECT STATISTICS:

OWNER:	Rick Metz (505) 991-5384 / jrickmetz@gmail.com
DESIGNER	ROMY CREATIVE LLC
CONSULTANT:	JEROMY WILLIAMS
PROJECT INFO:	WATER LINE FOR FIRE RISER & DOMESTIC
SITUS ADDRESS:	336 WOODWARD RD SE, ALBUQUERQUE NM 87102
PARCEL:	UPC 1-014-055-215-103-3-04-09
LEGAL DESCRIPTION:	MRGCD MAP 44 TRS 64A3B1, 64A3B2, 64A4 & VAC W 24 FT OF SAN JOSE DRAIN ADJ & E OF MRGCD MAP 44 TRS 64A3B2 & 64A4 CONT 19.1117 AC
LOT SIZE	19.11 ACRES / 832,432.00 SqFt
ZONING	NR-LM
PROPERTY CLASS	C
ELEVATION	+/- 4,960 FT

VICINITY MAP





336 WOODWARD RD SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-215-103-3-04-09
Lot Area: 832,432.00 SqFt (19.11 ACRES)

SITE PLAN - WATERLINE
SCALE 1"=40'

SCHEDULE - FIRE RISER

ITEM	DESCRIPTION	PIPE	FITTINGS	JOINT RESTRAINT (L X W X H)
1	CONNECTION TO EXISTING CITY DISCONNECT VALVE			
2	DOUBLE CHECK VALVE BACKFLOW PREVENTER	6 INCH	6-IN BACKFLOW MDL 375AST, MFD DATE 0/23, SER. NO. 39753C, INSPECTED AND REGISTERED BY ABCWUA CROSS CONNECTION	
3	10-FT. OF NEW PIPE	6-IN. C900 DR25 CL165 PVC WATER PIPE	6-IN SMITH-BLAIR AWWA COUPLING, MFR # 46106540765000	
4	8-FT. OF NEW PIPE	6-IN. C900 DR25 CL165 PVC WATER PIPE	(2) SMITH-BLAIR AWWA 6-IN. COUPLERS	
5	20-FT OF NEW PIPE	6-IN. C900 DR25 CL165 PVC WATER PIPE	45° ELBOW FITTINGS	24"X24"X24"
6	2.5-FT OF NEW PIPE	6-IN. C900 DR25 CL165 PVC WATER PIPE	6-IN. TO 8-IN. REDUCER AND 45° ELBOW FITTING	24"X24"X24"
7	NEW REDUCER FITTING		90° REDUCER FITTING	24"X24"X24"
8	26-FT. OF NEW PIPE	6-IN. C900 DR25 CL165 PVC WATER PIPE		
9	5'-6" LATERAL TO NEW HYDRANT	6-IN TO 8-IN	6-IN. TEE-FITTING AND NEW HYDRANT	24"X24"X24"
10	LATERAL TO FIRE RISER		6" FIRE RISER W/ XGQT2 COUPLING	24"X24"X24"

EMERGENCY UTILITY STRIKE RESPONSE

IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

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2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. MAINTAIN 95% TRENCH COMPACTION.

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

Romy CREATIVE
Jeromy Williams
cpr. 13242064-8160

DRAWINGS PROVIDED BY:
Jeromy Williams
Romy Creative LLC
(530) 863-1293

DRAWINGS FOR:
Rick Metz
(505) 991-5384

SITE PLAN

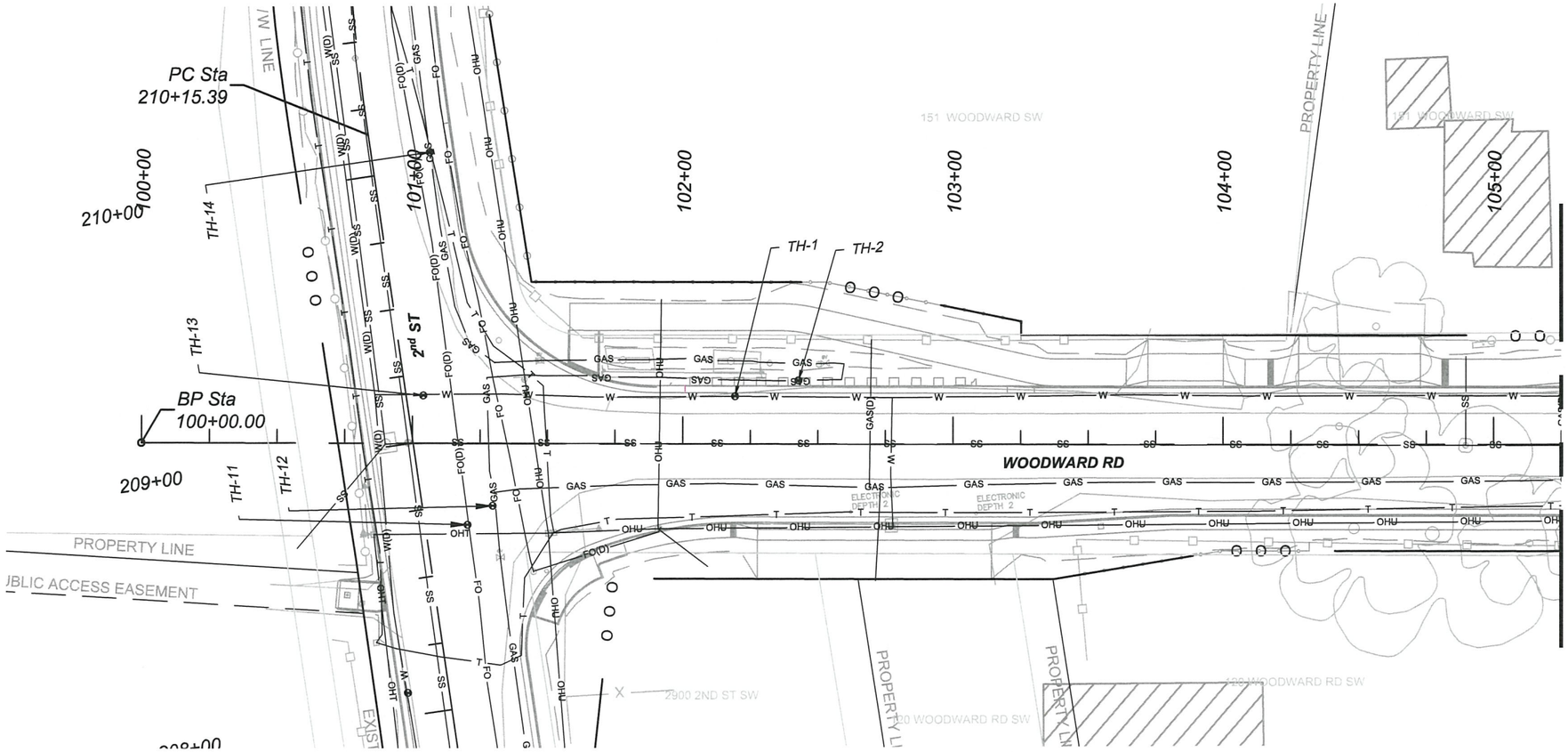
336 WOODWARD RD SE
ALBUQUERQUE NM 87102

FIRE RISER LINE

DATE:
9/13/2024

SCALE:
1"=40'

SHEET:
2



UTILITY NOTES

1. *SEE GENERAL NOTES FOR UTILITY COORDINATION, UTILITY DISCLAIMER AND CONTRACTOR RESPONSIBILITY INFORMATION.*
2. *UTILITY PLANS PREPARED WITH SUBSURFACE UTILITY ENGINEERING INFORMATION PROVIDED BY COBB-FENDLY & ASSOCIATES, INC. 505-0508-0786*
3. *QUALITY LEVEL DESIGNATION AS DEFINED BY CI/ASCE 38-02 STANDARD GUIDELINES FOR COLLECTION AND DEPICTION EXISTING SUBSURFACE UTILITY DATA.*

LINETYPES

Quality Level B	Quality Level C/D	Utility:
	OHT	OVERHEAD TELEPHONE - Century Link
T	T(D)	TELEPHONE - Century Link
CTV	CTV(D)	CABLE TV - Comcast
	OHE	OVERHEAD ELECTRIC - PNM
E	E(D)	ELECTRIC - PNM / NMDOT / COA TRAFFIC
	OHU	OVERHEAD UTILITY - PNM / Century Link / Comcast / LEVEL 3 / ZAYO / MCI - VERIZON
FO	FO(D)	FIBER OPTIC - MCI - Verizon / Century Link / Zayo / Level 3
GAS	GAS(D)	NATURAL GAS - New Mexico Gas
UNK		UNKNOWN UTILITY - Unknown
W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
1	102+19.30, 17.71' LT	10" WATER	4.2'
2	102+42.77, 23.57' LT	0.5' STEEL GAS	5.17'

**SEE SHEET 11-7 FOR 2nd STREET LOCATIONS*

N

0 50 100 FEET

REVISIONS			
	6		
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	NO	DATE	DESCRIPTION

AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 100+00 TO STA 105+25

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-1 OF

CHRISTOPHER ROSOL
NEW MEXICO
17401
PROFESSIONAL ENGINEER
24 Jul 2019

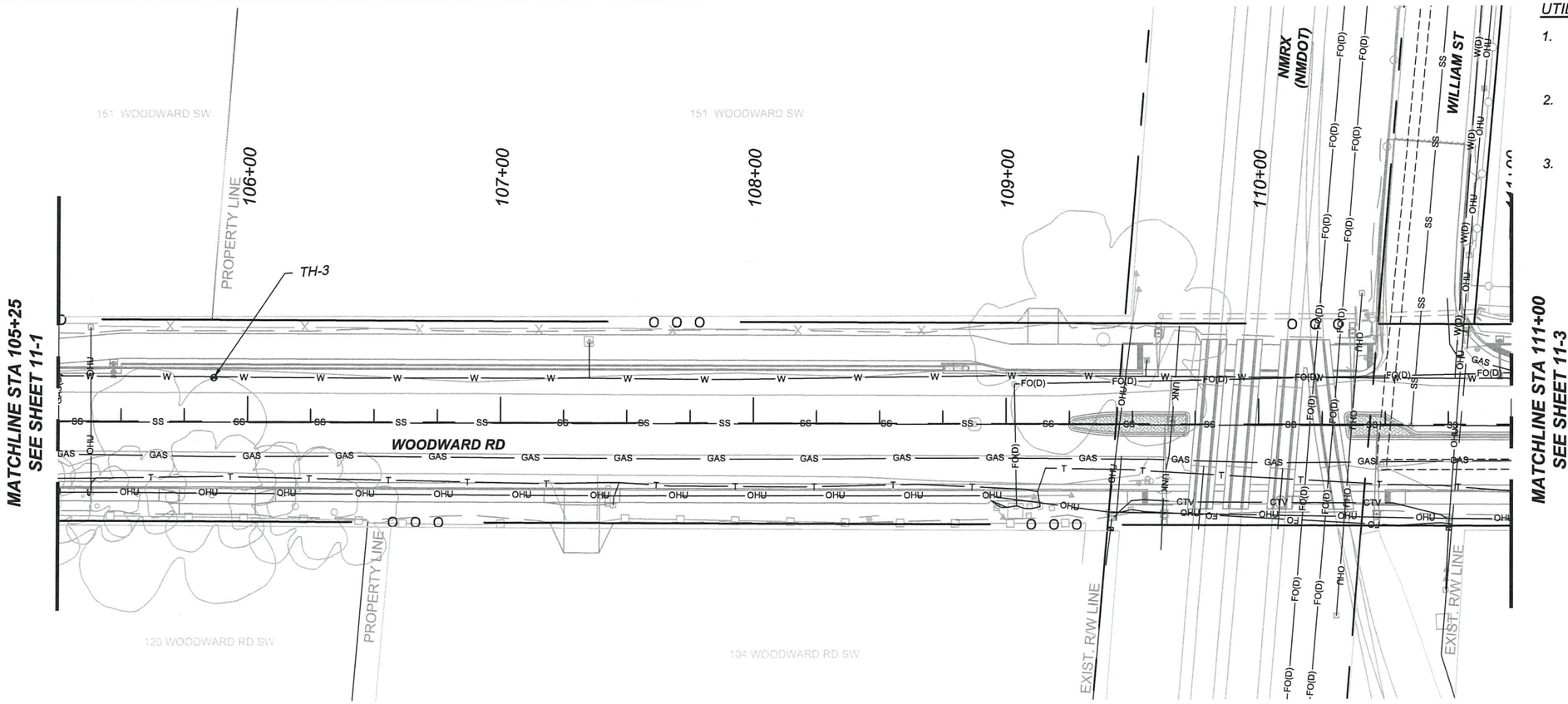
Plans approved by Design Review Committee and Albuquerque City Engineer Sept 25 2019

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

60572657 C:\pwworking\aecom_ds16_ma\jordan.thompson30\aecom.com\d0118057\A300161_11-1 Plan.dwg PLOTTED: 7/24/19 - 3:08pm Jordan.Thompson11



UTILITY NOTES

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LINETYPES

Quality Level B	Quality Level C/D	Utility:
	OHT	OVERHEAD TELEPHONE - Century Link
T	T(D)	TELEPHONE - Century Link
CTV	CTV(D)	CABLE TV - Comcast
	OHE	OVERHEAD ELECTRIC - PNM
E	E(D)	ELECTRIC - PNM / NMDOT / COA TRAFFIC
	OHU	OVERHEAD UTILITY - PNM / Century Link / Comcast / LEVEL 3 / ZAYO / MCI - VERIZON
FO	FO(D)	FIBER OPTIC - MCI - Verizon / Century Link / Zayo / Level 3
GAS	GAS(D)	NATURAL GAS - New Mexico Gas
UNK		UNKNOWN UTILITY - Unknown
W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
3	105+86.61, 17.45' LT	10" WATER	4.94'

N

0 50 100 FEET

REVISIONS			
	6		
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	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER

24 Jul 2019

Plans approved by Design Review Committee and Albuquerque City Engineer

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 105+25 TO STA 111+00

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-2 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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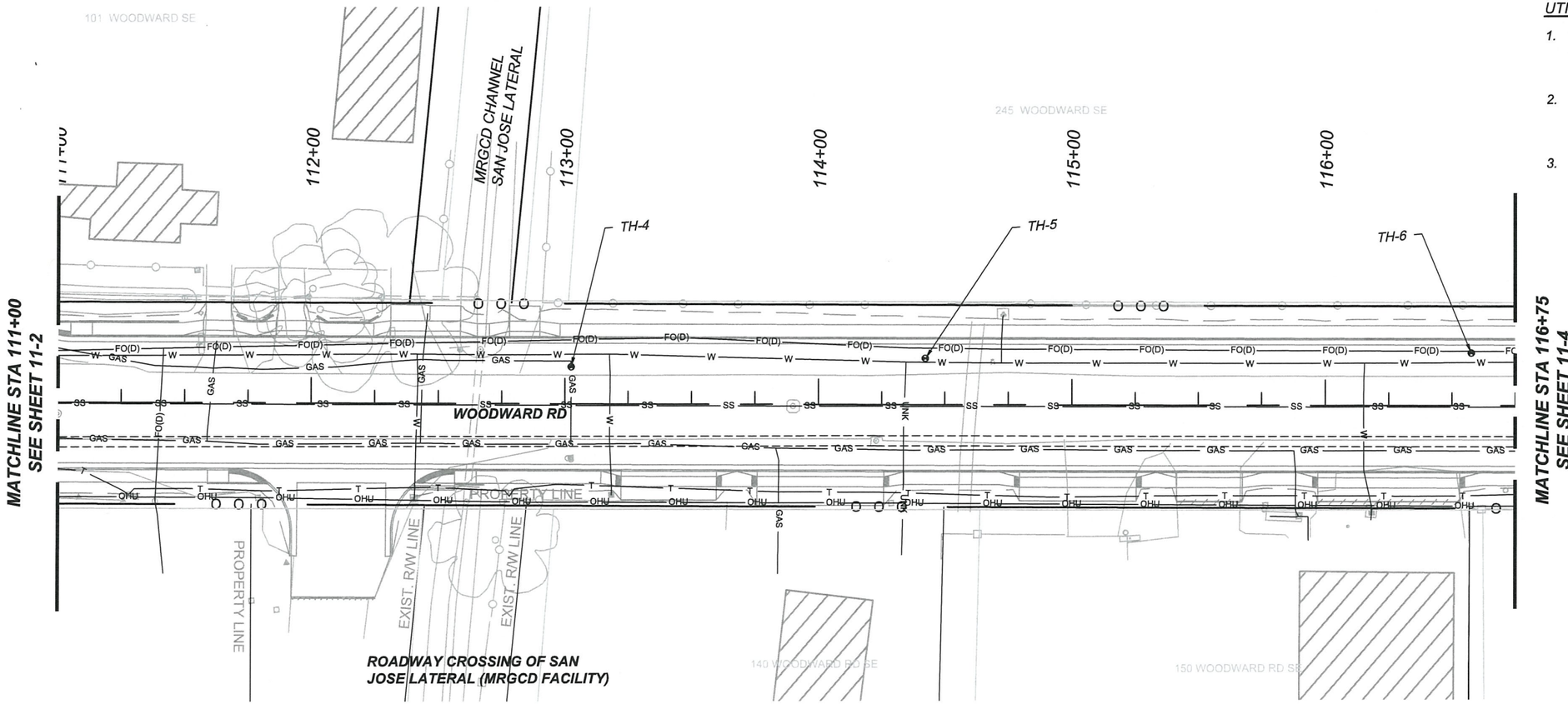

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LINETYPES

Quality Level B	Quality Level C/D	Utility:
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W	W(D)	WATER - ABCWUA
SS	SS(D)	SANITARY SEWER - ABCWUA
SFM	SFM(D)	FORCE MAIN - ABCWUA
	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
4	113+02.47, 14.67' LT	0.2' POLY GAS	2.63'
5	114+42.28, 18.38' LT	10" WATER	4.75'
6	116+57.65, 20.86' LT	10" WATER	4.25'

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER
24 Jul 2019

Plans approved by Design Review Committee and Albuquerque City Engineer on Jul 24, 2020.

N

0 50 100 FEET

REVISIONS			
	6		
	5		
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	2		
	1		
	NO	DATE	DESCRIPTION

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com
AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS

UTILITY PLANS

STA 111+00 TO STA 116+75

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-3 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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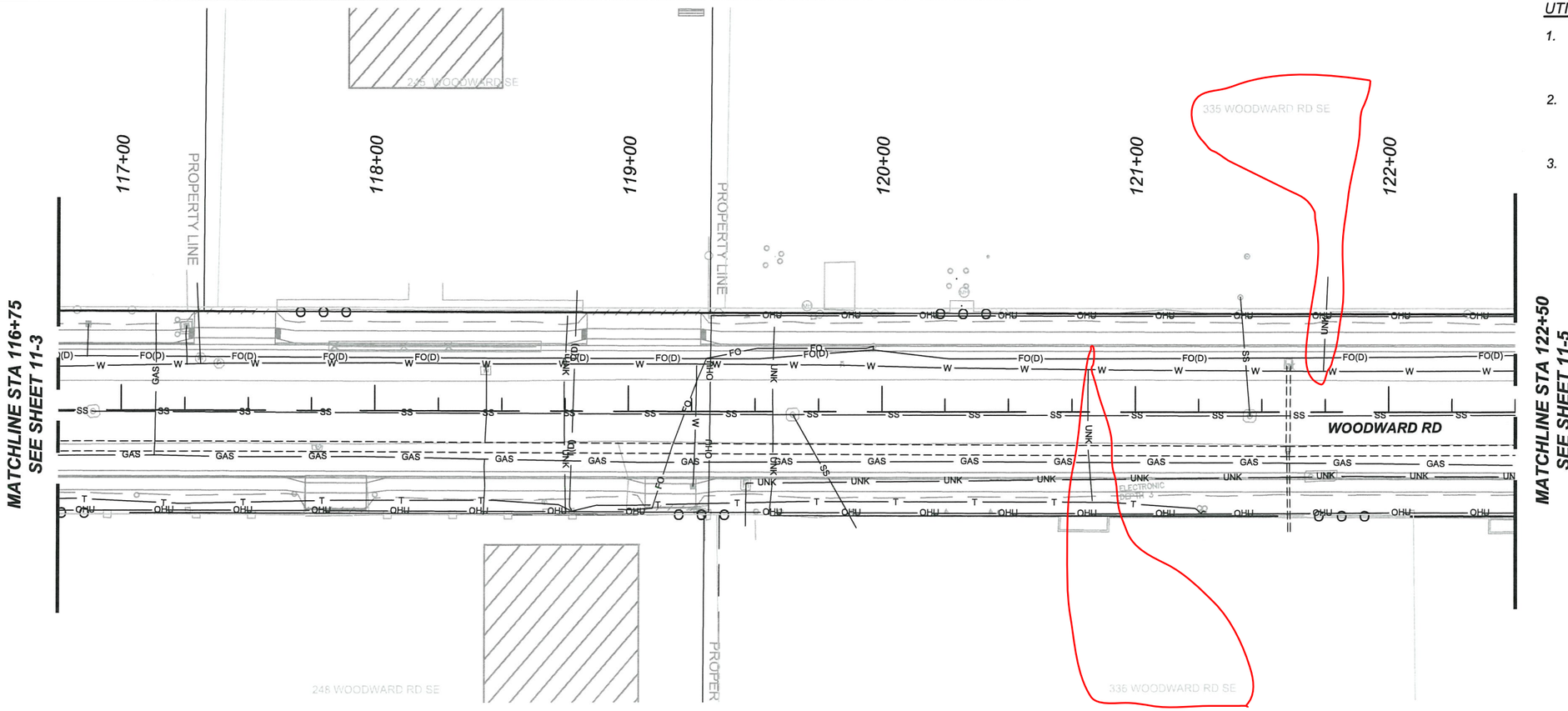

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NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17404
PROFESSIONAL ENGINEER

Plans Approved by Design Review Committee of the Rio Rancho City Engineer on Sept. 25, 2020

24 Jul 2019

AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 116+75 TO STA 122+50

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

SHEET 11-4 OF

DESIGNED BY:

DRAWING SCALE:

NMDOT CN: A300161

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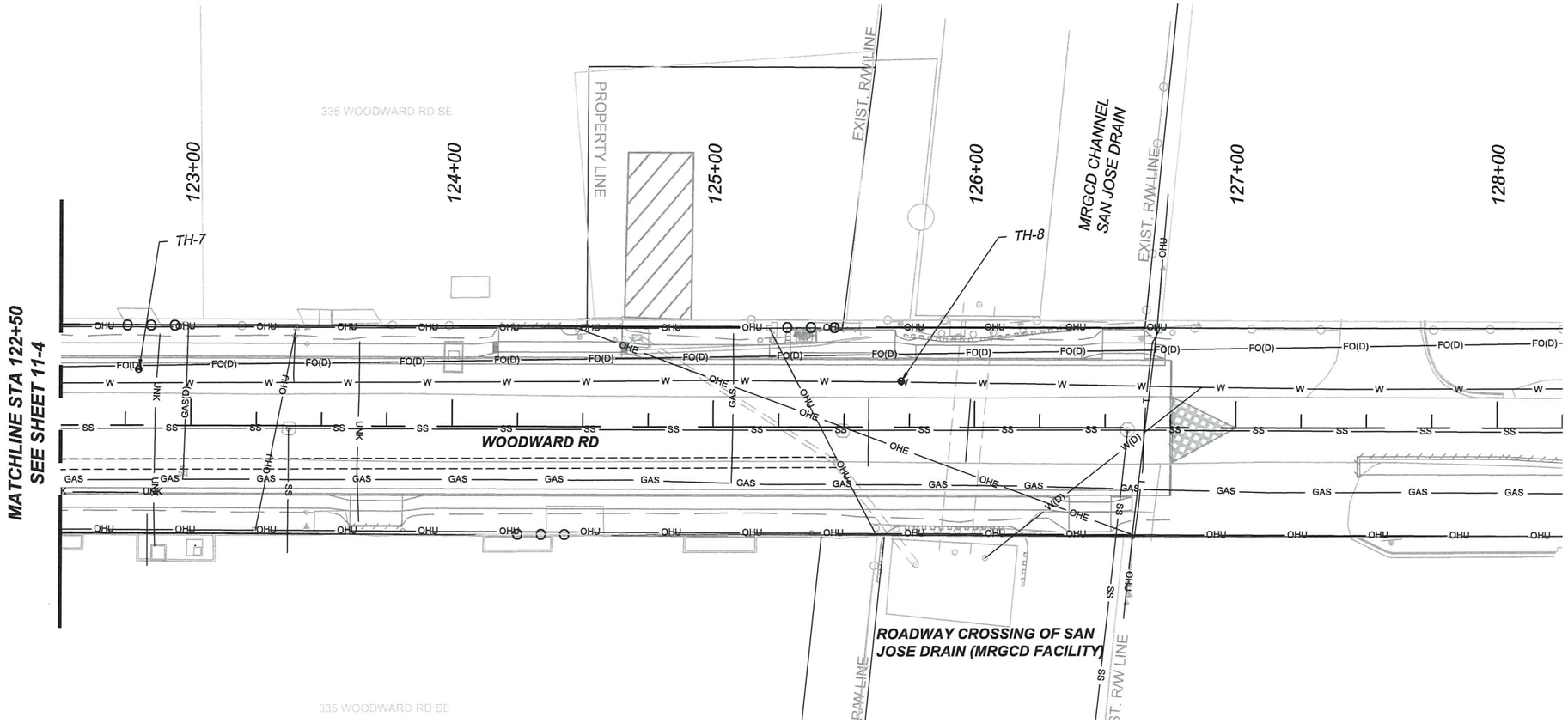

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	SD(D)	STORM SEWER - ABCWUA / NMDOT

NOTE - PIPE SIZES WITH ASTERISK (*) BASED UPON ABCWUA RECORD DRAWINGS

TH-	STA/OFF	UTILITY	DEPTH
7	122+79.99, 21.64' LT	10" WATER	3.21'
8	125+71.72, 17.77' LT	10" WATER	4.03'

N

0 50 100 FEET

REVISIONS			
	6		
	5		
	4		
	3		
	2		
	1		
	NO	DATE	DESCRIPTION

CHRISTOPHER ROSOL
NEW MEXICO
17401
PROFESSIONAL ENGINEER

Plans approved by Design Review Committee and Albuquerque City Engineer on [illegible] 2020.

24 Jul 2019

AECOM
AECOM TECHNICAL SERVICES, INC
6501 AMERICAS PKWY NE STE 900
ALBUQUERQUE, NM 87110
(505) 855-7500 www.aecom.com

AECOM PROJECT NO.: 60572657

COUNTY OF BERNALILLO
PUBLIC WORKS DIVISION
TECHNICAL SERVICES DEPARTMENT

WOODWARD ROAD IMPROVEMENTS
UTILITY PLANS
STA 122+50 TO STA 128+25

BC PN: 2018-0070
ZONE ATLAS: M-14, M-15

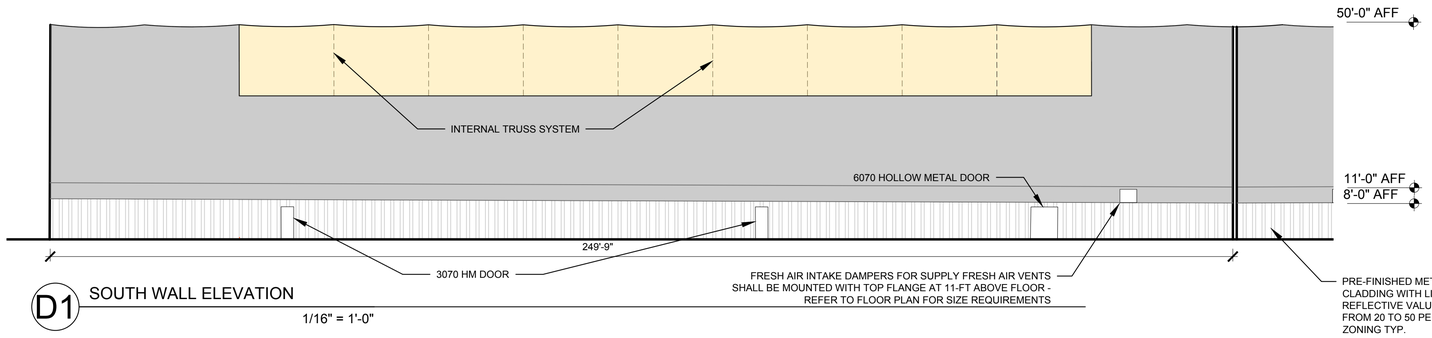
SHEET 11-5 OF

DESIGNED BY:

DRAWING SCALE:

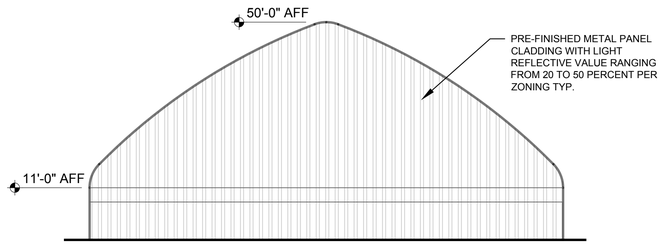
NMDOT CN: A300161

60572657 C:\pwworking\aecom_ds16_na\jordan.thompson3@aecom.com\d0118057\A300161_11-5 Plan.dwg PLOTTED: 7/24/19 - 3:08pm Jordan.Thompson11



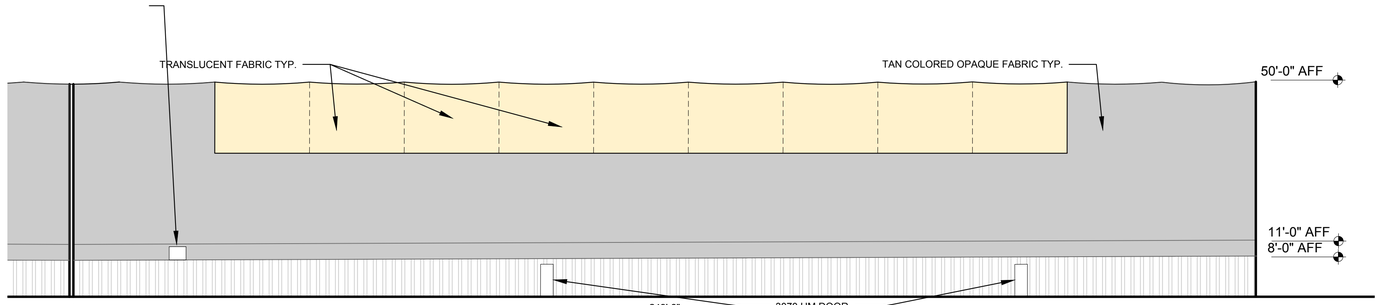
D1 SOUTH WALL ELEVATION

1/16" = 1'-0"



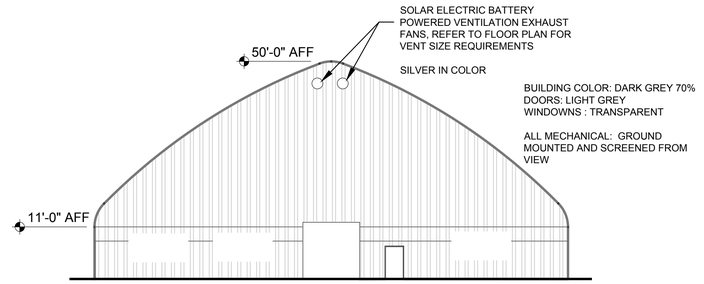
D5 SOUTH END WALL ELEVATION

1/16" = 1'-0"



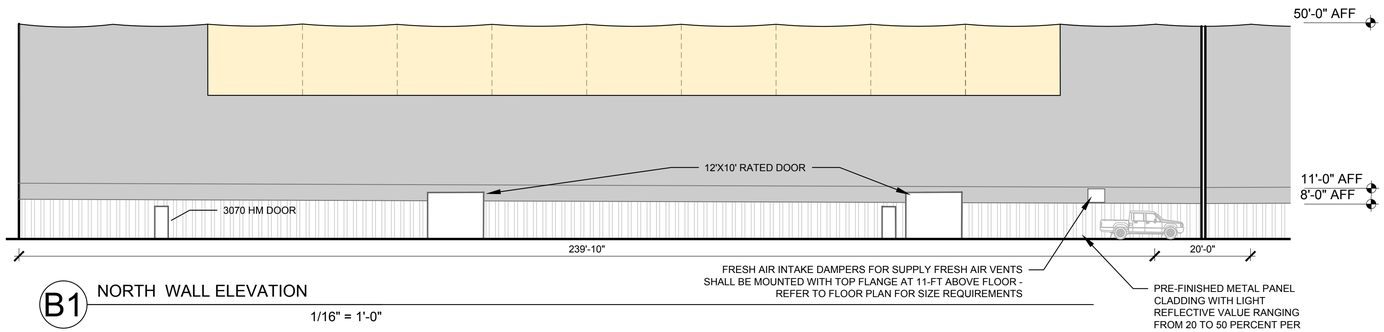
C1 SOUTH WALL ELEVATION

1/16" = 1'-0"



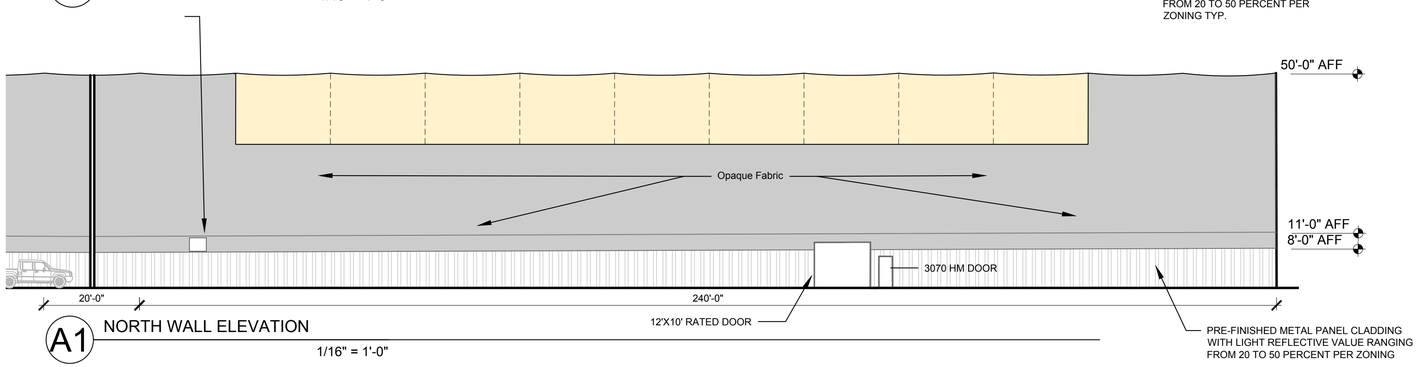
C5 NORTH END WALL ELEVATION - STREET FACING FASCIA

1/16" = 1'-0"



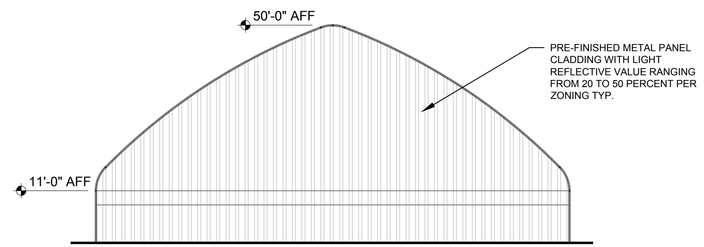
B1 NORTH WALL ELEVATION

1/16" = 1'-0"



A1 NORTH WALL ELEVATION

1/16" = 1'-0"



B5 SOUTH END WALL ELEVATION

Fascia Requirements per IDO 14-16-5-5-11(g) are met using windows and color changes as required. Property zoned NR-LM. North end of the building faces the street.

5-11(G)(1) Each street-facing façade less than 150 feet in length shall incorporate at least 1 of the following features along at least 15 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 50 feet:

5-11(G)(1)(a) Transparent windows.

0' 12.5' 25'

NORTH END WALL ELEVATION

1/16" = 1'-0"

Building Envelope Architects
NEW MEXICO
SUSTAINABLE MATERIALS ART RESEARCH TECHNOLOGY
877

STATE OF NEW MEXICO
JOSEPH E. HUGHES
NO. 14495
REGISTERED ARCHITECT

FILM YARD WAREHOUSE STAGE
336 Woodward RD S.E. Albuquerque, NM, 87105

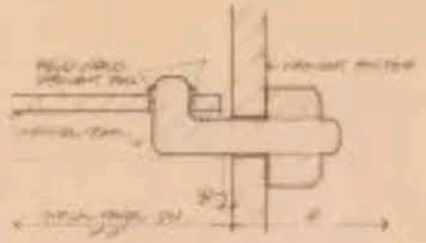
REVISIONS

NO.	DATE	PURPOSE
006	6/5/2023	PERMIT REVISIONS
--	--	--
--	--	--

ISSUE:	
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	
CHECKED BY:	JH
SCALE:	VARIES

BUILDING ELEVATIONS

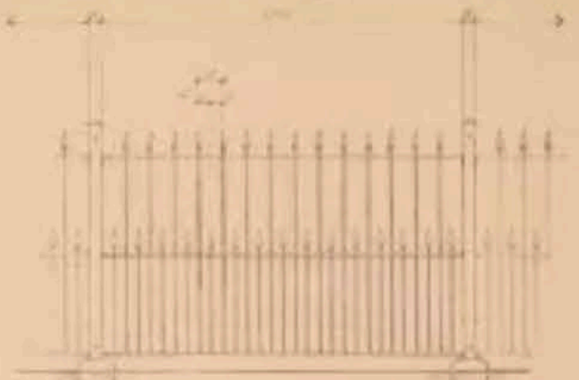
A1.3



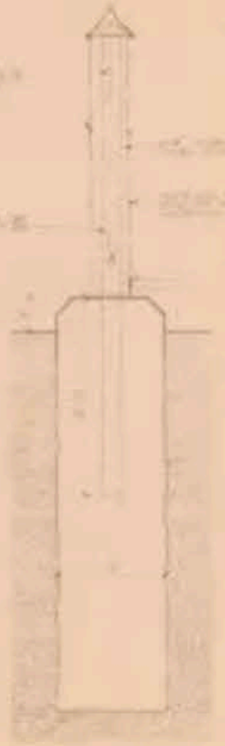
CHAIN LINK / POST CONNECTION

PLAN SECTION

GATE HEAD ELEVATION

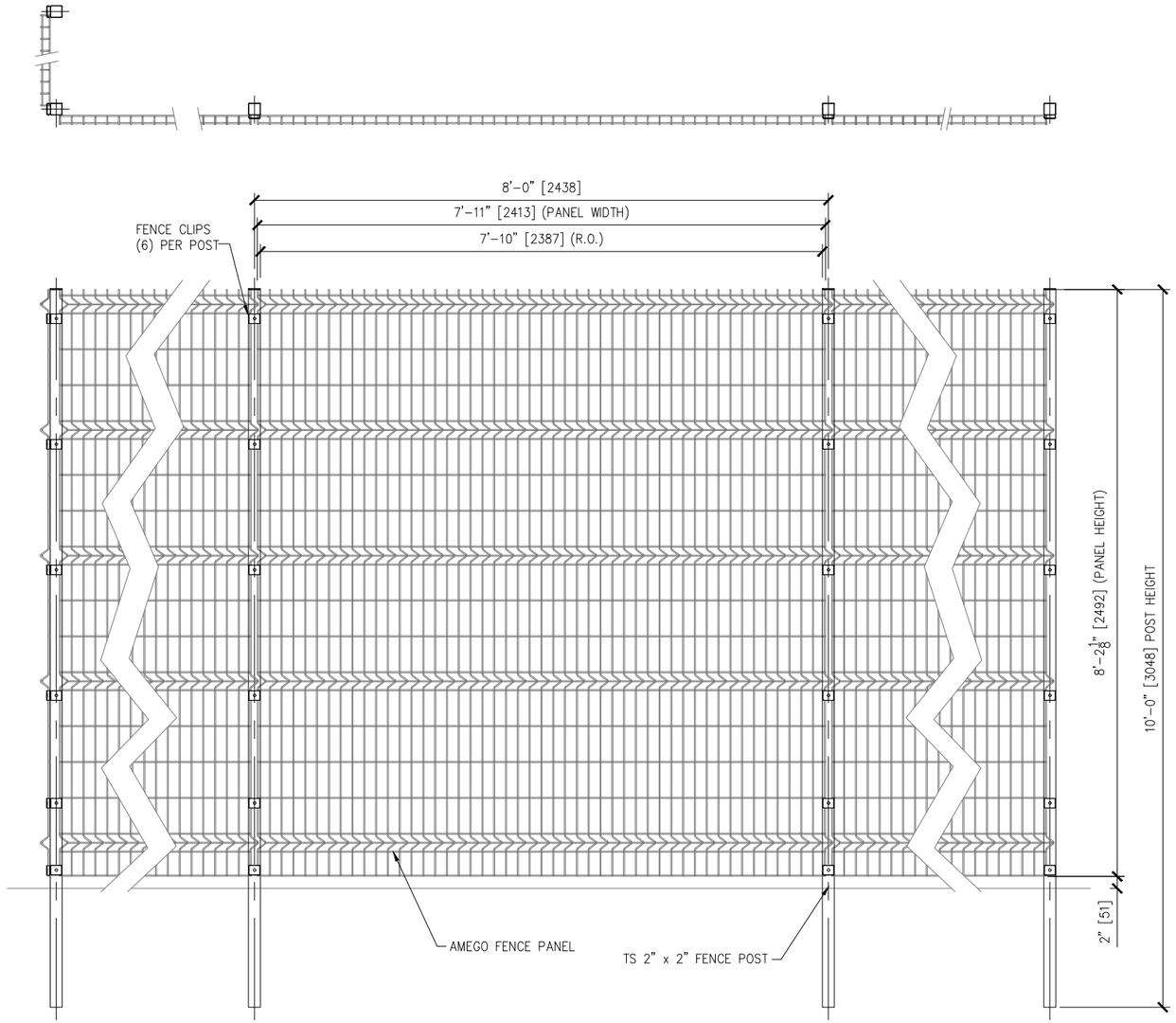


TYPICAL FENCE ELEVATION



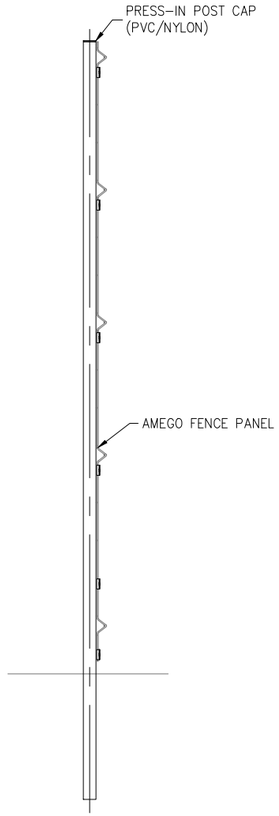
SECTION

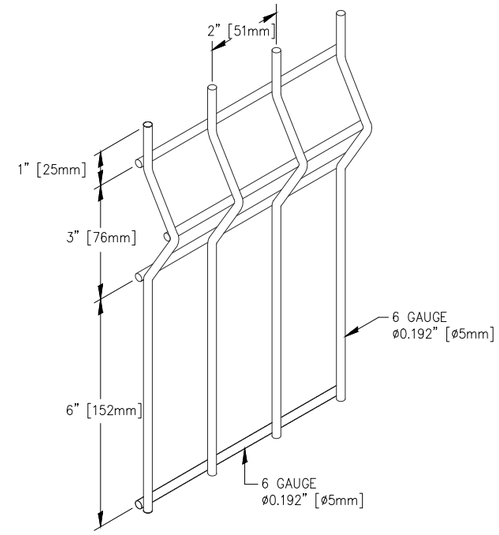
SECTION



1 SK1 TYPICAL 8'-0" TALL PARTIAL ELEVATION

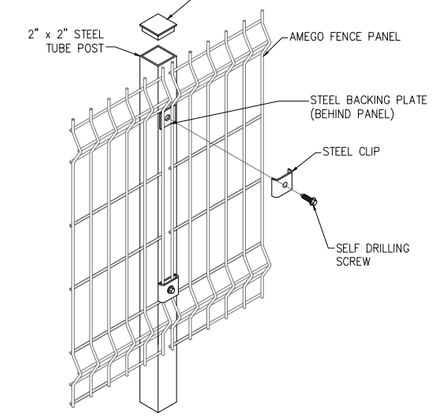
SCALE: 1/2"=1'-0"





2 SK1 AMEGO PANEL ISOMETRIC

SCALE: 3"=1'-0"



3 SK1 CONNECTION DETAIL ISOMETRIC

SCALE: N.T.S.

DRAWN BY: JRM

CHECKED BY:

336 Woodward Road SE

THIS DRAWING AND DESIGN DETAIL TO BE USED BY CONSTRUCTION FOR REFERENCE AND INSTALLATION. ANY CHANGES REQUIRED BY SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR INPUT.

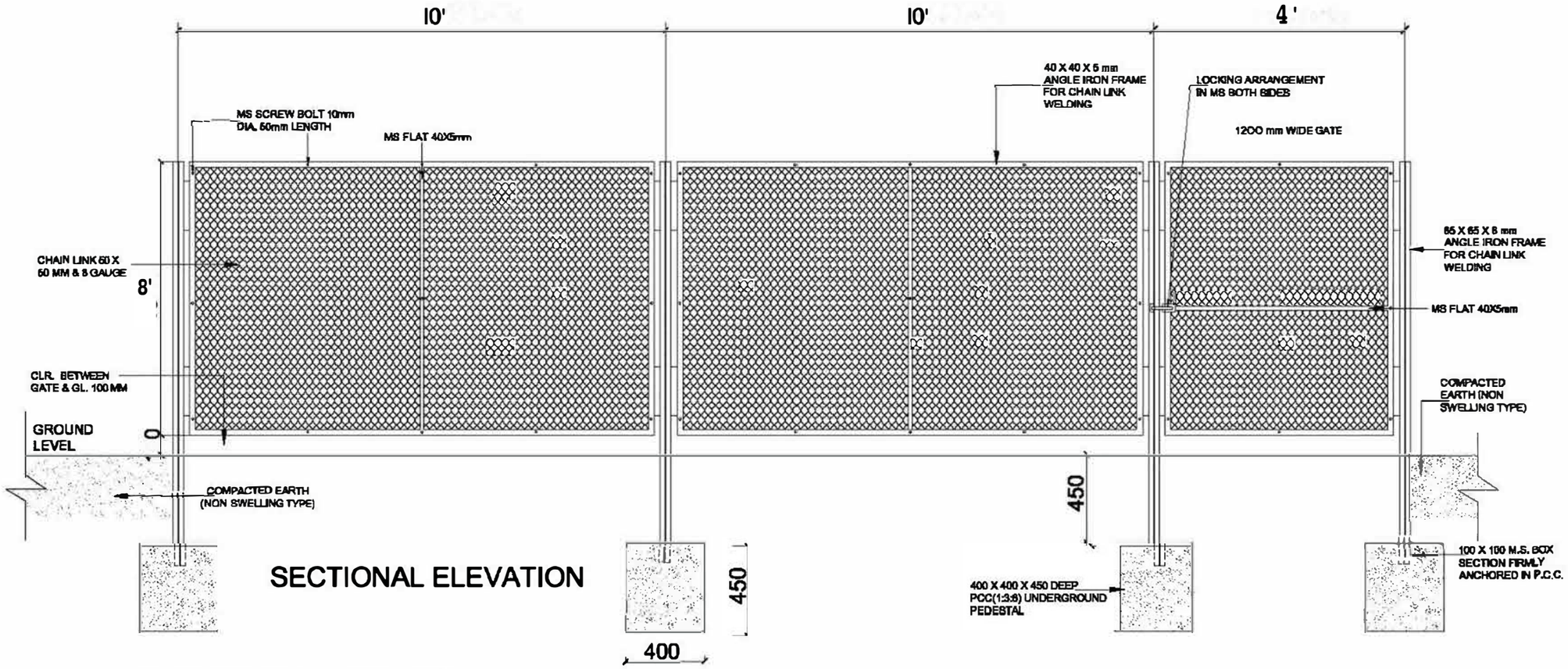
INSTALLATION LOCATION 336 WOODWARD ROAD SE ALBUQUERQUE NM

SCALE: AS NOTED

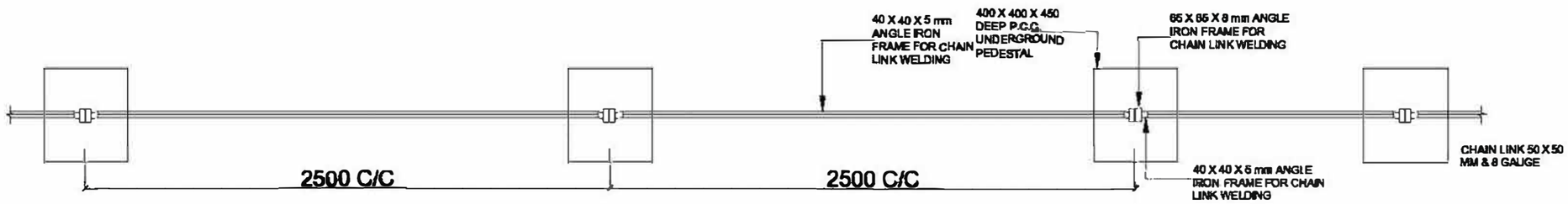
DATE: 11/20/2025

TITLE: TYPICAL 8'-0" H FENCE ELEVATION AND DETAILS

SHEET NO: SK.001



SECTIONAL ELEVATION



COMMERCIAL GUAGE LINK

336 WOODWARD PERIMETER SECURITY FENCING	**CHAIN LINK FENCING DETAIL**