



Environmental Planning Commission

***Agenda Number: 5
Project Number: PR-2021-005684
Case #: SI-2021-00975
August 19, 2021***

Staff Report

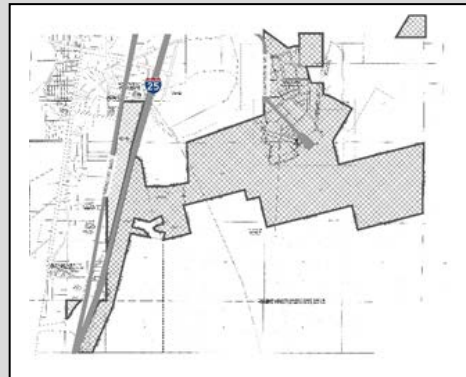
<i>Agent</i>	Dekker/Perich/Sabatini (DPS)
<i>Applicant</i>	Mesa del Sol, LLC
<i>Request</i>	Text Amendments to the Mesa del Sol Level B Community Master Plan Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park
<i>Legal Description</i>	

Staff Recommendation

APPROVAL of SI-2021-00975, based on the Findings beginning on Page 32, and subject to the Conditions of Approval beginning on Page 39.

***Staff Planner
Catalina Lehner, AICP-Senior Planner***

<i>Size</i>	Approximately 3,200 acres
<i>Zoning</i>	PC (Planned Community)
<i>Location</i>	Generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB.



Summary of Analysis

The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the "Level B Plan") and the associated Level B Plan Technical Appendices, approved by the EPC in 2007. The proposed text amendments, specific to a southern portion of the Employment Center, would facilitate re-development and expansion of the ABQ Studios site and would modify the transportation network, the linear park/open space/drainage network, and utility networks.

Overall the request is generally consistent with applicable Goals and policies in the Comprehensive Plan and the Level A Community Master Plan, and meets the criteria for a Major Amendment to a prior approval.

A pre-application meeting was held. There was general support, but concern about traffic and circulation. Staff has not received any comments as of this writing. Staff recommends approval subject to conditions to provide clarity and ensure internal consistency as the project moves forward with site plans at the Development Review Board (DRB).

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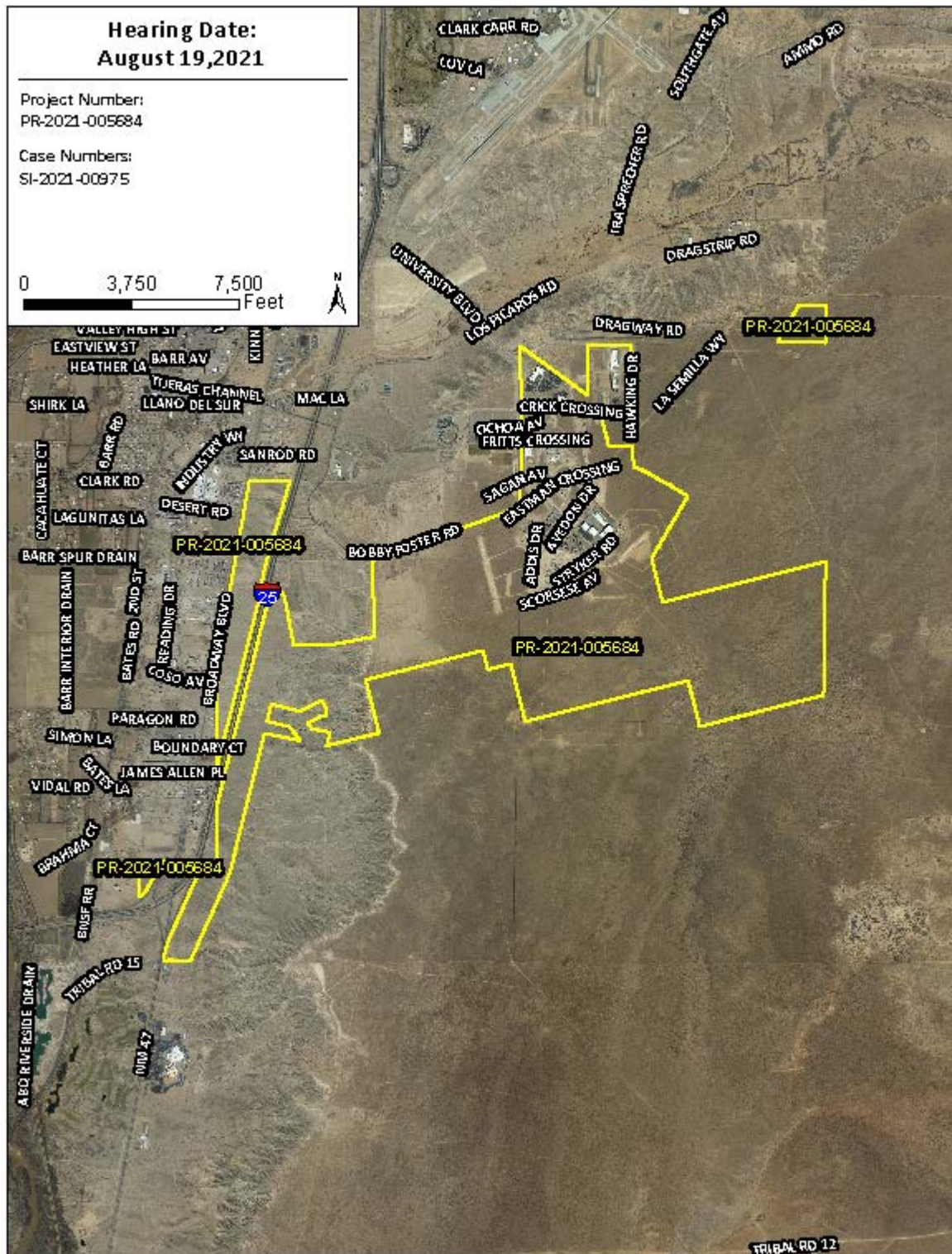
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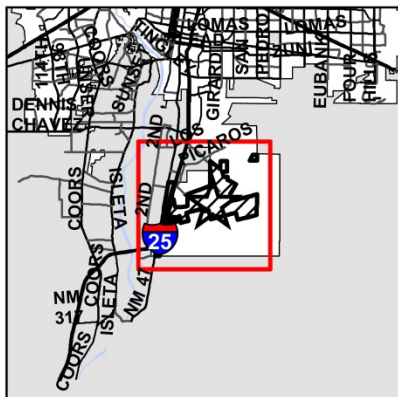
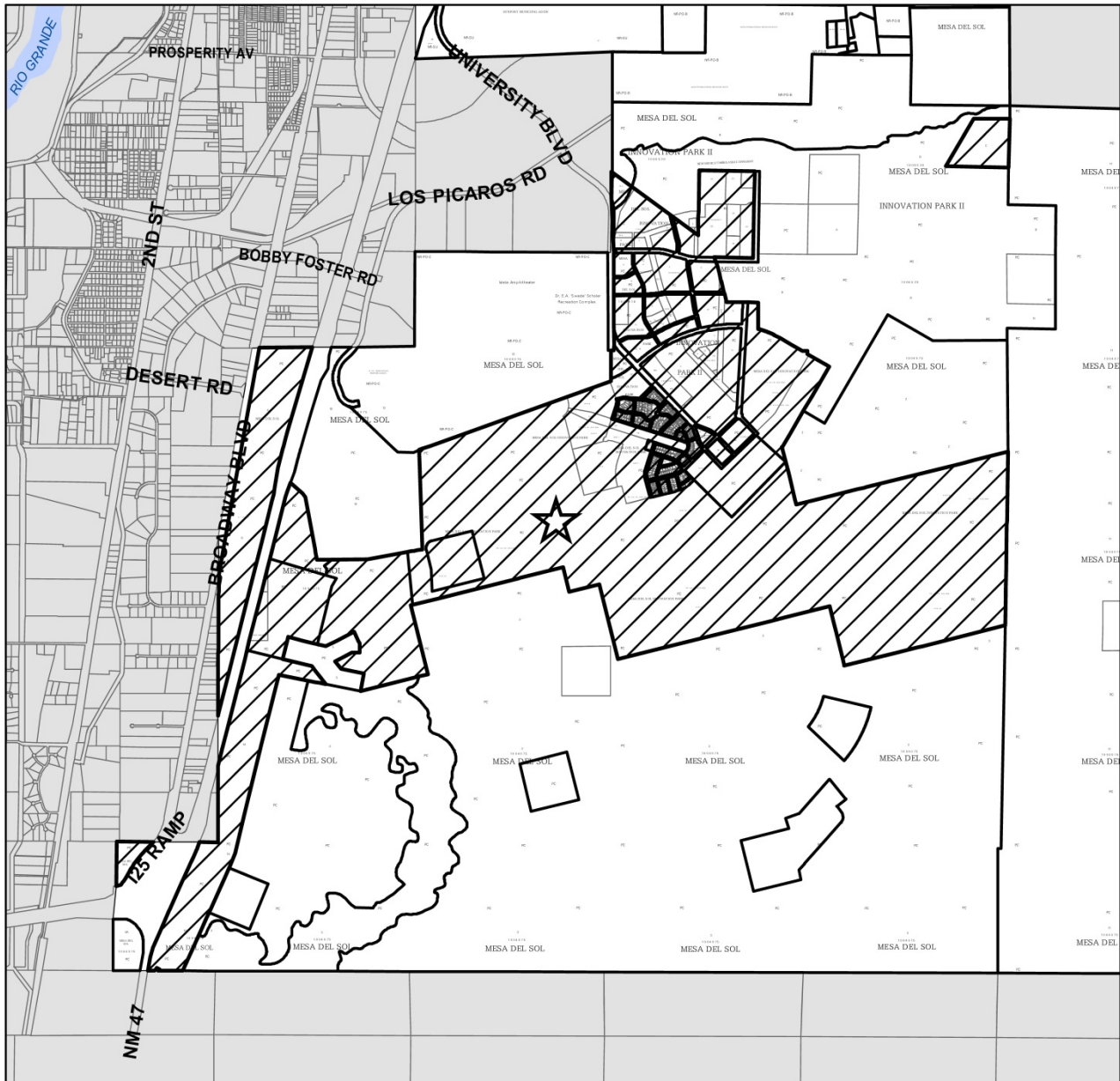
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Attachments





IDO ZONING MAP

Note: Gray shading
indicates County.



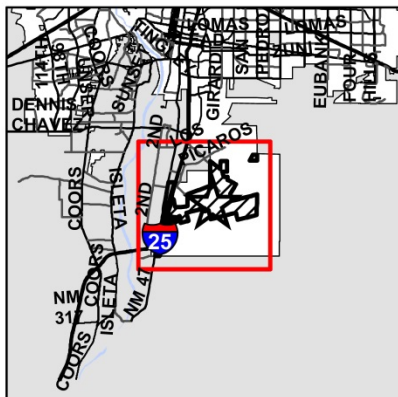
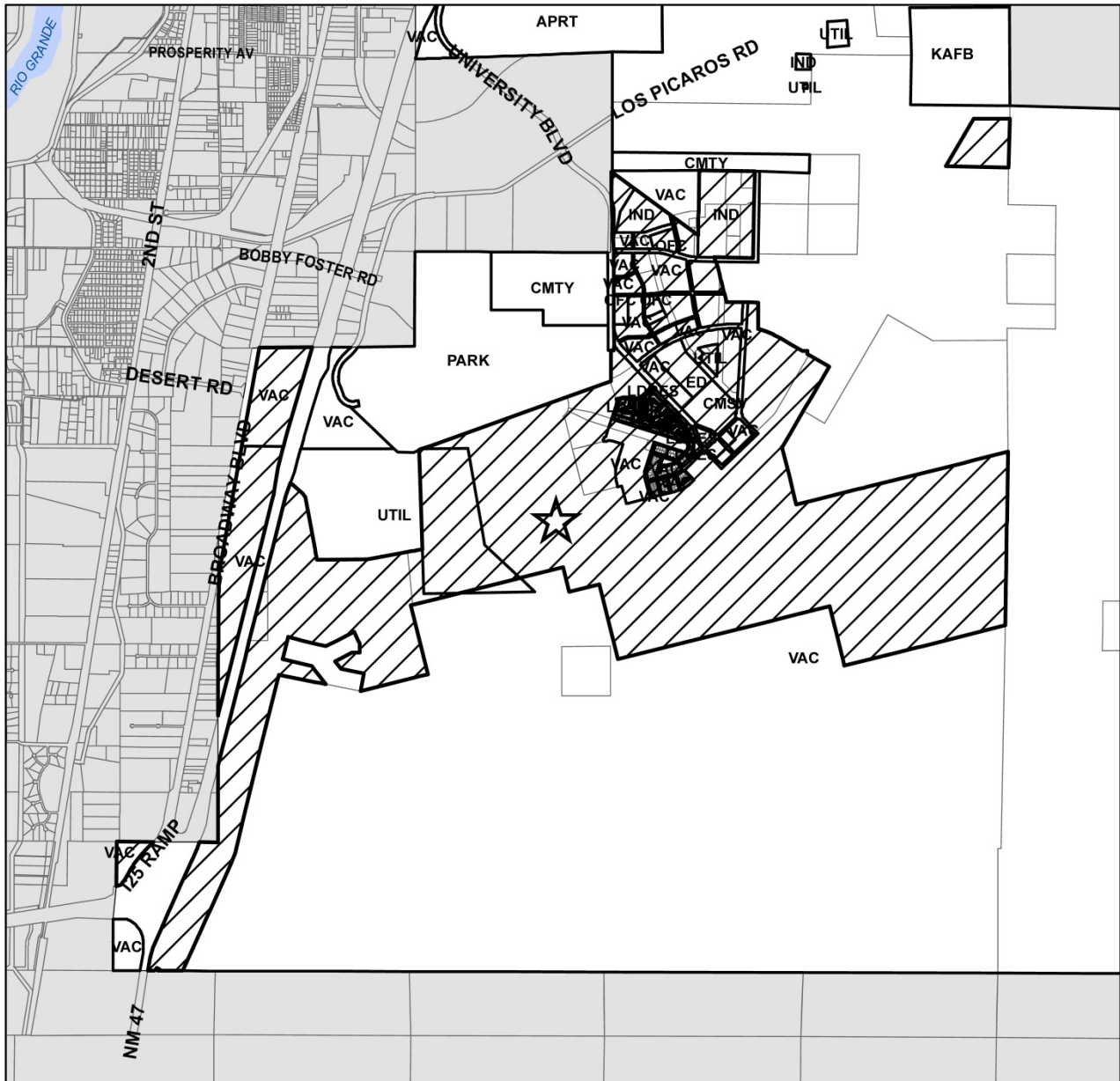
1 inch = 3,750 feet

Hearing Date:
8/19/2021

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Case Numbers:
SI-2021-00975

Zone Atlas Page:
Generally Q-U 13-17



LAND USE MAP

Note: Gray shading
indicates County.

Key to Land Use Abbreviations

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

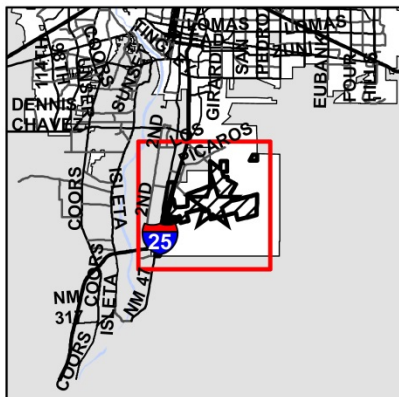
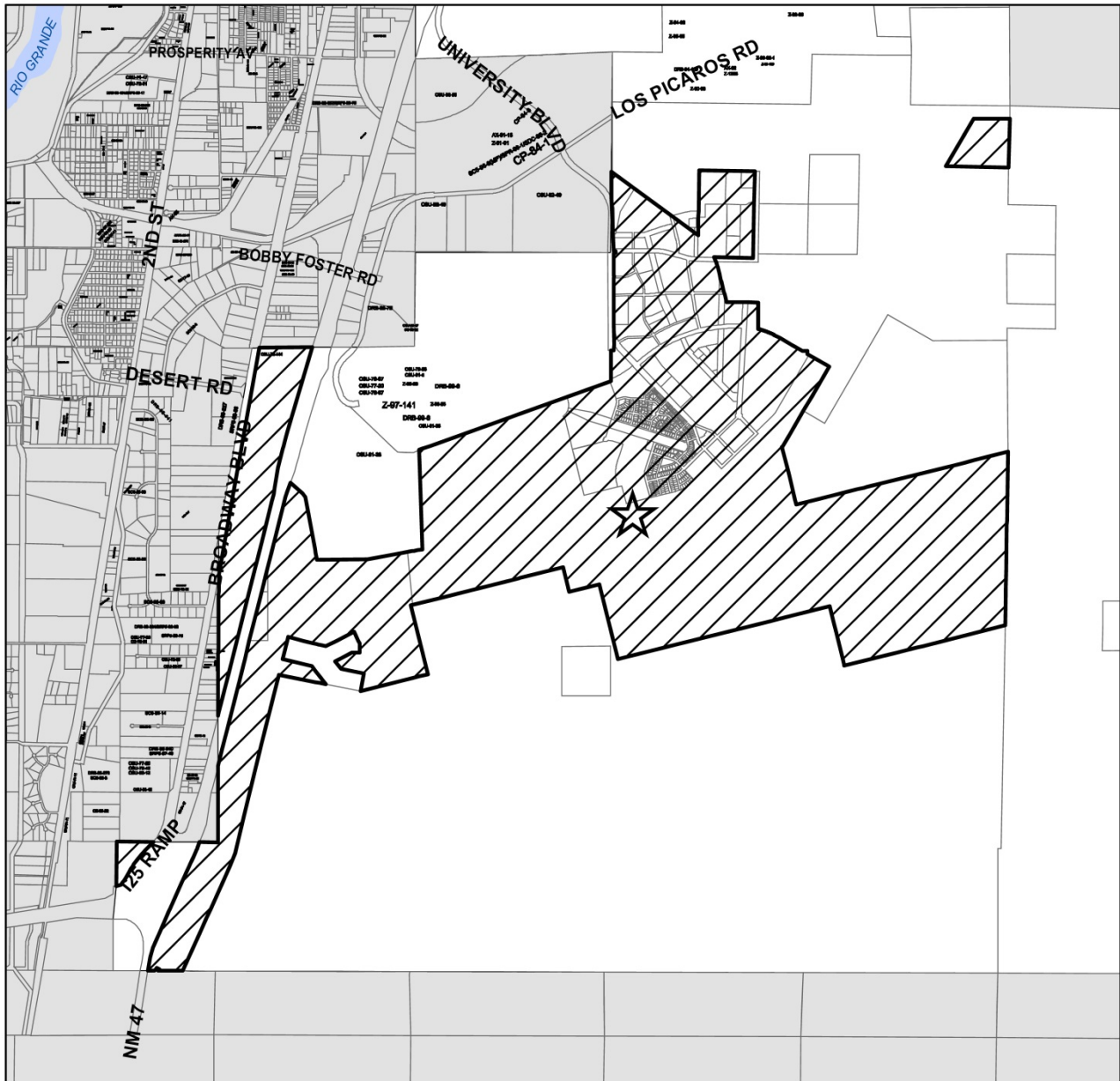


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HISTORY MAP

Note: Gray shading
 indicates County.



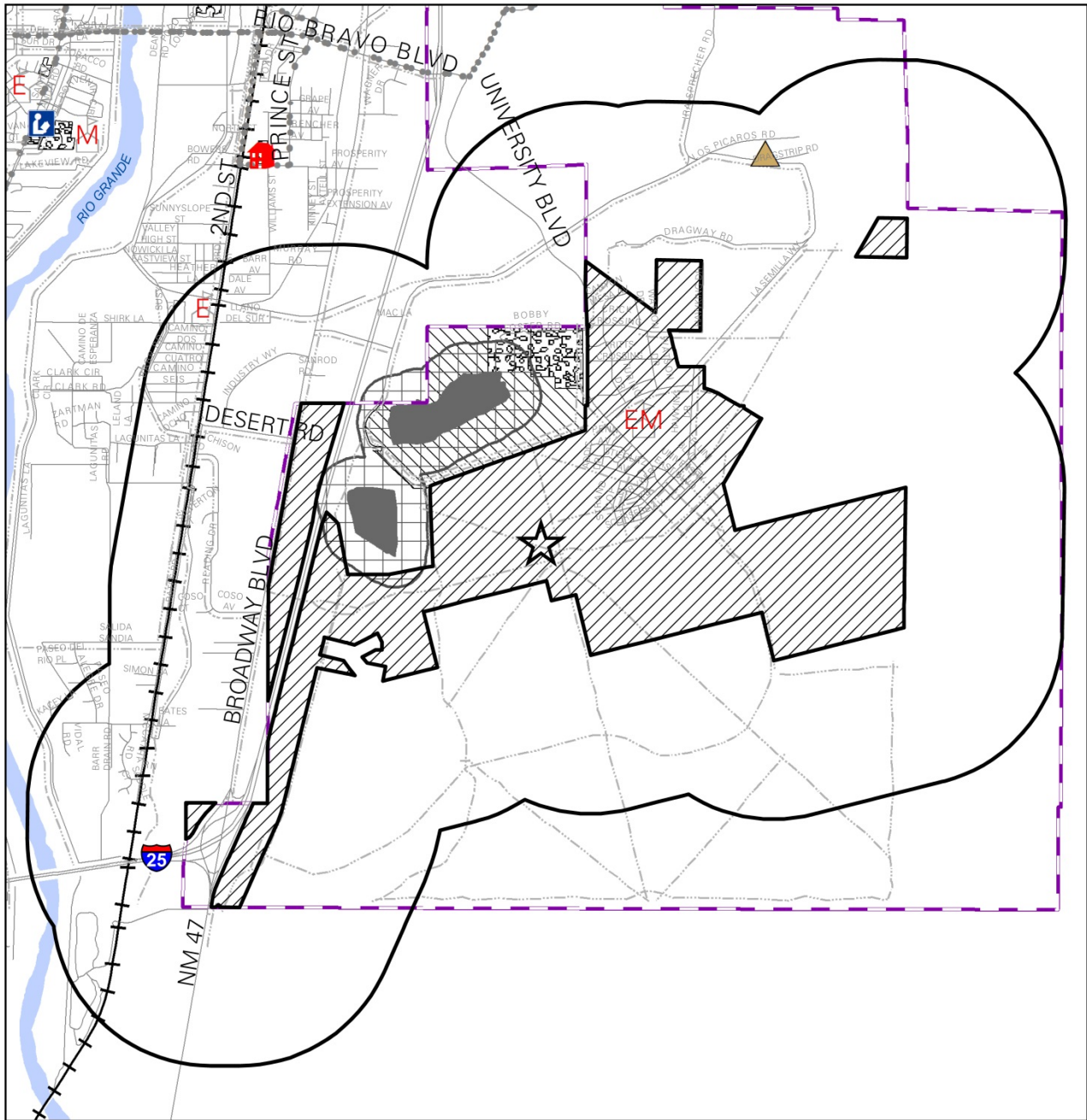
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Public Facilities Map with One-Mile Buffer

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



0 0.5 1
Miles

I. INTRODUCTION

	Zoning	Comprehensive Plan Area	Land Use
Site	PC (Planned Community)	Area of Change Area of Consistency	Residential, Office, Manufacturing, Escarpment, Vacant
North	NR-PO-C PC (Planned Community)	Area of Consistency	County Recreational Complex, Escarpment, Montessa Park
South	PC (Planned Community)	Area of Change Area of Consistency	Escarpment, Vacant, Pueblo of Isleta
East	PC (Planned Community)	Area of Change Area of Consistency	Vacant, La Semilla (Level A Plan Reserve Area)
West	NR-PO-C PC (Planned Community)	Area of Change Area of Consistency	Manufacturing, Heavy Commercial, Vacant, County land

Request

The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and the associated Level B Technical Appendices. The Level B Plan contains approximately 3,200 acres (the larger “subject area”) situated in the southern portion of the City, which is south of the Albuquerque International Sunport. The Level B Plan area is generally south of Los Pícaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB).

Text amendments are proposed for an approximately 170-acre southern portion (the smaller “subject site”) of the Employment Center in the Level B Plan area, which contains approximately 626 acres. The proposed amendments, which would facilitate re-development and expansion of the existing ABQ Studios site, would modify the transportation/roadway network, the linear park/drainage system, and the utility network in this area. Please refer to Section III of this report for details.

The subject area is zoned PC (Planned Community). A wide variety of manufacturing, industrial, commercial, office, and residential uses area allowed permissively. A movie/film studios is considered an industrial use.

Environmental Planning Commission (EPC) Role

The EPC is the final approval body for this request, unless the EPC decision is appealed. In the Integrated Development Ordinance (IDO) framework, the request is classified as a Major Amendment. Pursuant to 14-16-6-4(Y)(3), all amendments that are not Minor may only be approved by the decision-making body that issued the approval being amended, following the same procedure used to issue the original approval.

The Level B Plan established an approval process (Chapter 7, p. 104-106) that specified the EPC as the final approval body for the Level B Plan itself (see History section of this report for more

information). The EPC was also the final decision-making body for the 2012 text amendments. Therefore, the EPC is the original decision-making body for the currently requested text amendments.

The Environmental Planning Commission's (EPC's) purview is the proposed amendments to the Level B Plan. Site plans (for the northern and eastern portion of the smaller subject site) will be reviewed by the Development Review Board (DRB). The site plans do not meet EPC review thresholds and there are proposed changes to infrastructure, potential infrastructure impacts, and required platting actions.

Though the proposed amendments would change the Level B Plan, the request is quasi-judicial in nature because it pertains to a smaller, defined area that contains specific properties.

Context

Level B Plan Area

The Level B Plan area (the "subject area") contains approximately 3,200 acres, which are located generally south of Los Pícaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta and the Level A Plan area, mostly east of Interstate 25 and Broadway Blvd., and west of the Level A "La Semilla" Reserve Area and KAFB.

The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the "Level A Plan"). The Level A Plan area extends roughly from the south side of Montessa Park and north side of the Bernalillo County Recreational Complex, to Isleta Pueblo's northern boundary. The western boarder is the same as in the Level B Plan. The eastern border is the eastern side of the La Semilla Reserve area, approximately 2,700 acres leased to the Department of Energy to serve as a buffer between Mesa del Sol and KAFB.

The subject area is mostly vacant. However, portions of it are gradually developing with an office, manufacturing, industrial, and residential uses, mostly near the middle of the Level B Plan area and along the University Blvd. extension.

The Subject Site

The approximately 170-acre area, which would comprise the expanded ABQ Studios site, is situated at the southernmost end of the Employment Center, adjacent to the Mesa del Sol Community Center near the approximate middle of the Level B Plan area. To the north is vacant land of the Employment Center. To the south is the Community Center. To the west are University Blvd. SE and a residential area and vacant residential land. To the east are open space/linear park and some Employment Center land. The existing ABQ studios use is located adjacent north of the Community Center.

Comprehensive Plan Designations

The Level B Plan area is designated an Area of Change and an Area of Consistency by the Comprehensive Plan. The smaller subject site, where the studios are located, is in an Area of Change and part of the designated Mesa del Sol Employment Center. The Employment Center is all designated an Area of Change.

University Blvd. SE is a designated Multi-Modal Corridor that runs NW to SE and through the Mesa del Sol Community Center. Multi-modal corridors are generally intended to focus heavily on

providing safe, multi-modal transportation options (Comprehensive Plan, p. 5-17).

The Community Center (Mesa del Sol/University) is designated a Developing Activity Center by the Comprehensive Plan.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and proposed roadways.

The LRRS map classifies Bobby Foster Rd. SE and University Blvd. SE as Community Principal Arterials. Two proposed Community Arterials are shown in the Level B Plan Area; one runs west from the Community Center (just south of the Employment Center) and the other runs south from the Community Center. The rest of the Level B Plan Area generally forms a grid of proposed Major Collectors and Minor Collectors, with a few significant Minor Arterials. One proposed Minor Arterial connects the main street grid to near the Interstate 25/Broadway Blvd. interchange.

A grid of proposed Minor Arterials is shown in the Community Center, perpendicular to the University Blvd. couplet at the heart of the Community Center. The proposed Minor Arterials extend northward into the Employment Center; one is Hawking Blvd. and is constructed. The other is to the east, approximately parallel to Hawking Blvd., and is not yet built.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities.

University Blvd. SE has a bicycle lane and a paved multi-use trail (University Trail) that extends southward and ends at approximately Crick Ave. SE, in Mesa del Sol. The bicycle lane is proposed to extend further southward and connect to the existing bicycle lane that serves the Community Center (the University Blvd. couplet streets) and the first neighborhood. There is also a bicycle lane along Stryker Rd. SE. A proposed bicycle lane is shown on Hawking Dr. SE that would run north-south and connect to the rest of the Employment Center.

Transit

At the present time, Mesa del Sol is not served by ABQ Ride transit and there are no bus routes shown.

Public Facilities/Community Services

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

II. HISTORY/BACKGROUND

The 1992 pre-annexation agreement, entered into by the State Land Office (SLO), University of New Mexico (UNM) and the City of Albuquerque, stipulates that City regulations and procedures will apply to development of Mesa del Sol. Mesa del Sol was designated a Reserve area by the Comprehensive Plan for many years.

Zoning & Interim Actions

Mesa del Sol was annexed in January 1993 (AX-92-1). The City Council established SU-2 for PC (Planned Community) zoning (Enactment 5-1993, AX-92-1/Z-92-26). The Council also adopted the “Mesa del Sol Master Plan” (1983) as an interim Sector Development Plan to serve in the meantime until adoption of a Level A Master Plan. In 1996 and 1997, City Council approved an amendment to the interim Master Plan to accommodate a regional recreational facility (Enactment 8-1997). The EPC recommended approval of a Level A Master Plan to City Council (SPR-97-5) in 1999, but the Council did not adopt it then.

In 1993, City Council established zoning as SU-2 for Planned Community (PC) for the entire approximately 13,000 acres of Mesa del Sol. The PC zone (Zoning Code §14-16-2-29) allows a variety of uses controlled by plans on sites suitable for planned communities in the Reserve and Rural areas. The Zoning Code refers specifically to the Planned Communities Criteria (PCC) for review and approval procedures.

In May 2005, the EPC heard a zone map amendment and a site development plan for subdivision with design standards for the approximately 210 acre Phase I of the Employment Center (approximately 410 acres total). The EPC approved the Master Development Plan- Mesa del Sol Employment Center, Phase 1 (Project #1004097/05EPC-00576 & 00579) and recommended approval of the zone map amendment for the 410 acres to City Council. In September 2005, Council approved the zone map amendment (O-05-142). These actions preceded the Level A Plan in order to “jump start” the employment area.

In 2006, the EPC recommended approval to the City Council of a zone map amendment from “SU-2 for Planned Communities (PC)” to “Planned Communities (PC)” (Project #1004620/06EPC-00465), for the entire Mesa del Sol area (Project #1004620, Enactment O-2006-038). The Council adopted the zone map amendment in October 2006 (Enactment O-2006-038). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned PC.

Upon the effective date of the Integrated Development Ordinance (IDO) on May 17, 2018, Mesa del Sol’s zoning remained PC.

The Planned Communities Criteria

The *Planned Communities Criteria (PCC): Policy Element* was adopted in 1990 (Enactment 151-1990) and revised in 1991. This document, which applied to Rural Areas and Reserve Areas designated by the Comprehensive Plan, provided guidance for planned community (PC) master plans and a framework for review. Mesa del Sol was classified as a Reserve Area and was subject to the PCC.

The PCC criteria were a framework for large-scale developments that took into account overarching issues such as housing, transit and financial aspects, rather than focus on planning at the individual project level (p.3). A key concept is that a planned community be “no net expense” to the City, which is why Development Agreements have been so important in Mesa del Sol.

Due to the long-term nature of planned communities, criteria allowed flexibility and phasing within a three-tiered structure of Community Master Plan (Level A), Village and/or Community/Employment/Urban Center Plan (Level B), and Subdivision/Site Plan (Level C). The criteria address

Land Use, Transportation, Environment & Open Space, Government & Public Services, and Development Agreement, for each tier.

Level A Community Master Plan- the “Level A Plan”

The EPC heard the Level A Community Master Plan (the “Level A Plan”) in August, October and November 2005 (Project #1004260, 05EPC-00987). In January 2006, the Council adopted the Level A Community Master Plan which superseded the interim Mesa del Sol Master Plan (Enactment R-2006-005).

The common theme throughout the Level A Plan is New Urbanism; community building, mixed-use centers and multi-modal transportation are emphasized. Job creation and sustainability are key concepts in Mesa del Sol development, which will include residential villages, community centers and employment centers. Each neighborhood will have an identifiable center and edge, yet still be connected to other land uses. Larger activity centers will be more urban in character. The Level A Plan includes the Level A Technical Appendices, which address water supply, stormwater management, street design, intersection design, parking and transportation.

Level A Development Agreement-2006

When City Council approved the Level A Plan, it also approved the Level A Development Agreement between the City of Albuquerque and the applicant (F/S R-05-4). The Level A Development Agreement outlines cost-sharing strategies to ensure that Mesa del Sol will not be a net expense to local government, as required by the Planned Communities Criteria (PCC). The Development Agreement also outlines entitlements, including land use districts, which mirror City Zoning categories. The Level A Plan could not be finalized until the Level A Development Agreement was finalized and fully executed.

Mesa del Sol Level B Community Master Plan- the “Level B Plan”

The approximately 3,100 acre Mesa del Sol Level B Community Master Plan (the “Level B Plan”) encompasses land approximately near: the intersection of Broadway Blvd. and Interstate 25 (I-25), between Broadway Blvd. and I-25, to the south and east of the regional park/amphitheater, east of the buffer with Kirtland Air Force Base (KAFB), and a few miles north of the southern boundary with Isleta Pueblo (see attachment). This irregular shape has been informally referred to as the “pterodactyl” due to its resemblance to the prehistoric creature.

The Level B Plan area includes land that Forest City Covington (FCC) holds in fee, a 40-acre secure employment area near KAFB, the southwestern portion of the Employment Center, the Urban Center, the Community Center, Mesa del Sol Boulevard, the Central Park, Village Center 1, some residential areas, some land on the Escarpment, and a strip of commercial land near I-25. Not included are the rest of the Employment Center, three other planned Village Centers and lands held by UNM for future campuses. Like the Level A Plan, the Level B Plan has Technical Appendices. The Level B Technical Appendices, which are more specific than the Level A technical appendices, contain signage standards, a landscaping palette, a transportation update, modeling results, street naming, street sections, a stormwater/drainage plan and a utilities plan.

Level B Development Agreements-2006

The three development agreements associated with the Level B Plan address infrastructure and services in greater detail than the Level A Development Agreement. One Level B Development Agreement is with the City of Albuquerque and another is with the Albuquerque/Bernalillo County Water Utility Authority (WUA). The former identifies public incentives, including provisions for affordable housing and open space, and the latter specifies water supply for Mesa del Sol. There is also a Master Development Agreement for the TIDDs (tax increment development districts).

Like the Level A Plan, the Level B Plan could not be finalized until applicable Level B Development Agreements were finalized and fully executed. The Level B Plan (Project #1004075/06EPC-01444) received final sign-off in February 2008. The Level B Plan was amended in September 2008 (Project #1004075/08EPC-40047) to include a master plan for wireless telecommunication facilities (WTFs, commonly called “cell sites”), which the Plan had not previously addressed.

Level C Plans

After the Level B Plan was finalized, subsequent site development plans for building permit and site development plans for subdivision became officially known as “Level C Plans”, although the term Level C existed with the Planned Communities Criteria (PCC) document (1991). Level C Plans are reviewed by the Development Review Board (DRB) or the Planning Director (staff) with advice of the City Engineer (see p. 106). A variety of Level C plans, including site development plans and subdivisions that facilitated development of residential uses (such as the First Neighborhood) followed.

Related Historic Cases

In May 2006, the EPC heard two Mesa del Sol cases. The EPC recommended approval of a zone map amendment from SU-2 for Planned Communities (PC) to Planned Communities (PC) (Project #1004620/06EPC-00465), which Council adopted in October 2006 (Enactment O-2006-038).

In May 2006, the EPC approved a site development plan for building permit for a movie studio (Project #104818/06EPC-00466), which became known as ABQ Studios and contained approximately 28 acres at the southern end of the Employment Center. The EPC also approved site development plans for several other buildings in Mesa del Sol between 2005 and 2007, including the first building in November 2005 (Project #1004097).

The 2012 Amendments

In September 2012, the EPC approved text amendments to the Level B Plan (Project #1004075/12EPC-40048, see attachment) that consisted of revisions to the Plan’s boundaries, acreage changes in two land use categories, changes to single-family residential lot categories and setbacks, a revision to the setback along University Blvd. SE, and allowance of more covered parking spaces. The intent of the 2012 text amendments was generally to provide additional flexibility for development in the Level B Plan Area. Revisions to tables, maps, and the Level B Plan Technical Appendix were included.

III. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Zoning

Both the Level A Plan area (approximately 12,900 acres) and the Level B Plan area (approximately 3,200 acres within the Level A boundaries) are zoned PC, Planned Community. The purpose of the PC zone is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided those projects are consistent with the Comprehensive Plan, and include significant public benefits that would not otherwise be required of the applicant.

The PC zone [14-16-2-6(B)(7)] states that development on properties with PC zoning and a framework plan can be approved through a site plan pursuant to the applicability, procedures, and criteria in the IDO- the thresholds for Site Plan-EPC, Site Plan-DRB, and Site Plan-Administrative. The future site plans for the ABQ Studios expansion (north side and east side) meet the DRB thresholds and therefore will to the DRB for review.

Classification

The Level B Plan for Mesa del Sol is considered a Framework Plan under the IDO. A Framework Plan is defined as follows:

A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

Although the label Framework Plan is used, the document's name is not intended to change. The title, The Mesa del Sol Level B Community Master Plan, will remain. This name is used in development agreements and contracts pertaining to the Level B Plan area and needs to be consistent so that these related documents do not need revisions.

For purposes of situating the Level B Plan in the IDO structure, Framework Plan is the definition that most closely describes the Level B Plan and its contents. The term Master Development Plan, under the IDO, refers to a plan to achieve a coordinated private development such as a business park or industrial park. The term Master Plan refers to the Rank III plans in the City's planning system. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3).

Process

Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Mesa del Sol Level B Community Master Plan (the "Level B Plan") was approved by the EPC in January 2007 and remains valid.

Also pursuant to IDO 14-16-1-10(A)(1), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. While the existing development standards continue to apply, process is pursuant to the IDO. This is supported by two provisions:

- i) 14-16-6-4(Y): Amendment of Prior Approvals. If a proposed project exceeds the thresholds for Minor Amendments in 6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would decrease the amount of approved open space [6-4(Y)(2)(a)(3)], would decrease the number of through streets and connections [6-4(Y)(2)(a)(8)], and would change access or circulation patterns [6-4(Y)(2)(a)(9)].

Therefore, the request is a Major Amendment to a prior approval.

- ii) Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC approved the Level B Plan in January 2007. The EPC was the review and decision-making body, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). Therefore, the current request for a major amendment to the Level B Plan is required to be heard and decided by the EPC.

Development Standards

The Level B Plan contains Development Standards that apply to the six types of districts established: Employment Center, Highway Commercial, Urban Center, Community Center, Village Center, and Residential Villages. The smaller subject site is located in the Employment Center. Future site plans would be required to meet the Employment Center standards for development, site design, and building design (see Level B Plan p. 18-19).

Charter of the City of Albuquerque

The citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

ARTICLE I. INCORPORATION AND POWERS

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter.

ARTICLE IX. [ENVIRONMENTAL PROTECTION]

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while

generally maintaining an aesthetic urban environment. The request is generally consistent with applicable articles of the City Charter.

Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The Level B Plan is mostly designated as an Area of Change, but there are some Areas of Consistency (ex. the first neighborhood, some environmental features). The smaller subject site is in an Area of Change. Area of Change policies allow for a mix of development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation (Comprehensive Plan, p. 5-23).

Applicable Goals and policies are listed below, followed by Staff analysis in ***bold italic*** text.

* indicates a Goal or policy chosen by the applicant (see attachment).

Chapter 5: Land Use

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located in a designated Activity Center, the Mesa del Sol Employment Center. The request would facilitate development of a large use at the southern end of the Employment Center, abutting the main Community Center. Such uses are intended to locate in the Employment Center. However, the secure nature of this particular use would not allow connection to the Community center or activation of the streetscape along University Blvd. SE, a designated multi-modal corridor. The request is partially consistent with Goal 5.1- Centers & Corridors.

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

The request would facilitate the capture of regional growth, the expansion of a film studio use, in an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor. The request is generally consistent with Policy 5.1.1-Desired Growth.

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

The request would facilitate expansion of what is considered an industrial use, which is well-suited for location in a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable. The request is generally consistent with Policy 5.1.2- Development Areas.

*Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The subject site is located in a designated Employment Center. The request would facilitate expansion of the existing film studios, which would prioritize employment opportunities by creating additional jobs. Large employers such as this foster synergy among the primary business and supporting businesses, which can result in multiplier effects throughout the economy. The request is consistent with Policy 5.1.5- Employment Centers.

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

The request would contribute to job creation in Mesa del Sol, which could spur additional residential growth that would allow the opportunity to work, live, play, learn (and eventually shop) in the same community. However, many of those employed may not live locally and the secure nature of the use generally discourages its interaction with the surrounding community. The request is partially consistent with Goal 5.2-Complete Communities.

Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC. The request is consistent with Policy 5.2.2- Planned Communities.

*Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The intent of this Goal is to prioritize job growth west of the Rio Grande (not east), where the housing/jobs ratio is unbalanced because the amount of housing far outstrips the amount of employment historically and currently. Goal 5.4- Jobs-Housing Balance does not apply to the request.

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

The request would encourage and direct growth to a designated Area of Change, the Mesa del Sol Employment Center, where such industrial growth is expected and desired. Future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area. The request is generally 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.

The request would facilitate expansion of the film studios, which is considered a more intense development type, and direct it to a designated Employment Center located along a designated multi-modal corridor in an Area of Change. The request is generally consistent with Policy 5.6.2- Areas of Change.

Chapter 6: Transportation

*Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan transportation system was already planned; the technical appendices contain information about its envisioned operation. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The Employment Center is one of the Employment Districts (Highway Commercial is the other) in which employment is promoted above other uses. Though the request would generally support the planned character of existing and future Employment Center uses, the existing and future Community Center uses' character is to be highly-accessible via the transportation system. The removal of a connector roadway leading into the main Community Center would affect its character. Therefore, the request is partially consistent with Goal 6.1- Land Use/Transportation Integration.

*Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would facilitate expansion of the Studios use which, by its secure nature and large scale, is separate from other uses and would not generally encourage walking, biking, and transit in the area. The amendments would remove a connector roadway and frontage lanes that transit may have used, but would add a multi-use trail that could encourage walking and biking and enhance mobility. The request is partially consistent with Goal 6.2- Multi-Modal System.

*Goal 6.3- Safety: Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.

The transportation system for the Level B Plan area was already planned, and the technical appendices contain information about its envisioned operation. The request includes a TIS that recommends mitigation measures intended to provide safe access and mobility in the Studios area, but is not connected to the larger context of the Employment Center. Furthermore, since a site plan is not being considered, it is not possible to evaluate details at this time. The connection between the request and Goal 6.3 is insufficient, so Staff finds that it does not apply.

*Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

The request would remove some public roadways in the portion of the Employment Center intended to connect to the main Community Center. Though the request would support job creation and business development, it would impact the movement of people, goods, and services in an area where connectivity between the main Community Center and Employment Center uses was envisioned. The request is partially consistent with Goal 6.6- Economy/Transportation.

Chapter 7: Urban Design

*Goal 7.1- Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The Goal refers to designing development form and streetscapes, which were already designed with Level B Plan approval and are contained in that Plan and its technical appendices. Development

cannot be evaluated at this time because no site plan is proposed, although the development standards for the Employment Center would apply. The connection between the request and Goal 7.1 is insufficient, so Staff finds that it does not apply.

*Goal 7.2- Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request would facilitate expansion of the film studios use which, due to the need for security and privacy, is walled off and separated from other uses. The vacation of Connector 32/Hawking Dr. would result in less connectivity in and through the Employment Center, which is adjacent to the main Community Center- an urban context, and therefore would generally not promote pedestrian-oriented development or walkability. However, a multi-use trail is proposed to be added to the streetscape section for a portion of Mesa del Sol Blvd., which would mitigate decreased walkability around only the environment of the studios. Regarding design specifics, a site plan is not being considered at this time. The request is generally inconsistent with Goal 7.2- Pedestrian-Accessible Design.

*Goal 7.3- Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request does not include a site plan, so it is not possible to evaluate if future development facilitated by the request would include context-sensitive design of development and streetscapes. Though the request would reinforce the Studios' sense of place by meeting its need for security, the sense of place for the rest of the Employment Center could be affected over time- though again, this question is more related to evaluation of future site plans. Goal 7.3- Sense of Place/design does not apply.

*Policy 7.3.5- Development Quality: Encourage innovative and high quality design in all development.

This policy does not apply because a site plan is not under review with the request, so the extent to which future development includes innovative and high-quality design cannot be determined at this time.

Chapter 8: Economic Development

*Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would facilitate expansion of a use that would contribute to creating a place where business and talent will stay and thrive. The expanded film studios would create jobs and increase associated business opportunities. It would also attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive. The request is generally consistent with Goal 8.1-Placemaking.

Mesa Del Sol Level A Community Master Plan 2006 (the "Level A Plan")

Adopted in January 2006, the Level A Plan covers approximately 13,000 acres and emphasizes community building, mixed-use centers and multi-modal transportation. New urbanism is a common theme; job creation and sustainability are intended to play key roles in future development. As the highest ranked development plan for Mesa del Sol, the Level A Plan guides the Level B Plan and Level C Plans. The document is available online here:

https://www.cabq.gov/planning/documents/copy_of_mesadelsolplan.pdf

Level A Plan Community Building Principles

The Level A Plan has five principles of community building: economic development, district and neighborhood structure, ecological sustainability and restoration, diversity and balance, and human scale. These principles support the overarching goal in the PCC to address interrelated issues of land use and infrastructure coordination, air quality and traffic, transit-friendliness, housing diversity and fiscal impacts (p. 8).

The proposed text amendments to the Level B Plan relate to the applicable, Level A community building principles as follows:

1.2.1 Economic Development (p. 8)

“Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing film studios use, which would occupy more area of the Employment Center and increase its operations- creating jobs and helping to foster a viable economy. The request is generally consistent with the community building principle regarding economic development.

1.2.3 Ecological Sustainability, Conservation, and Restoration (p. 10)

“Sustainable development is a goal of Mesa del Sol, as well as Albuquerque’s Planned Growth Strategy and Planned Communities Criteria. Mesa del Sol will be developed over the next 35 to 50 years. Because of this long-term approach to growth, the planners and developers of Mesa del Sol will be able to fully incorporate the best practices in sustainable urban development”.

The request would reduce the size of the linear park corridor along Mesa del Sol Blvd., and south of the Level B Plan boundary by approximately 36 acres, which would become part of the Employment Center. Two DRIPS (distributed retention and infiltration ponds) are proposed for removal and reincorporation into the subject site. The linear parks and DRIPS are considered best practices in sustainable urban development and are part of Mesa del Sol’s sustainability toolkit. Generally, reducing their usage is not consistent with the community building principle regarding ecological sustainability, conservation, and restoration. Staff recommends conditions of approval regarding the amendments and that mitigation measures be incorporated during the review of future site plans for the studios areas.

Mesa Del Sol Level B Community Master Plan 2008, 2012 (the “Level B Plan”)

The Level B Plan continues the Community Building Principles of the Level A Plan and, consistent with its place in the PCC hierarchy of Plans, discusses these concepts in more detail and applied to a smaller area. Specifically, the Level B Plan provides diverse strategies for implementing the key sustainability principles outlined in the Level A Plan: economic viability, response to context and location, and resource efficiency (p. 4 of Level B Plan). The document is available online here:

<https://documents.cabq.gov/planning/adopted-longrange-plans/MesaDelSol-Plan-0912.pdf>

Consistent with the Level A Master Plan, sustainability is the core principle of the Level B Plan and is more than the sum of its parts: it means incorporating environmental, social, and economic well-being into the community. The following is Staff's analysis of the Level B Plan's strategies as they apply to the proposed amendments:

Economic Viability (p. 5)

(marketability, local economy, sustainability through diversity).

Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The request would facilitate expansion of the film studios use, which would create more jobs and is intended to have a multiplier effect throughout the local economy. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center. The request is consistent with the Economic Viability strategy.

Response to Context and Location (p. 6)

(open space, dark skies, air quality, global systems, heat island).

Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The expanded film studios area, facilitated by the request, would remove three streets and some open space/drainage corridors in order to provide the area desired. Since open space serves multiple functions- stormwater management, habitat, and recreation- these opportunities would no longer be available in the southernmost portion of the Employment Center (cloudlined area-see Table 1 and Table 2 of the application) which would impact the connection to natural context. Though mitigation measures, such as a multi-use pathway around the future, expanded site, would help, the loss of open space acreage and connectivity could impact the open space network intended. Therefore, the request is partially consistent with the Response to Context and Location Strategy. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned.

Resource Efficiency (p. 7)

(land use, transportation, water, stormwater, energy, environmentally preferable materials)

The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordinate the location and density of land uses.

The request would facilitate expansion of an existing use in the Employment Center, which is intended for large users. However, due to the need for security and space, connectivity related to transportation, stormwater, and energy would be impacted in this case. The amendments include some mitigation, though they cannot change the nature of the use. Review of future site plans would hopefully include consideration of the impact to infrastructure systems. Perhaps appropriate

site-specific mitigation measures can be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future. Therefore, at this stage, the request is partially consistent with the Resource Efficiency Strategy.

IV. SITE PLAN- MAJOR AMENDMENT

Site Plan-EPC Review & Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including Major Amendments to prior approvals, will be approved if it meets all of the following criteria:

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

As demonstrated by the policy analysis (see above), the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

- 6-6(J)(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 Level B Plan area does not have any NR-SU or PD zoning covering the property within its boundaries.

- 6-6(J)(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.

Future site plans will be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB will also review for compliance with applicable Development Standards in the Level B Plan.

- 6-6(J)(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 request includes reconfiguration of transportation, water, and utility networks to facilitate the Studios' expansion. The Development Review Board (DRB) will review specifics when future site plans (one for the north expansion and one for the east expansion) are submitted. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

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

The request would reconfigure the transportation, linear park, and utility networks on the expanded Studios site and nearby. Future site plans will be reviewed by the DRB, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval for the text amendments would help mitigate impacts to the surrounding area to the maximum extent practicable.

- 6-6(J)(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.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level B Plan for Mesa del Sol, which is a Framework Plan. Future site plans will be subject to applicable development standards in the Level B Plan.

- 6-6(J)(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.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

V. PROPOSED TEXT AMENDMENTS- SCOPE & ANALYSIS

Staff has prepared a table to summarize the proposed amendments to the Level B Plan and Technical Appendices. A synopsis is also found in the applicant's June 30, 2021 project letter (see attachment).

For details regarding each amendment, please refer to the applicant's spreadsheets- Table 1 (Proposed Amendments to the M de S Level B Plan) and Table 2 (Proposed Amendments to the M de S Level B Plan Technical Appendices) (see attachments). The spreadsheets indicate which maps and tables in the Level B plan need to be changed in response to the amendments. Because the text of the Level B Plan is quite broad and conceptual, it will not need to be modified.

Updated Language

The applicant proposes introductory language to establish a framework for Level B Plan amendments now and in the future. Since the last text amendments to the Level B Plan were in 2012, an explanation of the relationship between the Level B Plan and the Integrated Development Ordinance (IDO) could be helpful, provided it is clear and consistent with the IDO's requirements.

- Please refer to Section IV (p. X) of this report for a discussion of classification and process regarding the Level B Plan and the IDO.

Here is the proposed introductory language with Staff's recommended revisions in underline and ~~striketrough~~ format. The same language, with no mark-ups for easy reading, follows. Then there is a discussion of the revisions.

1. *Marked-up version (revisions shown)*

Mesa del Sol Level B Community Master Plan and ~~its Relationship~~ to the City's Integrated Development Ordinance (IDO)

The Level B Community Master Plan (the "Level B Plan") was approved by the Environmental Planning Commission (EPC) in January 2007. On May 18 17, 2018, the City Council adopted the Integrated Development Ordinance (IDO). Under this new ordinance, the Mesa del Sol Level B Master Plan became what the IDO refers to as a "Framework Plan", the a plan required for the creation of a Planned Community (PC) zone district. Framework Plan is the IDO definition that most closely describes the Level B Plan. This designation of a Framework Plan does not change the way the standards and procedures that were part of the adopted Level A and Leve B Master Plans. As the IDO states on page 6, Section 1-10(A)(2):

Pursuant to IDO Subsection 14-16-1-10(A), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X). Any use standards or development standard associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. As indicated in IDO Table 6-4-3, Framework Plans do not expire.

Notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 (Administration and Enforcement).

~~For former Special Use zones that were converted to the Planned Development (PD) or the Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan EPC or Framework Plan, respectively. any use standards or development standards associated with pre-IDO approvals or zoning designations establish the rights and limitations for the PD and PC zone districts.~~

These Prior approvals are linked to development agreements between the City and the master developer, as well as the establishment of the Tax Increment Development District (TIDD) for Mesa del Sol. Due to the contractual nature of these agreements and their reliance upon the adopted Mesa del Sol Level B Plan, it is critical that this document continues to be referred to by its original name, while recognizing that it is also a "Framework Plan" within the lexicon of the City's IDO.

Where the ~~Mesa del Sol~~ Level B Plan is silent on particular standards or where it refers ~~back~~ to City standards, then current IDO standards will apply. Otherwise, the development standards ~~and review processes and in~~ the ~~MdS~~ Level B Plan as approved will continues to ~~be the regulating document for regulate development of~~ parcels ~~that fall~~ within ~~the~~ Level B Plan boundaries.

2. Marked-up version (revisions incorporated for ease of reading)

Mesa del Sol Level B Community Master Plan and the City's Integrated Development Ordinance
(IDO)

The Level B Community Master Plan (the "Level B Plan") was approved by the Environmental Planning Commission (EPC) in January 2007. On May 17, 2018, the City Council adopted the Integrated Development Ordinance (IDO). Under this new ordinance, the Level B Plan became what the IDO refers to as a "Framework Plan", a plan required for the creation of a Planned Community (PC) zone district. Framework Plan is the IDO definition that most closely describes the Level B Plan.

Pursuant to IDO Subsection 14-16-1-10(A), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X). Any use standards or development standard associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. As indicated in IDO Table 6-4-3, Framework Plans do not expire.

Notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 (Administration and Enforcement).

Prior approvals are linked to development agreements between the City and the master developer, as well as the establishment of the Tax Increment Development District (TIDD) for Mesa del Sol. Due to the contractual nature of these agreements and their reliance upon the adopted Mesa del Sol Level B Plan, it is critical that this document continues to be referred to by its original name, while recognizing that it is also a "Framework Plan" within the lexicon of the City's IDO.

Where the Level B Plan is silent on particular standards or where it refers to City standards, then current IDO standards will apply. Otherwise, the development standards in the Level B Plan will continue to regulate development of parcels within Level B Plan boundaries.

Analysis of Updated Language

It is important to clarify that the definition of Framework Plan is the most fitting descriptor for the Level B Plan in the IDO. The Level B Plan cannot be called a master plan in the IDO framework because it is not zoned NR-BP, which is required for master plans.

The retention of the document's original name (The Level B Community Master Plan) is important for legal agreements and it can remain. The document's title does not affect or change the existing development standards for the various land use districts. Nor does it affect the application of planning processes established by the IDO pursuant to Subsection 14-16-1-10-(A).

While the existing development standards will continue to apply, process is pursuant to the IDO. This is supported by IDO 14-16-6-4(Y): Amendment of Prior Approvals, which establishes a process (which is being used with this request) for review of Major and Minor Amendments. Major Amendments return to the original approving body for review. Minor Amendments which meet the criteria for Minor Amendment established in IDO 14-16-6-4(Y)(2), are reviewed administratively by Staff.

Pursuant to IDO 14-16-1-10(A), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures of the IDO. This applies to all development in the City, including development in Mesa del Sol.

Table of Proposed Amendments: Each is described in brief, by category, on the following page.

Category	Change	Description
Language	Language for the 2021 edits	Revision date should be August 2021, and refer to “within a southern <u>portion</u> of the Employment Center, <u>as shown</u> ”.
Land Use	Employment Center acreage	626 acres currently, 662 acres proposed (+36 ac)
	Linear Open Space acreage	173 currently, 137 proposed (-36 ac)
	Development Phasing	Consolidate phasing to reflect smaller subject site’s development
Transportation Network	Hawking Dr. SE/Connector 32	Vacation from Stryker Rd. SE to Eastman Crossing SE
	Dickson Rd. SE	Vacation (road extends west from Mesa del Sol Blvd. into studios site)
	Eastman Crossing	Vacation west of Watson Dr. SE
Roadway Section	Redesign of Mesa del Sol Blvd. SE	Replaces 11’ driving lane, 6’ bike lane, 10’ buffer, and 5’ sidewalk with 8’ bike path, 8’ landscape, 15’ multi-use trail. Widens medians from 10’ to 12’. Replaces 15’ driving/bike lane, 10’ buffer, 5’ sidewalk with 8’ bike lane, 8’ landscape, and 8’ sidewalk
Open Space/ Drainage Corridors	Open space corridors also serving as DRIP (distributed retention and infiltration pond)	The NW open space/DRIP in the Employment Center would stop at Eastman Crossing. Reconfiguration of another DRIP internal to smaller subject site to flow outward and discharge onto Eastman Crossing.
Linear Parks & Open Space	Linear park along Mesa del Sol Blvd. SE and square park just south of Eastman Crossing SE	Reduction in size (-36 acres). Narrowing linear park along Mesa del Sol Blvd. and removing square open space/park south of Eastman Crossing, open space near couplet to remain, removal of drainage/open space corridors (2) between University Blvd. SE and Connector 32/Hawking Dr. SE.
Water System	Water line infrastructure reconfiguration, possible change to water tank envisioned	Removal of 20” water line along Connector 32/Hawking Dr. SE, water lines along Eastman Crossing and University Blvd. SE from 10” to 12”
Sewer System	Sewer system reconfiguration and re-routing	Removal of sewer line from Dickson Rd. SE, extend sewer line eastward along Crick Crossing, remove sewer line along Eastman Crossing
Electric System	Re-routing of transmission lines	Removal of Substation 2 near Crick Crossing, removal of transmission line along Crick Crossing, add transmission line in location of Connector 32/Hawking Dr. SE

Synopsis & Discussion

Revision Area Language & Land Use

Staff suggests that the revision date on all of the updated graphics and maps be listed as August 2021, and that the area be referred to as “within a southern portion of the Employment Center, as shown”. This is a bit more precise than the language proposed.

Table 1-1 Development Program, the master land use table, is proposed to change. 36 acres from Linear Open Space would move to the Employment Center district: Linear open space would decrease from 173 acres to 137 acres, and Employment Center acreage would increase from 626 acres to 662 acres. The figures for area totals would remain the same, so there would be no net difference to the table.

Mesa del Sol has two Employment Districts- the Employment Center, which the smaller subject site is a part of, and the Highway Commercial District, adjacent to I-25 and undeveloped. Reallocating 36 acres into the Employment Center has little effect in the larger framework, though there are some localized effects when it comes to transportation, open space/drainage, and utilities.

Transportation Network, TIS, & Roadway Section

The amendments propose the removal of three roadway segments: Connector 32/Hawking Dr. (south of Eastman Crossing); Eastman Crossing (between Watson Dr. and Hawking Dr.), and Dickson Rd. (which only runs west of Mesa del Sol Blvd. SE). On the maps (see Table 2 of the application), these roadway segments are shown as extending into the area that the expanded Studios would occupy. The applicant will pursue a vacation of these roadway segments at the DRB.

The elimination of Connector 32/Hawking Dr. (a minor arterial) would affect transportation connectivity leading into the main Community Center of Mesa del Sol, which would affect the grid serving the remainder of the Employment Center, which is starting to develop. Without the north to south connection, the grid of roadways to support circulation in the Community Center becomes less useful; the two collector roadways forming a point at the southern end of the future Studios site would not go anywhere. Traffic would be diverted onto University Blvd. SE to the west (which fronts the First Neighborhood residential uses) and onto the future Mesa del Sol Blvd. to the east. Until Mesa del Sol Blvd. is constructed and functioning, University Blvd. SE would be used more.

The applicant included the Traffic Impact Study (TIS) for the Albuquerque Studios Master Plan Development (the “Studios TIS”), which is specific to the planned expansion (see attachment). Square footages for Phase I and Phase II were the basis for the modeling. The TIS makes site-specific recommendations regarding access and driveways, and streets and intersections. Mitigation measures such as improvements to University Blvd. SE, construction of portions of Eastman Crossing and Mesa del Sol Blvd., and future widening of Watson Dr. are recommended.

Staff has requested clarification regarding the TIS’s relationship to the original TIS for the Level B Plan area. Because the Studios TIS uses 575,000 less square feet than was modeled with the Level B Plan, it concludes that there would be no adverse effects to the overall transportation system in the long-term. The TIS will be discussed further when future site plans for the Phase I (north) and Phase II (east) expansions are reviewed by the DRB.

The applicant proposes to modify the cross-section for a portion of Mesa del Sol Blvd. SE. From the description, Staff cannot tell exactly where the modification is proposed and suggests that a small graphic be added to clarify.

In sum, a new multi-use trail, 15 feet wide, would replace the sidewalk and unspecified buffer shown in the current cross-section. The three driving lanes proposed on the western side would become two driving lanes. The 12-foot width would be retained. Also, the bike lane would be 2 feet wider and the landscape strip 2 feet narrower. Medians would also narrow by 2 feet (see attachment- Technical Appendix revisions).

Open Space/Drainage Corridors and Linear Parks & Open Space

Part of Mesa del Sol's sustainability approach is to treat stormwater as an amenity. The general concept for stormwater management is distributive retention and infiltration ponding (DRIP) for the mesa top area, which includes the Employment Center (p. 75 Level B Plan). The open space/drainage corridors form a grid on each block and serve to retain drainage generated from Employment Center uses. A DRIP system runs north-south between University Blvd. SE and Watson Drive; the request proposes that it ends at Eastman Crossing. Part of a DRIP system running north-south near Molina Dr. would be internal to the expanded Studios area and is proposed for removal. The two DRIP corridors would have intersected with a third DRIP corridor.

Stormwater is shown being redirected northward from approximately the middle of the expansion area toward a retention pond (not proposed to change). Staff recommends, in order to maintain consistency with Mesa del Sol's vision of sustainability, a DRIP system is incorporated into the future site plan for the Studios expansion.

An open space /linear park corridor is shown along Mesa del Sol Blvd. SE. It starts at the northeastern end of the Employment Center (in the Level A Plan area) and runs SW toward the main Community Center, to which it connects. This Linear Park Corridor was designed to capture views toward Sandia Crest and to accommodate non-vehicular movement (see Figure 2-2 in the Level B Plan).

The request proposes to remove the open space/linear park segment south of the Level B Plan boundary (just south of Eastman Crossing). The square park just south of Eastman Crossing SE would also be removed, for a loss of 36 acres of open space that would become part of the Employment Center classification. This portion of Mesa del Sol Blvd. would be much more narrow and look similar to University Blvd. SE. Staff suggests exploring ways to accommodate more of the open space/linear park back into this portion of Mesa del Sol Blvd. in order to provide connectivity and the open spaces and drainage areas that contribute to making Mesa del Sol a sustainable place.

Infrastructure Systems (water, sewer, electrical)

The amendments include re-routing of the water system, sewer system, and electric transmission system. The 20' water line along Connector 32/Hawking Dr. SE would be removed. Water lines along Eastman Crossing and University Blvd. SE from would be reduced from 10" to 12". A water line is shown along Mesa del Sol Blvd. where the larger linear park corridor was (Figure 5-1), which could mean that DRIP is not planned for the location anymore.

A sewer line would no longer run along Eastman Crossing, but would be placed along Crick Crossing. Electric Substation 2 and associated transmission lines near Crick Crossing would be removed and a line added along Connector 32/Hawking Dr. SE.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The agency comments received pertain mostly to transportation. Transportation Development Services does not have an objection to the proposed vacation of roadways, and notes that official TIS approval is required prior to submittal to the Development Review Board (DRB). All public infrastructure improvements will be placed on an infrastructure list, including transit infrastructure. Coordination with the Transit Department will be needed.

The Parks and Recreation Department is concerned about the reduction of 36 acres of open space/linear park and wants to explore mitigation options. In the context of the amendments, these can include, but would not be limited to, modifying the Mesa del Sol Blvd. cross-section to ensure that the distance between the future wall and curb is at least 30 feet and that the landscape buffer is increased in order to provide more public amenity to compensate for what would be removed. The PRD notes that most multi-use trails are 10 feet and that's still plenty wide, so the proposed 15 foot wide multi-use trail can be narrower. It would also be aesthetic if the trail be allowed to serpentine, rather than be totally straight. Irrigated street trees are much desired in the landscaping buffer.

To recognize that parks, trails, and greenway connections are being reduced for security of the studio area, landscape area should be replaced along the edges of the studio with a sufficient amount of additional buffer landscaping maintained by the property owner between the right-of-way and the outside of the development wall. Such details shall be determined at the DRB.

Comments from Bernalillo County public works note that the TIS for the request does not include an update to the Level B Plan, but rather is a justification for the roadways proposed to be vacated. Notably, in 2016 NMDOT completed the South I-25 Corridor Study that includes an interchange at Bobby Foster and I-25. This is a significant change to the Mesa del Sol transportation system. The TIS should acknowledge these changed conditions.

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) and PNM provided comments, but are continuing to review the request. The ABCWUA is reviewing the Stantec report regarding updates to the Mesa del Sol water and sewer systems. The request does not show the features in the Stantec report; ABCWUA will request additional information at DRB. PNM states that its detailed comments are forthcoming, pending continued coordination with the Applicant to accommodate this large and far-reaching amendment.

PNM provided updated comments (see attachment), which include modifications to Figure 5C-1 of the Technical Appendix (see attachment- Table 2), and associated revisions to the text of the Level B Plan. The term "transmission line" is used and the single-circuit and double-circuit description of transmission lines is removed. Two transmission lines, instead of one as shown in the applicant's original figure, would connect to Substation #1 inside of the Studios expanded area.

Neighborhood/Public

Notification requirements are found in IDO Table 6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required (see attachments).

A pre-submittal neighborhood meeting was held on June 21, 2021 regarding the Level B Plan amendments and other changes needed to accommodate the studios expansion project (see attachment). Associated requests are a variance for perimeter wall height (which goes to the ZHE) and site plans (one for the north expansion and another for the east expansion) that will be submitted to the DRB.

Though no opposition was expressed, neighbors had questions and concerns that focused on traffic and circulation issues, including potential cut-through in the neighborhood, modification of University Blvd. SE at the new gate location, and Eastman Ave. as a private street. Staff has not received any additional comments as of this writing.

Staff was contacted by a representative of Isleta Pueblo's Environment Department. She wanted to know more about the proposed text amendments. Staff sent her the spreadsheets detailing the amendments to the Level B Plan and the Technical Appendices. As of this writing, Staff has not received any additional comments.

VII. CONCLUSION

This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the "Level B Plan") and the associated Level B Technical Appendices, which cover approximately 3,200 acres. The proposed amendments would facilitate expansion of the existing ABQ Studios by modifying the transportation/roadway network, the open space-linear park/drainage system, and the utility network in this 170-acre southern portion (the "subject site") of the Employment Center, which contains approximately 626 acres.

The Level B Plan area is zoned PC (Planned Community), which allows a wide variety of manufacturing, industrial, commercial, office, and residential uses. A movie/film studios is considered an industrial use.

The subject site is in a designated Employment Center and along a designated Major Transit Corridor (University Blvd. SE). Staff finds that the request is generally consistent with applicable Goals and policies in the Comprehensive Plan and meets the IDO criteria for Site Plan-EPC/Major Amendment. The Level A Community Master Plan, the Level B Community Master Plan also apply.

A pre-submittal neighborhood meeting was held on June 21, 2021. Though no opposition was expressed, neighbors were concerned about traffic and circulation. As of this writing, Staff has not received any comments.

Staff recommends approval subject to conditions needed to improve consistency with the Level A and Level B plans, to provide clarity going forward, and to ensure internal consistency.

FINDINGS –PR-2021-005684, August 19, 2021-Text Amendments to the Mesa del Sol Level B Community Master Plan

1. The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan area (the larger “subject area”) encompasses approximately 3,200 acres situated in the southern portion of the City, south of the Albuquerque International Sunport and located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base.
2. Text amendments are proposed for an approximately 170-acre southern portion (the smaller “subject site”) of the Employment Center in the Level B Plan area, which contains approximately 626 acres. The proposed amendments, which would facilitate re-development and expansion of the existing ABQ Studios site, would modify the transportation/roadway network, the linear park/open space/drainage system, and utility networks in this smaller area.
3. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the “Level A Plan”). All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
4. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
5. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in 2007 and remains valid and framework plans do not expire (See IDO Table 6-4-3).
6. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards in the Level B Plan continue to apply, process is pursuant to the IDO.
7. The request constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would decrease the amount of approved open space [14-16-6-4(Y)(2)(a)(3)], decrease the number of through streets and connections [14-16-6-4(Y)(2)(a)(8)], and change access or circulation patterns [6-4(Y)(2)(a)(9)]. Therefore, the request is a Major Amendment.

8. The Environmental Planning Commission (EPC) is the final approval body for the request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended. The EPC was the original approving body for the Level B Plan. Consistent with the Planned Communities Criteria (PCC), council approval was not required for the Level B Plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC), the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and technical appendices, the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and technical appendices, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).
11. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding City Development Areas from Chapter 5- Land Use:
 - A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to a designated Area of Change, the Mesa del Sol Employment Center, where such industrial growth is expected and desired. Future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.
 - B. 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 facilitate expansion of the film studios, which is considered a more intense development type, and direct it to a designated Employment Center located along a designated multi-modal corridor in an Area of Change.
12. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Centers and Corridors from Chapter 5- Land Use:
 - A. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The subject site is located in a designated Employment Center. The request would facilitate expansion of the existing film studios, which would prioritize employment opportunities by creating additional jobs. Large employers such as this foster synergy among the primary

business and supporting businesses, which can result in multiplier effects throughout the economy.

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

The request would facilitate the capture of regional growth, the expansion of a film studio use, in an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor.

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

The request would facilitate expansion of what is considered an industrial use, which is well-suited for location in a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

- D. Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

13. The request is partially consistent with the following, applicable Goals from Chapter 6-Transportation:

- A. Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan transportation system was already planned; the technical appendices contain information about its envisioned operation. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The Employment Center is one of the Employment Districts (Highway Commercial is the other) in which employment is promoted above other uses. Though the request would generally support the planned character of existing and future Employment Center uses, the existing and future Community Center uses' character is to be highly-accessible via the transportation system. The removal of a connector roadway leading into the main Community Center would affect its character.

- B. Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would facilitate expansion of the Studios use which, by its secure nature and large scale, is separate from other uses and would not generally encourage walking, biking, and transit in the area. The amendments would remove a connector roadway and frontage lanes that transit

may have used, but would add a multi-use trail that could encourage walking and biking and enhance mobility.

- C. Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

The request would remove some public roadways in the portion of the Employment Center intended to connect to the main Community Center. Though the request would support job creation and business development, it would impact the movement of people, goods, and services in an area where connectivity between the main Community Center and Employment Center uses was envisioned.

14. The request is generally consistent with the following Goal from Chapter 8- Economic Development, Goal 8.1- Placemaking, as follows:

The request would facilitate expansion of a use that would contribute to creating a place where business and talent will stay and thrive. The expanded film studios would create jobs and increase associated business opportunities. It would also attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

15. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8). “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing film studios use, which would occupy more area of the Employment Center and increase its operations- creating jobs and helping to foster a viable economy.

16. Without conditions of approval, the request is generally inconsistent with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan, as follows:

1.2.3 Ecological Sustainability, Conservation, and Restoration (p. 10): “Sustainable development is a goal of Mesa del Sol, as well as Albuquerque’s Planned Growth Strategy and Planned Communities Criteria. Mesa del Sol will be developed over the next 35 to 50 years. Because of this long-term approach to growth, the planners and developers of Mesa del Sol will be able to fully incorporate the best practices in sustainable urban development”.

The request would reduce the size of the linear park corridor along Mesa del Sol Blvd., and south of the Level B Plan boundary, by approximately 36 acres, which would become part of the Employment Center. Two DRIPS (distributed retention and infiltration ponds) are proposed for

removal. The linear parks and DRIPS are considered best practices in sustainable urban development and are part of Mesa del Sol's sustainability toolkit. Generally, reducing their usage is inconsistent with the community building principle regarding ecological sustainability, conservation, and restoration.

17. The request is generally consistent with the economic viability implementation strategy in the Level B Plan, as follows:

Economic Viability: Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The request would facilitate expansion of the film studios use, which would create more jobs and is intended to have a multiplier effect throughout the local economy. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

18. The request is partially consistent with the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency, as follows:

- A. **Response to Context and Location:** Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The expanded Studios area, facilitated by the request, would remove three streets and some open space/drainage corridors in order to provide the area desired. Since open space serves multiple functions- stormwater management, habitat, and recreation- these opportunities would no longer be available in the southernmost portion of the Employment Center (cloudlined area-see Table 1 and Table 2 of the application) which would impact the connection to natural context. Though mitigation measures, such as a multi-use a pathway around the future, expanded site, would help, the loss of open space acreage and connectivity could impact the open space network intended. Therefore, the request is partially consistent with the Response to Context and Location Strategy. When future site plans are reviewed, open space provision and connectivity should be discussed to determine what additional measures can be taken to help ensure this strategy can be carried out in the manner envisioned.

- B. **Resource Efficiency:** The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses.

The request would facilitate expansion of an existing use in the Employment Center, which is intended for large users. However, due to the need for security and privacy, connectivity related to transportation, stormwater, and energy would be impacted in this case. The amendments include some mitigation. However, review of future site plans should include consideration of

impacts to these infrastructure systems. Appropriate site-specific mitigation measures could be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

19. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO 14-16-6-6(J)(3):

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

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to strengthen consistency to the greatest degree possible.

B. 6-6(J)(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 Level B Plan area does not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(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.

Future site plans will be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB will also review for compliance with applicable Development Standards in the Level B Plan.

D. 6-6(J)(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 request includes reconfiguration of transportation, open space/drainage, water, and utility networks to facilitate the Studios' expansion. The DRB will review specifics when future site plans (one for the north expansion and one for the east expansion) are submitted. At that time, adequate infrastructure capacity to serve the proposed development will be required and ensured.

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

The request would reconfigure the transportation, linear park/open space/drainage, and utility networks on the expanded Studios site and nearby. Future site plans will be reviewed by the DRB, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(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.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level B Plan for Mesa del Sol, which is a Framework Plan. Future site plans will be subject to applicable development standards in the Level B Plan.

- G. 6-6(J)(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.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

20. Conditions of approval are needed to improve consistency with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan and the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency. The conditions would also help provide clarity as the project moves forward.
21. The Level B Plan's name, The Mesa del Sol Level B Community Master Plan, will not change. This name is used in development agreements and contracts pertaining to the Level B Plan area and needs to be used consistently so revisions to these documents do not become necessary.
22. The Parks and Recreation Department (PRD) comments note that the request will alter open space and recreation connections originally intended by the Level B Plan. The PRD supports a continuous active transportation network and re-routing of a landscaped multi-purpose trail / pedestrian / bicycle route / greenway around and along the sides of the future project area to connect the residential portion of Mesa del Sol.
23. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
24. A pre-submittal neighborhood meeting was held on June 21, 2021 regarding the Level B Plan amendments and associated changes needed to accommodate the studios expansion project. Though no opposition was expressed, neighbors had concerns about traffic and circulation issues, including potential cut-through in the neighborhood, modification of University Blvd. SE at the new gate location, and Eastman Ave. as a private street.

25. Staff was contacted by a representative of Isleta Pueblo who wanted more information about the request. Staff sent her the spreadsheets detailing the amendments to the Level B Plan and the Technical Appendices. As of this writing, Staff has not received any additional comments.

RECOMMENDATION - PR-2021-005684, August 19, 2021

APPROVAL of PR-2021-005684/SI-2021-00975, Text Amendments to the Mesa del Sol Level B Community Master Plan for the Level B Plan area, approximately 3,200 acres, known as Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC (Planned Community), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL- PR-2021-005684, August 19, 2021

1. The Environmental Planning Commission (EPC) delegates final sign-off authority to the Development Review Board (DRB) to ensure that all technical issues are resolved. The DRB is also responsible for ensuring that the EPC's Conditions of Approval are satisfied and that other applicable City requirements are met.
2. A letter shall accompany the submittal, specifying all revisions that have been made since the EPC hearing, including modifications to meet each of the EPC conditions. Unauthorized changes, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the amendments for filing at the Planning Department.
4. The new introductory language to explain the relationship between the Level B Plan and the IDO shall read as follows to ensure consistency with IDO requirements:

Mesa del Sol Level B Community Master Plan and the City's Integrated Development Ordinance (IDO)

The Level B Community Master Plan (the "Level B Plan") was approved by the Environmental Planning Commission (EPC) in January 2007. On May 17, 2018, the City Council adopted the Integrated Development Ordinance (IDO). Under this new ordinance, the Level B Plan became what the IDO refers to as a "Framework Plan", a plan required for the creation of a Planned Community (PC) zone district. Framework Plan is the IDO definition that most closely describes the Level B Plan.

Pursuant to IDO Subsection 14-16-1-10(A), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X). Any use standards or development standard associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. As indicated in IDO Table 6-4-3, Framework Plans do not expire.

Notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 (Administration and Enforcement).

Prior approvals are linked to development agreements between the City and the master developer, as well as the establishment of the Tax Increment Development District (TIDD) for Mesa del Sol. Due to the contractual nature of these agreements and their reliance upon the adopted Mesa del Sol Level B Plan, it is critical that this document continues to be referred to by its original name, while recognizing that it is also a "Framework Plan" within the lexicon of the City's IDO.

Where the Level B Plan is silent on particular standards or where it refers to City standards, then current IDO standards will apply. Otherwise, the development standards in the Level B Plan will continue to regulate development of parcels within Level B Plan boundaries.

5. Label for Revisions:

A. The revision date on all of the updated graphics and maps shall be listed as August 2021.

B. The language regarding modifications shall read as follows: "within a southern portion of the Employment Center, as shown".

6. Acreage Totals: the figure for Total Area shall be updated to reflect the reallocation of 36 acres from Linear Open Space to Employment Center.

7. Level B Plan Maps (Table 1):

A. Figure 2-3: Reference shall be changed to p. 42 and the proposed change map "pending" shall be provided.

B. Figure 3-1: The grid of local roads (orange) shall continue to be shown in the background.

8. Technical Appendix Maps (Table 2):

- A. Figure 2-B1: Language shall be clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr. The reference to Crick Crossing shall be removed since no changes are shown.
- B. Figure 3F-4: A small map shall be added to clearly indicate the location of the revised cross-section along Mesa del Sol Blvd.
- C. Figure 5A-2: The same figure shall be used for the existing and proposed maps.
- D. Figure 5A-5: The differences between the existing and proposed maps shall be shown and clarified.

9. Mesa del Sol Blvd. Cross-Section:

- A. Figure 3F-5, Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary, shall be updated to clarify it and incorporate conditions.
- B. A narrative explanation shall be added to p. 24 of the Technical Appendices to address the changed roadway section going to the Level B Plan boundary.
- C. The revised cross-section shall be labeled (see Figure 3F-4).
- D. The location of any walls relative to the cross-section shall be specified.

10. Traffic Impact Study (TIS):

A narrative explanation shall be added to p. 25 of the Technical Appendix to describe the 2021 TIS, its purpose, and its conclusion(s).

11. Conditions from the Parks and Recreation Department:

- A. Regarding the modified Mesa del Sol Blvd. cross section, the distance between the future wall and curb shall be at least 30 feet.
- B. The landscaping buffer on the cross-section shall be at least 10 feet wide.
- C. The width of the multi-use trail shall be 13 feet (instead of 15 feet) in order to accommodate additional landscaping, including street trees.
- D. A note shall be added to the cross-section to indicate that the multi-use trail can be serpentine.

12. Conditions from PNM:

- A. Page 86, Section 5.3:
Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by

minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

- B. Page 89, Section 5.3.1, *Transmission System and Distribution System: Transmission System*. A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:
- i) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
 - ii) The design and construction of the first substation; and
 - iii) PNM is ~~evaluating the construction timing of~~ designing and constructing a new switching substation that will be constructed north of Mesa del Sol.
- C. PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route..... These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.
- D. The first Substation, shown in Figure 5-5, "Transmission Line Routing," will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM's dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.
- E. Distribution System
- The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations... A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, "Utility Corridor Street Sections." All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

F. Figure 5-5 and Figure 5C-1:

- i. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions “Double Circuit Overhead Transmission Line” and “Single Circuit Overhead Transmission Line” into one symbol (blue line) described as “Overhead Transmission Line” and adjust line on map.
 - ii. Retain “SUBSTATION #2”
 - iii. Legend: Change description for green line to “Existing Transmission Lines.”
 - iv. Retain transmission line corridor from SUBSTATION #2 to EMPLOYMENT CENTER SUBSTATION.
 - v. Show transmission lines coming into and out of SUBSTATION #1 as parallel and closer together.
 - vi. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.
-

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

Mesa Del Sol NA, James Thompson, jamesrthompson8@gmail.com

Mesa Del Sol NA, Joy Ziener, independencedayjoy@gmail.com

District 6 Coalition of Neighborhood Associations, Mandy Warr mandy@theremedydayspa.com

District 6 Coalition of Neighborhood Associations, Patricia Willson info@willsonstudio.com

David Campbell, Mesa Del Sol Investments LLC, dcampbell@mesadelsolnm.com

Will Gleason, Dekker/Perich/Sabatini, WillG@dpsdesign.org

Legal, kmorrow@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development Services

SI-2021-00975—Site Improvement Plan, Amendment to Site Plan

- The Transportation Department has no objection to the vacation of roadways as presented within this submittal. Sufficient justification has been provided within the Traffic Study to proceed with recommendation for vacation.
- Official Traffic Impact Study approval is required prior to DRB. All public infrastructure improvements recommended as part of the study shall be placed onto an infrastructure list, including sidewalk and bikeway infrastructure along the frontage of the site.
- Road cross-sections for all public road infrastructure shall be provided at DRB, following the Master Plan requirements. Turn-around requirements must be implemented.
- Include Transit infrastructure for the proposed bus route per the Masterplan. Coordinate with COA Transit Department prior to determination of infrastructure.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Engineering Division

No Comments

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

The proposed Level B Amendment will re-align roadways and drainage corridors out of the Netflix campus area. Linear Park Corridors will decrease from 165 to 137 acres (28 acres). The Parks and Recreation Department notes that other recreational amenities are planned for the area such as the publicly developed Bernalillo County Community Recreation Complex across Bobby Foster Road as well as the privately developed Mesa del Sol residential area linear park/drainage system to the

south. Recreation connections originally intended by the Level B Master Plan will be altered by this amendment, therefore a continuous active transportation network should be supported. The Parks and Recreation Department encourages the re-routing of a landscaped multi-purpose trail / pedestrian / bicycle route / greenway around and along the sides of the project area to connect the residential portion of Mesa del Sol to the south toward the larger region. The amended page 59 appears to illustrate this re-routing; and we encourage this added to the text where possible. Right-of-way should be designed to accommodate a landscaped multi-purpose trail.

To recognize that parks, trails, and greenway connections are being reduced for security of the studio area, landscape area should be replaced along the edges of the studio with a sufficient amount of additional buffer landscaping maintained by the property owner between the right-of-way and the outside of the development wall. Such details shall be determined at the DRB.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

A site plan to scale approved for access by the Solid Waste Department will be required. Details for the trash enclosures will have to be provided throughout the 3 phase project.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Reviewed, no comment.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS

Bernalillo County Public Works has reviewed the traffic impact study for Albuquerque Studios Master Plan. Below are comments related to the Level B Mesa del Sol Master Plan from these comments:

1. **Relationship to Mesa del Sol Amendment B** – I was under the impression that the TIS would include an update to the MDS Level B Plan. Instead it appears to provide justification that the vacation reasonably conforms to the Level B Transportation Plan and the land use square feet conform to the Level B Plan. It would be very helpful to include a section describing the purpose of the TIS in relation to the Level Transportation B Plan.
2. **Mesa del Sol Amendment B** - Mesa del Sol Amendment B was adopted in 2006. At the time of adoption, an interchange was not planned at Bobby Foster and I-25. In 2016, NMDOT completed the South I-25 Corridor Study that includes and interchange at Bobby Foster and I-25. This is a significant change to the transportation system within Mesa del Sol. TIS provides a comparison to

show conformity of the proposed land use with the Level B Transportation Plan. The Level B Transportation Plan is out of date due to the length of time that has passed, and due to plans that call for an interchange at Bobby Foster. At a minimum, TIS needs to acknowledge the conditions under which the Level B plan was adopted and how the conditions have changed.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- a. A June 2021 report prepared by Stantec provided an update to the water and sewer plan for this area. This report is under review by the ABCWUA. The proposed Level B plan makes changes to the water and sewer maps without showing the features proposed in Stantec's latest report. The Level B proposal should be revised to reflect the Stantec report. Additional documentation is required prior to ABCWUA approving the changes to the layouts depicted in the proposed Level B maps.
 - i. The revised water plan does not depict the 36-inch transmission main between proposed reservoirs. It is not clear if other items are not updated, such as the current understanding of necessary reservoirs. This map should be updated to reflect the latest from the Stantec report.
 - ii. The proposed Level B sewer plan reroutes additional sewer flows north to the University Interceptor. This has not been submitted to the ABCWUA for review. A basin analysis, flow calculations, and any other supporting documentation are required prior to ABCWUA approval of such a change.
 - iii. The absorption maps depict phased installation of the water and sewer system. These maps need to be updated to reflect the changes to the build-out system. Updates to reflect the current proposed phases are also needed.
- b. For information only:
 - i. An availability statement request has been made for the Netflix studios expansion, the statement number is 210743. You can follow the status of the statement under the following link: <https://availability.abcwua.org/>

ALBUQUERQUE PUBLIC SCHOOLS

Project #2021-005684

- a. EPC Description: SI-2021-00975 – Site Improvement.
- b. Site Information: Mesa Del Sol.
- c. Site Location: University SE, between Eastman Crossing and Mesa Del Sol Blvd.
- d. Request Description: Amendment to Mesa Del Sol Level B Site Plan to expand development by 170 acres to the north and east of the existing site.
- e. Case Comments: Planned development at Mesa Del Sol includes residential dwellings to house school-age populations and schools. **Existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824.** Development at this location will impact Bandelier Elementary School, Jefferson Middle School, and Albuquerque High School. At present, Bandelier Elementary School has enrollment above capacity and Jefferson Middle School and Albuquerque High School have enrollments approaching capacity. Development will be a strain on all three of these schools.

Current School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Bandelier Elementary School	525	524	-1
Jefferson Middle School	793	900	107
Albuquerque High School	1,788	1,950	162

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

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

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

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Comments are forthcoming, pending continued coordination with the Applicant to accommodate this large and far-reaching Framework Plan amendment. Update: PNM collaborated with the applicant regarding its updated comments, which include modifications to transmission lines in Figure 5C-1 and in the text of the Level B Plan.

Page 86, Section 5.3:

- Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

- Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

Page 89, Section 5.3.1, Transmission System and Distribution System: Transmission System

A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

- a) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
- b) The design and construction of the first substation; and
- c) PNM is ~~evaluating the construction timing of~~ designing and constructing a new switching substation that will be constructed north of Mesa del Sol.

PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route through the entrance to the Mesa del Sol development. Underground duct banks, for the possible routing of transmission lines, are typically 10 feet wide and 5 feet deep and contain thermal-concrete encased conduits with a thermal backfill to aid in heat dissipation, and may contain splice boxes where required. These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.

The first Substation, shown in Figure 5-5, “Transmission Line Routing,” will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM’s dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.

Distribution System

The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations. The details of the distribution will be documented in future Level C submissions. A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, “Utility Corridor Street Sections.” All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

Figure 5-5 and Figure 5C-1 (See attached pdf). Comments apply to both Figures:

1. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions “Double Circuit Overhead Transmission Line” and “Single Circuit Overhead Transmission Line” into one symbol (blue line) described as “Overhead Transmission Line” and adjust line on map.
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6. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.



PNM Comments

Environmental Planning Commission

Project #2021-005684 - SI-2021– 00975 Site Improvement Amendment to Site Plan

Hearing Date: August 19, 2021

Page 86, Section 5.3:

- Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.
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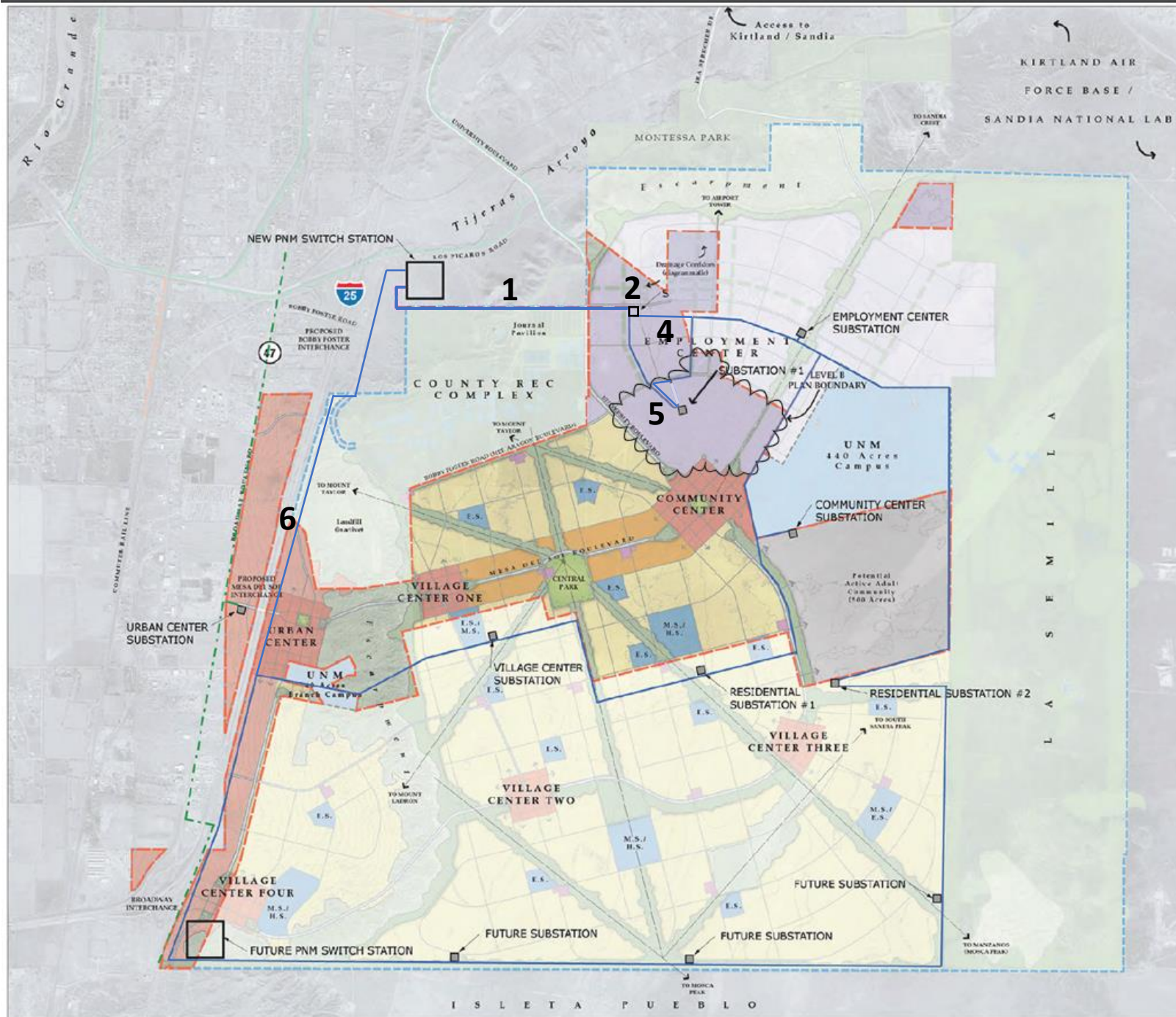
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Figure 5-5 and Figure 5C-1 (See attached pdf)

Comments apply to both Figures:

1. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions "Double Circuit Overhead Transmission Line" and "Single Circuit Overhead Transmission Line" into one symbol (blue line) described as "Overhead Transmission Line" and adjust line on map.
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6. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.



TRANSMISSION LINE ROUTING

Figure 5C-1

and 5-5

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend

- Mixed Use Centers
- Neighborhood Centers (diagrammatic placement)
- Commercial
- Schools and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas

- Double Circuit Overhead Transmission Line **1**
- Single Circuit Overhead Transmission Line
- Existing 45KV and 115KV Transmission Lines **3**





Figure 1: Looking SE toward Mesa del Sol, from University Blvd. SE.

Figure 2: Looking at University Blvd. SE and a building in the Employment Center, from near Journal Pavilion.



Figure 3: Looking SE at the International School and the water reservoir.



Figure 4: Looking east at the undeveloped portion of Eastman Crossing.

Figure 5: Looking west at a linear park/open space corridor in the Employment Center.



Figure 6: Looking east at the Studios main gate/entrance, from University Blvd. SE.



Figure 7: Looking south at the Main Community Center of Mesa del Sol, from University Blvd. SE.

Figure 8: Looking SE at the Studios, the wall, and the median along University Blvd. SE. The First Neighborhood is on the right side of the photo.



Figure 9: Looking NW at a portion of the First Neighborhood, along University Blvd. SE. More homes are developing to the west.

HISTORY

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

OFFICIAL NOTIFICATION OF DECISION

September 13, 2012

Dekker/Perich/Sabatini (DPS),
Attn: Will Gleason
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Project# 1004075
12EPC-40048 Amendment to Level B Community
Master Plan

LEGAL DESCRIPTION:

for all or a portion of Bulk Land Plat of Mesa del Sol Tracts 1-15, Sections 13-15, 20-24, 26-29, 32-35 Township 9 North, Range 3 East, NMPM; Sections 2-6, Township 8 North, Range 3 East, NMPM; Albuquerque, Bernalillo County, New Mexico, and A certain tract of land within the South ½ of Section 15 and the NW ¼ of the NE ¼ of Section 22, Township 9 North, Range 3 East, NMPM, being and comprising a portion of Tract 12 and a westerly portion of Tract 1 of the Bulk Land Plat for Mesa del Sol Tracts 1 – 15, containing approximately 3,200 acres.

Catalina Lehner, Staff Planner

On September 13, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1004075 / 12EPC-40048, a request for amendments to the Level B Community Master Plan (the “Level B Plan”), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan area (the “subject site”) encompasses approximately 3,100 acres, located generally south of the Tijeras Arroyo & Montessa Park; north of the Level A Plan Area & Isleta Pueblo; west of Broadway Blvd. & I-25; east of the Level A “La Semilla” Reserve Area.
2. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the “Level A Plan”). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned Planned Communities (PC) and is designated a Reserve area by the Comprehensive Plan.

OFFICIAL NOTICE OF DECISION

Project #1004075, 12EPC-40048

September 13, 2012

Page 2 of 5

3. The proposed text amendments consist of revisions to the boundaries of the Level B Plan area, acreages in two land use categories, single-family residential lot categories and setback, setback along University Blvd. and approval of covered parking spaces. Corresponding text and map revisions and a few minor labeling and stylistic changes are also proposed. The intent of the proposed text amendments is generally to provide additional flexibility for development in the Level B Plan area.
4. The request does not constitute a sector development plan map amendment (zone change). No change to the zoning descriptor, PC, is proposed. The Level B Plan does not attach land use stipulations to its zoning descriptor; no land use changes are proposed. Therefore, the request is not required to be justified pursuant to R270-1980.
5. The Environmental Planning Commission (EPC) is the final approval body for this request, unless the EPC decision is appealed. The Level B Plan designates the EPC as the final approval body for the Level B Plan itself, and also for boundary changes greater than 10 acres in size. The proposed boundary change is approximately +69 net acres.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and technical appendices, the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) and technical appendices, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request is generally consistent with the City Charter. Amending the Level B Community Master Plan is an exercise in local self-government and falls within the City’s powers (Article I). The proposed text amendments would generally help to ensure the proper use and development of land in the Level B Plan area (Article IX).
8. The request furthers the following Comprehensive Plan Goal and policy for the Reserve area:
 - A. Reserve Area Goal (B-2). The proposed text amendments would help foster opportunities for future development and would not adversely affect the mixed-use nature established for the larger Plan area. Future development would occur in accordance with the approved Level B Plan and would not significantly affect the Plan’s core concepts.
 - B. Reserve Area Policy II.B.2.c. The Level B Plan area is contained within the larger Level A Plan area; planned community master plans have been adopted for each. The proposed text amendments would modify acreages in two land use categories and revise a couple of regulations pertaining to single-family residential uses.
9. The request generally furthers the following, applicable Comprehensive Plan Goals:
 - A. Community Identity & Urban Design Goal (C-9). The Level B Development Standards are the mechanism to implement the concepts that make Mesa del Sol identifiable as a distinct

OFFICIAL NOTICE OF DECISION

Project #1004075, 12EPC-40048

September 13, 2012

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community and collection of neighborhoods. The proposed text amendments would generally help enhance the built characteristics of neighborhoods in the Level B Plan.

B. Economic Development Goal (D-6). The proposed text amendments generally support the goal of achieving diversified and economic development in accordance with the social, cultural and environmental goals as elaborated in the Level B Plan.

10. The request partially furthers the Housing Goal (D-5). The request would create one category of single family lot types, which could help promote development of smaller lots that tend to be more affordable, though affordability depends on several factors. Allowing internal approval of covered carports may result in deviations from the high-quality, residential design types originally envisioned.
11. Conditions of approval are needed to improve clarity and ensure internal consistency.
12. There is no known neighborhood or other opposition as of this writing and Staff has not received any correspondence.

CONDITIONS:

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

3. Covered Parking Spaces- the language shall be revised as follows (p. 25, 31):

House or Townhouse: 2 covered spaces per unit. [~~ARC can make allowance for one covered space per unit.~~] [+The ARC can allow a minimum of one covered space per unit, though two covered spaces are not prohibited.+]

4. Technical Appendices- Maps:

The following maps in the Level B Technical Appendix shall be updated to incorporate the boundary changes and match the maps in the Level B Plan document (consistent and cross-referenced maps may also appear in the body of the Level B Plan):

- A. Land Use & Absorption, p. 39-41.
- B. M de S Land Usage, p. 96.
- C. Planning Zones, p. 106.
- D. Modified M de S Take Down Land Use Area, p. 127.

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Project #1004075, 12EPC-40048

September 13, 2012

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5. Setbacks:

A new note 13 shall be added to Table 2-1, as follows: [+Setbacks are measured from the edge of the street right-of-way.+]

6. Total Area & Phasing:

A. The figure for "Total Area" on Table 1-1 shall be changed to the new total (3,151).

B. The Phasing Plan Map (p. 41) shall be made legible in black-white copy and/or labeled.

7. Minor, Clean Up:

A. The revision note on the maps shall reference September 2012 (not August).

B. A revision note shall be added to the Technical Appendices since several maps will need updating.

C. The spacing issue (p. 33-42) shall be addressed so the text matches the adopted Plan.

8. Condition from PNM:

As a condition of approval, it is understood by the applicant that when objects (for example, walls or fences) are allowed to be placed in utility easements and constructed on top of underground electric distribution facilities, both the object and the utility facility are put at risk if utility maintenance, repair or replacement must occur.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 28, 2012 IN THE MANNER DESCRIBED BELOW. 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 EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

OFFICIAL NOTICE OF DECISION

Project #1004075, 12EPC-40048

September 13, 2012

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APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Dekker/Perich/Sabatini (DPS), Attn: Will Gleason, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109



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

Forest City Covington NM, LLC
801 University Blvd SE Suite 200
Albuquerque, New Mexico 87106

Date: January 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004075
06EPC-01444 EPC Level B Master Plan

LEGAL DESCRIPTION: Mesa del Sol, zoned Planned Community, located east of BROADWAY Blvd. and south of Los Picaros Rd., south and east of the regional park and amphitheater, to the west boundary of the La Semilla buffer to Kirtland Air Force Base (KAFB), and with a southern boundary approximately two miles north of the northern boundary of Isleta Pueblo, containing approximately 3100 acres. (Q-16) Catalina Lehner, Staff Planner

On January 11, 2007 the Environmental Planning Commission voted to approve Project #1004075/06EPC-01444 EPC Level B Master Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Level B Community Master Plan for an approximately 3,100-acre area generally located east of Broadway Blvd. being commonly known as Mesa del Sol Level B Plan area.
2. Policy guidance for review and approval of the Level B Plan comes from the Comprehensive Plan Reserve Area Goal and Policies and the Planned Communities Criteria (PCC) for Level B submittals.
3. The Level B Plan furthers a preponderance of applicable Comprehensive Plan Goals and Policies. All applicable goals and policies are furthered in the following categories: Reserve Areas, Activity Centers, Air Quality, Water Quality, Noise, Water Management, Energy Management, Transportation and Transit, Economic Development, Education, Human Services and Public Safety. The remaining categories contain policies that are furthered and partially furthered.

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4. The Level B Plan with the attached conditions of approval demonstrates substantial consistency with the Planned Communities Criteria (PCC).
5. Lower-ranking plans are required to be consistent with higher-ranking plans. The proposed Level B Plan is in harmony with the Level A Plan and the five principles of community building contained therein.
6. Sustainability is the cornerstone of Mesa del Sol. To implement key sustainability principles of the Level A Plan, the Level B Plan uses the strategies of economic vitality, response to context and location, and resource efficiency. Like the Level A Plan, the Level B Plan promotes New Urbanist principles, non-auto transportation modes, preserves natural areas, maintains habitat, and conserves energy and natural resources.
7. A Level B Development Agreement is required pursuant to the Planned Communities Criteria (PCC) submittal requirements (Section D.5) for Level B plans. The general purpose of a Level B Development Agreement is to augment the associated Level A Development Agreement by providing greater detail on infrastructure, financing, mitigation measures and public incentives.
8. The draft Level B Development Agreements between A) the City of Albuquerque and the applicant and B) the Albuquerque/Bernalillo County Water Utility Authority and the applicant, follow the Level A Development Agreement and further delineate cost sharing mechanisms for infrastructure and service provision, define "no net expense" and specifically identify public incentives.
9. The Mesa del Sol Tax Increment Development District (TIDD), a critical component of the Level B Development Agreements, will provide a mechanism for financing public infrastructure improvements by tax increment bonds. At its December 18, 2006 special meeting, the City Council approved the TIDD ordinance (Bill No. F/S O-06-44, Enactment No. O-36-206) which allows the TIDD to be created. At a January 10, 2007 special meeting the City Council, among other things, approved the percentage of funds (67%).
10. The Planned Communities Criteria (PCC) require that a Level B Plan submittal address B. Transportation. Transportation Staff has indicated its satisfaction that transportation requirements are being met. Transportation concerns will be addressed through an Addendum to the Level A Plan.
11. Though the applicant has been working to address many comments, the applicant will continue to collaborate with interested parties regarding any outstanding concerns that have not been completely addressed as of this writing.

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12. The Level B Development Agreement with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority have not been finalized at this time. The applicant is aware that, without completed Level B Development Agreements, the Level B Plan will not be effective. Conditions of approval will ensure that the Level B Plan cannot be completely approved until the Level B Development Agreements have been finalized.

CONDITIONS:

1. The EPC delegates final sign-off authority of this Level B Community Master Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Level B Community Master Plan since the EPC hearing, including how the Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed and complied with.
3. The Level B Plan approval shall not be effective until the Level B Development with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority are finalized and fully executed. Completion of both Level B Development Agreements must occur within six months of January 11, 2007, which is July 13, 2007. In the event that both Level B Development Agreements have not been fully executed by July 13, 2007, the City Planning Director (prior to July 13, 2007) may extend the deadline for up to an additional six months.
4. Sustainability:
 - A. Provide additional explanation regarding where the Sustainable Development Overlay zone would apply and under what circumstances.
 - B. The phrase "the use of pervious paving materials" shall be added to p.7, line 5, regarding reduction of the heat island effect.
 - C. Water harvesting shall be required. The preceding phrase "where practical" shall be deleted from the development standards for all districts. (ex. p.18, 2.2.2 g.v).
 - D. The use of pervious paving material can be counted toward the water harvesting requirement.
5. Mixed-Use Centers (all):
 - A. All building facades, even if they are not visible from the public right-of-way, shall have architectural treatment comparable to the primary building facade (p. 19).
 - B. All building facades shall use materials that are durable and of a quality that will retain their appearance over time (p. 19).
 - C. Generic "trade dress" shall be defined as generic franchise architecture (p.19). Each franchise building shall be required to respond, through massing, color and material to its context.

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- D. Large buildings over 30,000 sf shall be designed to minimize the effects of scale. Featureless, unarticulated walls over 80 ft. in length shall be prohibited (p. 19).
- E. Under section 2.3, Mixed-Use Centers shall be specified to include the urban center, the community center and village centers (p. 20).
- F. In the Mixed-Use Centers, buildings shall be sited close to streets, with doors and windows facing the street. Parking lots along street frontages shall be minimized (p. 20).
- G. In section 2.3.1 (d), buildings on parcels in important locations shall be built in ways that call attention to the significance of these places (p. 20).
- H. All dumpsters shall be enclosed on all sides.
- I. Barbed wire and concertina wire shall be prohibited except where used by government agencies for public safety purposes. Galvanized diamond mesh chain-link fence is also prohibited as a permanent installation, but can be used for temporary definition of phase lines or during construction.
- J. The "Maximum Site Coverage" for the Community Center and the Village Center shall be removed.

6. Urban Center:

- A. The development standards for the Urban Center shall incorporate language explaining the intent that the Urban Center will be Mesa del Sol's most concentrated, walkable mixed-use district.
- B. Like the other mixed-use centers, there shall be no minimum parking requirement in the Urban Center.
- C. The Off-Street Parking Standards for Mixed-Use Centers (2.3.5, p. 24) shall be included in the development standards for each mixed use center.
- D. Water harvesting area for surface runoff shall be provided in parking lots in all districts (p. 24), subject to the requirements of the State Engineer and the City Hydrologist. Water that is harvested in the parking lot need not in its entirety be used on the immediate site, but can be distributed elsewhere.

7. Highway Commercial District:

- A. A note shall be added to Table 7-1 stating that signage requirements for the Employment Center District and the Highway Commercial District are as regulated in the signage standards in the technical appendix.
- B. Wall-mounted, canopy and marquee signs shall not exceed 75 sf of sign face.
- C. Freestanding monument signs shall not exceed 250 sf of sign face.
- D. Permanent directory signs shall not exceed 100 sf of sign face and joint premise signs shall not exceed 150 sf of sign face.

8. Employment Center:

- A. Like other buildings, office buildings shall be located right up to the street. This orientation shall be reflected in the prototype buildings on p. 17. Industrial buildings, where the separation of trucks and pedestrians is paramount, shall have a maximum of two rows of parking between the building and the street.

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- B. Buildings that are considered in the EPC process as of this writing shall comply with condition 7A above.
- C. The design standards for the 210 acre Phase I portion of the employment center, which were used in review of Project #1004097 (Advent solar) and Project #1004872 (Buildings 2 & 3), shall continue to apply.
- D. On-premise signs shall not exceed 75 sf of sign face.

9. Residential Villages:

- A. "Housing Design Characteristics" shall be renamed "Housing Standards".
- B. "Front street" and "side street" designation shall be determined by the Architectural Review Committee (ARC) at the Level C Plan level.
- C. Design standards regarding compatibility of fences and walls with building architecture shall be included in the development standards for Residential Villages.
- D. A footnote shall be placed on p. 28 stating that "These illustrations cannot cover every possible configuration of garage access, but placement of a residential garage (not including parking structures) directly on a front setback line from a public street is not permitted."

10. Architecture/Building:

- A. In the residential districts, 10% of the housing units, shall be offered as affordable.
- B. Residential areas with access control gates for vehicles (ex. Gated subdivisions) shall be limited only to "age restricted" (active adult communities) as defined in Federal law. Streets within such subdivisions shall be private.
- C. A sample list of some Environmentally Preferable (building) Materials in use at this time shall be included (p. 11) to illustrate the intent for their use, recognizing that such a sample will change over time.

11. Landscaping-General:

- A. The emphasis on "applying the right type of water" and using reclaimed water for landscape shall be reflected in the Landscape and Open Space Standards (p. 32). The heading "Landscape and Open Space Standards" shall be moved to the end of the first paragraph in the "water is precious" section.
- B. In districts other than the mixed-use centers, front landscape buffers shall not be lessened from 10 to 6 ft. when there is a perimeter wall, because space is needed to plant landscape that will help mitigate the wall's effect.
- C. Multi-trunk trees shall not be used as street trees except as approved by the City Forrester.
- D. Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed, with a 4 ft. wide minimum.
- E. Desert Willow shall be moved to the "Other Tree" list.
- F. The turf mix shall not exceed more than 20% high-water use turf (ex. Kentucky Bluegrass) content. Its use is intended to be permissive only for usable open space or active recreational settings, which may be applicable to individual properties. High-water turf shall not be used as decorative landscaping in entries to commercial uses.

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- G. Add Purple Robe Locust, Arizona Rosewood to the tree list. Add Russian Sage to the shrub list.
 - H. Highly-allergenic trees, such as Arizona Cypress and most juniper varieties, shall be prohibited. Only non-allergenic varieties of juniper are allowed, and not in residential areas.
12. Landscaping-Coverage: These average densities allow design of a hierarchy of landscape zones.
- A. In the Trunk Open Space Network: 33% vegetative coverage, tree canopies are not counted.
 - B. In the "Large Park" district: 60% vegetative coverage of which 25% of single trunk tree canopy can be counted.
 - C. In Employment Center, Highway Commercial and Residential Villages: 60% vegetative coverage, of which 50% of single trunk tree canopy can be counted.
 - D. In Mixed Use Centers: 75% vegetative coverage, of which 100% of single trunk tree canopy can be counted.
13. Open Space:
- A. In the Employment Center District, public space shall be provided in accordance with Zoning Code §14.16.3.18(4).
 - B. For the Urban Center, Community Center, Village Center, and Residential Districts, a2 shall be deleted: "Usable open space in such forms as patios, plazas and courtyards, which will have a minimum landscape area of 15%."
 - C. The following language shall be inserted in lieu of a2:
 - i) Usable Open Space shall be provided in an amount equivalent to 15% of the net (as defined in the Comprehensive Zoning Code) site area.
 - ii) Usable Open Space must be a minimum of 8 feet wide not counting the sidewalks.
 - iii) Required Usable Open Space may be aggregated into common open space areas within a ¼ mile of the site creating the requirement.
14. Other:
- A. Design guidelines shall be referred to as design standards.
 - B. The applicant shall incorporate the Interstate Corridor Enhancement Plan (ICEPlan, May 2000, p. 30, 34-37) and the south gateway to Albuquerque into the Level B Plan.
 - C. All wireless telecommunication facilities (WTFs) covered under Zoning Code §14-16-3-17 shall be integrated into building architecture or otherwise concealed. Large, false trees shall not be considered concealed. Free-standing arrays shall be prohibited.
15. Transit/Transportation Demand Management (TDM):
- A. Additional parking management strategies, such as preferential carpool parking and parking cash-out, shall be incorporated into Mesa del Sol's TDM program.
 - B. The proposed fixed guideway transit system shall have stations at approximately half mile spacing.
 - C. The applicant shall coordinate the Mesa del Sol TDM program with Transit's TDM efforts.

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16. Air Quality:

- A. The sentence on p. 66, 4th paragraph shall be rewritten as follows: This indicates that the County air is clean enough to meet health standards today for CO, but continues to receive Federal oversight until 2016, when the Limited Maintenance Plan for CO expires.
- B. Surface disturbance permits shall be obtained from the City of Albuquerque Air Quality Division (not the Air Quality Control Board).

17. Utilities:

- A. The applicant shall coordinate with the City's Water Utility Department regarding the private alley with dry utilities and a public sanitary sewer line within the 20 ft. wide alley section (Figure 5-4, p. 88).
- B. PNM reserves the right to determine all technical needs and issues but not those impacting land use and planning issues.

18. Additional Coordination-City Departments:

- A. The applicant shall coordinate with the Environmental Health Department, Env. Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill. The developers of this site shall follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.
- B. The applicant shall coordinate with the Parks & Recreation Department, Open Space Division regarding archaeological sites.
- C. The applicant shall obtain statements of availability regarding police facilities, fire protection and others.

19. Additional Coordination-Non-City entities:

- A. The applicant shall continue to work with the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) on a regional drainage plan (p. 75).
- B. The applicant shall coordinate with Kirtland Air Force Base (KAFB) regarding the execution of a noise and nuisance easement and notification of military aircraft in the area.
- C. The applicant shall coordinate with affordable housing groups regarding the development of an Affordable Housing Plan for Mesa del Sol.
- D. The applicant shall continue to coordinate with the Pueblo of Isleta regarding water quality issues.

20. Minor "Clean-up":

- A. The repeated sentence at the bottom of p. 11 shall be deleted.
- B. The reference to Figure 4-7 on p. 38 shall be changed to reference Figure 4-5.
- C. Table 2-1: A title shall be added and "minor protrusions" in footnote 5 shall be defined.
- D. A legend shall be added to the Soils Map (Figure 4-3) on p. 73.

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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 26, 2007 IN THE MANNER DESCRIBED BELOW. 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 EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/CL/ac

cc: Denish + Kline Associates, 500 Marquette NW, Suite 350, Albuquerque, NM 87102
Patty Grice, Mountain View NA, 206 Fentiman Pl. SE, Albuquerque, NM 87105
Rick Watson, Mountain View NA, 225 Sunny Slope SE, Albuquerque, NM 87105
Robert Benavides, Governor, Pueblo of Isleta, P.O. Box 1270, Isleta, NM 87022
Lee Julian, 2724 Monroe St. NE, Albuquerque, NM 87110

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Tom Bishop, PNM, Alvarado Square, Albuquerque, NM 87158-0510
David Sconyers, Kirtland AFB, 2050 Wyoming Blvd. NE, Albuquerque, NM 87117
Col. Baker, Kirtland AFB, 87117
Elena Gonzales, 3900 Osuna NE, Albuquerque, NM 87109
Catherine Woodward, 7939 Sartan Way NE, Albuquerque, NM 87109
Mark Allison, 441 Graceland SE, Albuquerque, NM 87108
Ken Balizer, 1912 Tierra Vida PL NW, Albuquerque, NM 87107
Gabriel Nims, 5709 Arvilla Ave NE, Albuquerque, NM 87110
Herbert C. Bohannon, Kirtland Air Force Base, 2050 Wyoming SE, Albuquerque, NM 87117
Richard Precek, 2838 Trellis Dr. NW, Albuquerque, NM 87107

ZONING

Please refer to IDO Section 14-16-2-6(B) for the PC Zone District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: David Campbell, Mesa Del Sol Investments LLC		Phone: (505)884-3503
Address: 5700 University Blvd SE Suite 310		Email: dcampbell@mesadelsolnm.com
City: Albuquerque	State: New Mexico	Zip: 87106
Professional/Agent (if any): Will Gleason, Dekker / Perich / Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St NE Suite 100		Email: WillG@dpsdesign.org
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Amendment to Mesa Del Sol Level B Master Plan

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): See attached sheet	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: University Blvd	Between: Eastman Crossing	and: Mesa del Sol Blvd
--------------------------------------	---------------------------	------------------------

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

1006001	
Signature:	Date: 6.29.21
Printed Name: William Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P1: SITE PLAN – EPC

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

- ☐ SITE PLAN – EPC
☒ MASTER DEVELOPMENT PLAN
☐ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

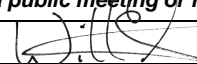
— Interpreter Needed for Hearing? _____ if yes, indicate language: _____
— A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.


- 03 Zone Atlas map with the entire site clearly outlined and labeled
02 Letter of authorization from the property owner if application is submitted by an agent
04 Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
06 Signed Traffic Impact Study (TIS) Form
07 Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
08- NA Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
09 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
10 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
10.1 Office of Neighborhood Coordination neighborhood meeting inquiry response
10.2 Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
10.3 If a meeting was requested/held, copy of sign-in sheet and meeting notes
11 Sign Posting Agreement
12 Required notices with content per IDO Section 14-16-6-4(K)(6)
— Office of Neighborhood Coordination notice inquiry response
— Copy of notification letter and proof of first class mailing
— Proof of emailed notice to affected Neighborhood Association representatives
— Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
13-NA Completed Site Plan Checklist
14 Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
15 Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
16 Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
17 Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ VARIANCE – EPC

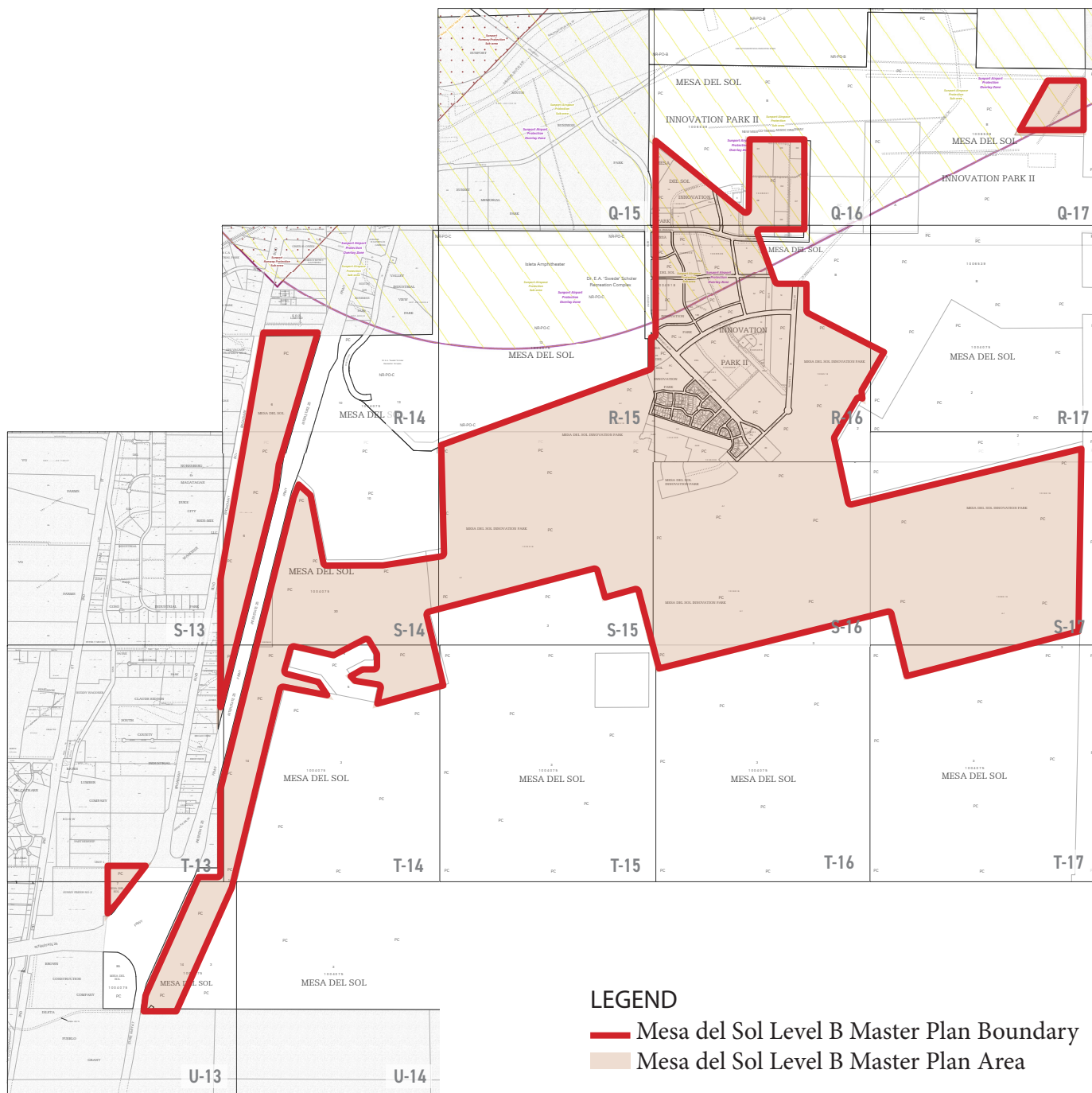
— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

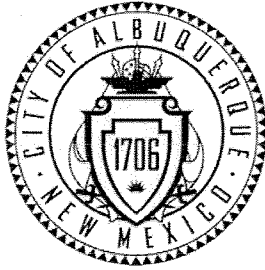
Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 6.29.21
Printed Name: William Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



ZONE ATLAS - KEY MAP





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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

April 14, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Forest City Covington

Legal Description: SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)

Acreage: 416 acres

Zone Atlas Page: Q-16/R-16/S-16

CERTIFICATE OF APPROVAL: Yes ☒ No ☐

CERTIFICATE OF NO EFFECT: Yes ☐ No ☐

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the Proposed Innovation Park and First Neighborhood Developments on Mesa del Sol, Albuquerque, Bernalillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109747.

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

SUBMITTED:

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

16 LANDFILL DISCLOSURE STATEMENT

The Landfill disclosure statement is indicated on all associated plats as follows:

LANDFILL DISCLOSURE STATEMENT

The subject property is located on a former landfill. Due to the subject property being on a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

Any improvements encroaching into existing
PHM transmission easements and rights of way
shall be removed or relocated prior to development of the site.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: ABQ Studios Expansion Building Permit #: TBD Hydrology File #: TBD
Zone Atlas Page: R-16-Z DRB#: TBD EPC#: TBD Work Order#: TBD
Legal Description: Platting under development
City Address: 7650 University Blvd

Applicant: Stantec Contact: Colleen Ruiz
Address: 6100 Seagull St. ; Albuquerque, NM 87109
Phone#: 602-315-1432 Fax#: _____ E-mail: colleen.ruiz@stantec.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: Planned Community

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (X)

Proposed Use (mark all that apply): Residential: () Office: (X) Retail: (X) Mixed-Use: ()

Describe development and Uses:

Expanded use and size of film studios, back lots, mill, stages, office space.

with potential for future day care, lodging, (Vacation of some public r/w proposed).

Days and Hours of Operation (if known): Seven days a week (24 hrs/day)

Facility

Preliminary estimates based upon initial Master Planning

Building Size (sq. ft.): 6 Sound Stages (194,000 SF), 5 Production support (149,000 SF),
Production offices (3-100,000 SF total), (2-150,000 SF total), Mill and storage

~~Number of Residential Units:~~ (4-265,000 SF total), Transportation/Asset Storage (1-56,000 SF total)
Vendor Village (2-140,000 SF total), Transportation/Asset Storage (56,000 SF)
Number of Commercial Units: Daycare (10,000 SF),

Basecamps (5-200,000 total), Backlots (4-17.5 acre total), concrete pads (2 ac)

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known): * Existing (2019)-115, Proposed based upon size increase

Expected Number of Employees (if known): * Estimate in process

Expected Number of Delivery Trucks/Buses per Day (if known): * Estimate in process

Trip Generations during PM/AM Peak Hour (if known): * To be determined from Gate Data (Peak during filming)

Driveway(s) Located on: Street Name * see below, preliminary proposed Ingress/egress

Adjacent Roadway(s) Posted Speed: Street Name University Blvd Posted Speed 35 mph

Street Name Mesa del Sol (Future) Posted Speed N/A

Ingress/egress access controlled (gated), 2-Univ. (1 existing, 1 proposed), 1-Stryker Rd, 3-Eastman, 2-Mesa del Sol Blvd (Future)

* 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/Functional Classification: Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 1700 (Source MrCOG) Yr 2019 Volume-to-Capacity Ratio: Not Available, yet
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Rio Bravo (Rt 222)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: under master plan development
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: under master plan development

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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 ☐ Borderline ☐

Thresholds Met? Yes ☒ No ☐

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

M. P. E.

4/6/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A jessical@dpsdeign.org

Address: 2660 EASTMAN CROSSING SE

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

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

REQUEST: Site plan(s) submittal for the expansion of the existing Albuquerque Studio site.

SITE INFORMATION:

Zone: PC

Size: 25.5218

Use: Educational

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: Mesa del Sol I / Employment

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: The PC zone dimensional standards are per the relevant Framework Plan

*Neighborhood Organization/s: District 6 Coalition of NAs

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

PROCESS:

Type of Action: *See comments below

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE

NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE

Your Questions

Studio Q PRT Questions

1. The Employment Center set maximum setbacks, many of the internal site buildings won't be able to meet these how do we handle this?
2. The approved Albuquerque Studios site plan allowed required parking lot trees to be relocated to alternative locations on-site as parking lot trees are not conducive to a studio use, this expansion seeks a similar option, what is the process to achieve this - an Alternative Landscape Plan?
3. Due to the nature of the use, a solid wall perimeter wall around the campus may be desired. To what design standards will walls/fences be held?
4. Seems some MdS employment center design standards are in conflict with the IDO – when these are in conflicts which regulations do we follow?
5. Due to the size of the site we will have to deviate from the DRB submittal checklist regarding site plans scale, is that an issue and do we need approval to do so
6. Both the north and the east site plans will require a platting effort that will include vacations of various easements (both Public and Private), in addition, the eastern platting effort will require Hawking and a portion of Eastman to be vacated.
 - a. With the north platting effort, we would anticipate the infrastructure list be tied to this action.
 - b. Where as with the eastern development we would anticipate that the infrastructure list be tied to the site plan for building permit, please confirm.

DRB Comments

Please do a sketch plat as well. – Maggie Gould, mgould@cabq.gov

Zoning Comments

PROPERTY INFORMATION

- Address: 2660 EASTMAN CROSSING SE
Lot: P Block: 0000
Subdivision: MESA DEL SOL INNOVATION PARK II
- Kirtland AFB Military Influence Area
- Community Planning Area
Mesa del Sol
- Name: Mesa del Sol I
Type: Employment
Status: Existing
- Type: Change
- Calculated GIS Acres: 25.5218
- IDO Zoning: PC
IDO District Definition: Planned Community
IDO Category: Planned Development
Old Zoning Designation: PC
Old Zoning Description: EMPLOYMENT CENTER
Old Zoning Category: MESA DEL SOL MIXED USE

CASE HISTORY

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE

- Case Number: 1004817
- Case Number: 1004097
DRB Case: Y
EPC Case: Y
- Case Number: 1004260
EPC Case: Y
- Case Number: 1004818
AA Case: Y
DRB Case: Y
EPC Case: Y
- Case Number: 1004075
AA Case: Y
DRB Case: Y
EPC Case: Y
- Case Number: 1004918
DRB Case: Y
- Case Number: 1006516
DRB Case: Y

APPLICANT QUESTIONS

1. The Employment Center set maximum setbacks, many of the internal site buildings won't be able to meet these how do we handle this? Per IDO section 1-10(A)(1) procedures are per section 14-16-6 of the IDO. If this project will be heard at EPC, a Variance can also be requested through the EPC concurrent to other action. Or a variance ZHE can be requested if this won't be heard at EPC.

The Level B Framework Plan contains development standards for the Employment Center and specifies the following setbacks: Front-0', Side- 10', Rear-10". "Setback Requirements" typically refer to minimum distances unless they say "maximum".

Does the subject have a controlling site development plan that specifies setbacks? If so, the controlling site plan will need to be included with the submittal.

2. The approved Albuquerque Studios site plan allowed required parking lot trees to be relocated to alternative locations on-site as parking lot trees are not conducive to a studio use, this expansion seeks a similar option, what is the process to achieve this - an Alternative Landscape Plan? An alternative

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE

landscape plan can be requested using the same application as an Administrative Amendment and will be reviewed by the ZEO.

3. Due to the nature of the use, a solid wall perimeter wall around the campus may be desired. To what design standards will walls/fences be held? Per section 2.2.2 page 18 of the MDS level B plan, the level B plan prevails and if silent the IDO section 5-7 applies.

If design standards were adopted as part of a controlling site plan, then those would govern the subject site because prior approvals remain valid (except for process) pursuant to IDO 14-16-1-10(A).

4. Seems some MdS employment center design standards are in conflict with the IDO – when these are in conflicts which regulations do we follow? Per section 1-10 of the IDO, the Master Plan prevails.

5. Due to the size of the site we will have to deviate from the DRB submittal checklist regarding site plans scale, is that an issue and do we need approval to do so please contact Maggie Gould regarding DRB, a decision may ultimately need to be made by the DRB chair. (Sketch plat recommended).

One possibility to run by Ms. Gould is if using a standard scale and dividing the project into halves or quadrants is feasible. Please keep in mind that small scales make screen reading more difficult.

6. Both the north and the east site plans will require a platting effort that will include vacations of various easements (both Public and Private), in addition, the eastern platting effort will require Hawking and a portion of Eastman to be vacated.

a. With the north platting effort, we would anticipate the infrastructure list be tied to this action.

b. Whereas with the eastern development we would anticipate that the infrastructure list be tied to the site plan for building permit, please confirm. Sketch plat is strongly recommended to make a determination.

PROCESS

Planning: *Site Plan on PC zoned land*: 14-16-2-6(B)(7). Development can be approved through site plan Admin, DRB, or EPC if a framework plan has been established. Development (definition p. 517) is “any activity that alters the ground or lot lines on a property”. Is any development proposed?

14-16-1-10(A): prior approvals remain valid. Notwithstanding, development is subject to procedures and criteria in Chapter 6- Admin and Enforcement. Where that is silent, provisions in this IDO shall apply, including but not limited to 14-16-6-4(Z)- Amendment of Pre-IDO approvals.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

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Major Amendments are anything that doesn't qualify as Minor according to Table 6-4-4. Major Amendments return to the original, approving body pursuant to 14-16-6-4(Z)(1)(b)(i).

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

For additional information contact Jeanne Wolfenbarger (924-3991)

Contact Jeanne Wolfenbarger for any requirements/comments/discussions.

General Comments:

Curb Cuts

- Follow DPM guidelines for residential/commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

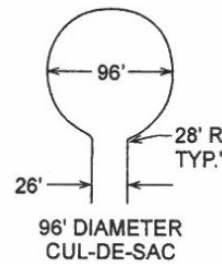
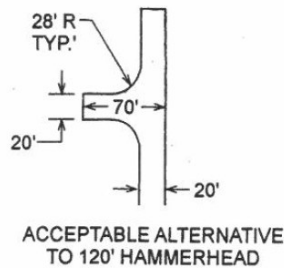
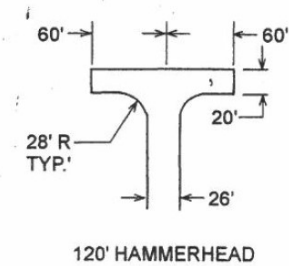
Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-092 Date: xxx Time: N/A (sent via email)

Address: 2660 EASTMAN CROSSING SE



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Linda Rumpf at lrumpf@caba.gov

June 30, 2021

Tim MacEachen
Environmental Planning Commission Chair
Plaza Del Sol
600 2nd St NW
Albuquerque, NM 87102

Re: *Albuquerque Studios Expansion*
Amendment to the Mesa del Sol Level B Plan

Dear Mr. MacEachen,

MDS Investments, LLC, the Mesa del Sol development arm, is seeking to amend the approved Mesa del Sol Level B Master Plan in order facilitate the expansion of Albuquerque Studios to adjacent parcels to the north and east of the site by a total of approximately 170 acres. The Albuquerque Studios expansion will include the addition of multiple buildings that contain sound stages and other production spaces, along with employee amenities. The campus site is located within a Comprehensive Plan designated Employment Center within the approved Mesa del Sol Level B Master Plan. When completed, the campus will be one of the largest film production campuses in North America.

The Mesa del Sol Level B Master Plan (Level B Plan) was originally adopted in 2008 and last revised in 2012. It is the principal plan regulating development for the initial 3,151-acre phase of the Mesa del Sol development. The Level B Plan refines land planning in a manner consistent with, and supportive of, the vision of the Mesa del Sol Level A Plan, which establishes broad concepts of New Urbanism and sustainability for the community. The Level B Plan provides diverse strategies for implementing the key sustainability principles outlined in the Level A Plan, including an emphasis on economic viability. It states a key goal in the land-use allocation for the project is creating a jobs-housing balance.

“By attracting high-salary industries to the area, such as Advent Solar and Albuquerque Studios, [the development] will provide jobs for local residents and increase the local tax base. Locating these industries in close proximity to residences will decrease the need for car-based transportation, saving residents money on fuel expenses and provide businesses with an added incentive for prospective employees: short commute times. Mesa del Sol’s land use balance will encourage people to live, learn, work and play in the same areas, leading to a vibrant, diverse and resilient local economy.” (MdS Level B Plan, pg 5).

Under the Integrated Development Ordinance (IDO) nomenclature, approved Master Plans such as the Level B Plan are considered a Framework Plan and prior approvals remain valid.

The Level B Plan has allocated 626 acres within its boundaries for an Employment Center, intended to contain larger-scale employment requiring truck access and research and product development campuses. The Employment Center, as envisioned in the Level A Plan, is intended to “stimulate economic development to improve the balance of jobs and housing and create options for living close to work”. The Plan states that one of the key elements that differentiates the Mesa del Sol Employment center is its availability of large tracts of land that are well suited for large-scale employment organizations that “need symbiotic relationships such as a cluster relationship, as well as those that need “separateness” for security reasons” (Mesa del Sol Level A Plan, p. 9).

Film studios are classified as an industrial use and permissive within the Mesa del Sol Employment Center. Film production studios are very specialized facilities that require the “separateness” as discussed within the Level A Plan. The nature of the activities associated with film productions, and the security of leading talent, require such facilities to be a physically secure compound, enclosed by a tall perimeter wall. Movement in and out of the studio lot is limited to specific gates, where visitors must stop at a security gate and have their credentials verified by a security guard. Due to the unique requirements of a studio use, the configuration of several public roadways and drainage corridors as planned within the Mesa del Sol Level B Master Plan are not conducive to the proposed use. The proposed amendments to the Level B Plan consist of the changes outlined below to facilitate the expansion of the established Albuquerque Studios campus into a major production hub capable of diversifying not only the economy of the Mesa del Sol employment center, but that of Albuquerque and New Mexico. Proposed amendments comprise:

1. Updates to the Transportation Network

As mentioned above, public circulation through a major production studio is not conducive to the activities and security required for such a use. This proposed amendment therefore vacates, removes and/or reconfigures several public roadways, which were planned to bisect the site, including:

- The vacation of Eastman Crossing, east of Watson Drive;
- The vacation of Hawking Drive, from the Level B boundary to Stryker Road southeast;
- The removal of Dickson Road, to the northwest of Mesa del Sol Boulevard; and
- The redesign of Mesa del Sol Boulevard to remove the planned frontage roads along the portion of the film production studio.

As described in more detail in the Traffic Impact Study, that accompanies this request, no adverse impacts on the larger transportation network are associated with the reconfiguration as proposed.

As a result of the above mentioned roadways, the pedestrian and bicycle circulation will also be altered, as sidewalks through the development where roadways were planned will also not be provided. To ensure the desired level of pedestrian connectivity of the

Level B Plan is upheld, the amendment proposes to provide a perimeter pedestrian path around the proposed studio expansion. The proposed amendment will affect bike lanes that were planned along Eastman Crossing and Hawking Drive, north of Eastman, as indicated in Figure 3-6. Planned transit facilities are not impacted by the proposed amendment.

As the existing language in the Level B Plan regarding transportation systems is broad and conceptual in nature, no text amendments to the language of the transportation section are necessary. The proposed changes are clearly illustrated in the relevant exhibits; these include Figures 1-1 Level B Plan Area, 3-1 Auto and Transit Circulation Buildout Network, and Figure 3-2 Auto and Transit Circulation Level B Plan Area.

2. Updates to Linear Park / Drainage Corridors

The Level B Plan proposes a series of “Linear Park Corridors” intended to serve as both stormwater conveyance systems and open space opportunities. Three such corridors are shown to travel through the subject site. The proposed amendment consolidates these three distinct corridors into one more centralized facility around which the new campus expansion is organized. As intended by the Level B Plan, this corridor will continue to serve as both drainage and open space functions for the studio campus, it will not however serve as a pedestrian/ bike connection to the greater Mesa del Sol community due to the above-mentioned security concerns. The pedestrian walkway proposed in the updates to the Transportation network described above is intended to facilitate connectivity for pedestrians / bikes around the studio campus.

Similar to the transportation systems discussed above, the plan language regarding Linear Park Corridors is not specific enough to require text amendments to the language of the Level B Plan. The amendments are reflected in Figure 2-2 , Major Urban Parks; this figure shows the reconfiguration of the Linear Park Corridors within the subject site.

3. Updates to the Utility Networks

As utility corridors are often planned in coordination with transportation facilities, the proposed amendments to the roadway network subsequently result in the need to reconfigure the utility network. The proposed amendment reconfigures the utility network for trunk systems like water, sewer, stormwater, gas and transmission lines. The reconfigurations, as depicted in the numerous utility figures (5-1, 5-2, 5-3, 5-4 and 5-5), are the result of required coordination and development agreements with all applicable agencies such as the ABCWUA and PNM. Final alignments and equipment of utilities shall be further refined with the utility providers. Updates to the utility exhibits shall be expected prior to final approval.

The following section outlines how the proposed amendments comply with the Review and Decision Criteria for a Site Plan – EPC per section 6-6(J) of the IDO, which is the process used for a Level B Plan Amendment:

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

The proposed amendment impacts a site within the designated Mesa del Sol Employment Center, areas deemed by the Comp Plan as an appropriate location for prioritized job creation, particularly industrial, office and retail opportunities in an auto-oriented pattern with excellent freight networks (Comp Plan, pg. 1-12). The specific area being amended is within a designated Area of Change or areas to which the Comp Plan directs higher intensity uses and development patterns capable of accommodating new jobs or residents to subsequently preserve the character of established neighborhoods.

The proposed plan amendment furthers various Comp Plan policies including:

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

The requested amendment allows the expansion of the existing Albuquerque Studios campus into a major production hub for a prominent production company, thereby encouraging the diversification of the local economy and bringing well-paying employment opportunities into a designated Employment Center, a location that is deemed an appropriate area to accommodate such growth. If approved, the proposed amendment would facilitate the expansion of the studios facilities and the City's vision for sustainable growth patterns while reducing development pressures on the urban fringe, rural areas and established neighborhoods.

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

As stated above, allowing the proposed Level B amendments would direct a more intense production studio use into an established studio campus within a designated Employment Center and an Area of Change. This ensures that higher intensity uses are absorbed in areas deemed appropriate by the city, thereby protecting the stability, density and scale of established residential neighborhoods or Areas of Consistency.

POLICY 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

The Comp Plan describes Employment Centers as areas that prioritize job creation, focus on industrial, office, and retail opportunities and tend to have a more auto-oriented development character, with excellent access to the freight network (Comp Plan, pg. 1-12). This amendment would facilitate the expansion of a major film production studio in an area deemed appropriate for such a use and development pattern as well as increase high-paying employment opportunities.

GOAL 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Creating a job-housing balance is a key goal of the Mesa del Sol community and Employment Center (MdS Level B, pg. 5). The plan specifically states that attracting high-salaried industries such as the Albuquerque Studios to the Employment Center will provide jobs for local residents and decrease the need for car-based transportation. The requested Level B amendment is necessary to facilitate the expansion of the studio, which will further balance Mesa del Sol's land use balance while encouraging people to live, learn, work and play in the same areas, leading to a vibrant, diverse and resilient local economy

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

The proposed amendment pertains only to areas of the Master Plan that are within a designated Area of Change, identified by the Comp Plan as an appropriate location for the development of higher density and intensity growth that can be supported by multi-modal transportation (Com Plan, pg. 5-23). The intent of these areas is specifically to focus on "new urban-scale development that benefit job creation and expanded housing options" so that additional residents, services, and jobs can be accommodated in locations ready for new development (Com Plan, pg. 5-23). If granted, this request facilitates the direction of more intense industrial uses into a designated Employment Center and the primary non-residential area for the Mesa del Sol development which is also designated as an Area of Change. Comp Plan policies encourage more intense uses and development within these areas that are capable of expanding well-paying employment opportunities within established business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential use and this request would further such policies.

Goal 6.1 Land Use – Transportation Integration Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan encompasses the initial 3,151-acre phases of Mesa del Sol master planned community. The development program of the Level B plan encompasses a variety of uses including the employment center, highway commercial development, a mixed-use urban center, more neighborhood-serving community and village centers, and a variety of residential villages. This request would allow a more intense industrial use into the established Employment Center that is planned to be well served by freight and future transit. Bringing more well-paying jobs into an established employment center and into an extensive mixed-use master planned community will enable

residents to easily commute by walking, cycling or use of public transportation, reducing the need for automobile travel on the circulation system during peak hours furthering policy 6.1.3. It also furthers the intent and vision for the Mesa del Sol development to offer convenience, economic development and a high quality of life.

a. *Goal 6.2 Multi-Modal System. Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.*

While the proposed amendments reconfigure the approved transportation network, they will have a minimal impact on the multi-modal vision of the overall Mesa del Sol development. The Employment Center vision of the Level A Plan specifically speaks to the Center being able to accommodate large-scale employment campuses that need to be served by freight trucks and require “separateness” for security reasons. The Comp Plan also describes the Employment Center as an area that tends to be more auto-oriented and needs to provide excellent access for trucks and connections to freight networks (Comp Plan, pg. 3-4).

The proposed amendment re-routes vehicle, pedestrian and bicycle traffic around the proposed studio campus expansion. The internal roadways proposed for vacations are primary connectors, not primary roadways, so the greater Mesa del Sol transportation network will still have a robust network of multi-modal routes to accommodate these users. Additionally, the subsequent site plans that facilitate the studio expansion will develop a pedestrian walkway/trail to ensure that convenient and safe pedestrian and bicycle routes still exist. The proposed amendment also does not affect any planned transit system. The proposed reconfiguration of the Mesa del Sol Boulevard streetscape proposes elimination of frontage roads, but retaining the landscape median intended to accommodate future bus transit. In addition, locating new employment near developing transit to serve existing employment centers will also be helpful in reducing vehicular traffic as the system will provide additional alternatives for residents, employees and visitors to travel to and throughout the community by more sustainable modes. The proposed amendment therefore continues to encourage a multi-modal system within the greater Mesa del Sol development.

b. *Goal 6.3 Safety Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.*

As mentioned above, the proposed retains the multi-modal goals envisioned in the Level B Master Plan. The internal roadways proposed for vacations are primarily connectors, not primary roadways, so the greater Mesa del Sol transportation network will still have a robust network of multi-modal routes to accommodate these users. In addition, the proposal reroutes pedestrian and bicycles around the proposed campus expansion that is the basis of this request

and is not changing planned transit systems. The proposed amendment therefore continues to ensure safe access and mobility for all roadway users.

c. *Goal 6.6 Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.*

The proposed roadway reconfigurations that are the basis of this request are necessary to expand the existing Albuquerque Studios campus. The reconfigurations are a necessary change to facilitate the expansion and security measures needed by the proposed user and therefore support policies to stimulate and support job creation within a designated Employment Center.

d. *Goal 7.1 Streetscapes & Development Form Design streetscapes and development form to create a range of environments and experiences for residents and visitors.*

The Mesa del Sol Level B Master Plan and its associated technical appendices provide extensive design guidance related to streetscapes that are intended to create a range of environments and experiences for different users. With the exception of Mesa del Sol Boulevard, the proposed amendments to the Level B Plan do not change the approved street profiles outlined in the plan. The proposed change to Mesa del Sol Boulevard continues to support the long-term planning for dedicated transit lanes along the facility. The major change to the proposed roadway is to remove the frontage road for the portion of the roadway adjacent to the subject site. Frontage roads are a subsidiary road running parallel to a main road intended to give access to adjacent houses and businesses. As Albuquerque Studios owns the land adjacent to this portion of the corridor in question, and they do not plan to provide access from this frontage, the frontage roads are not needed.

e. *Goal 7.2 Pedestrian-Accessible Design Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.*

The proposed Level B amendments reconfigure, but do not eliminate, pedestrian and bicycle facilities within the Level B Plan area. Guidance of Table 7-3 Development Form Matrix- Centers within the Comp Plan that calls for “some”, not maximized, pedestrian connections and a “standards” level of pedestrian and bike connectivity / access within Employment Centers. The proposed amendments are therefore believed to be of an appropriate level for an area that is planned to be more auto-oriented by the Comp Plan and complies with the guidance of Table 7-3.

	CENTERS				
	DOWNTOWN	URBAN	EMPLOYMENT	ACTIVITY	VILLAGE
Block Lengths	Shortest	Short	Flexible	Short	Moderate
Connectivity/Access (ped/bike)	Highest	High	Standard	Medium	Medium
Pedestrian Circulation, Connections to Transit Stations/Stops and Across the Street	Maximize Pedestrian Connections	Maximize Pedestrian Connections	Some Pedestrian Connections	Frequent Pedestrian Connections	Maximize Pedestrian Connections
Building Access from Street	Major Entrance	Direct Entrance	Flexible	Visible Entrance	Flexible
Building Setback	Minimal	Minimal	Flexible	Flexible	Flexible
Parking Location and Access	Structure/Side/Rear	Side/Rear/Structure	Flexible	Side/Rear/Teaser Row	Side/Rear
Incentives for Parking Reductions	No Parking Required/Shared Parking	High Priority	Some Incentives for Ridesharing, Carpooling, Travel Demand Management	Low Priority/Encourage Shared Structure	Moderate/Encourage Shared Parking
Priority for Multi-Modal Incentives	High	High	High for Travel Demand Management	Low	Moderate
Priority for Employment Incentives	Highest	High	High	Moderate	Moderate
Land Use Priority	Employment & Housing	Balanced	Employment	Commercial	Commercial

Table 7-3: Development Form Matrix - Centers

f. Goal 7.3 Sense of Place Reinforce sense of place through context-sensitive design of development and streetscapes.(POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.)

The Mesa del Sol Level B Master Plan has extensive design regulations for elements including architecture and streetscapes that ensure a cohesive community identity and innovative and high quality design. This request does not recommend any changes to those standards, so any site development plan associated with this request would still reinforce the community's sense of place and result in innovative and high-quality design.

g. Goal 8.1 Placemaking. Create places where business and talent will stay and thrive.

The planned expansion is a major economic driver for both the Mesa del Sol Employment Center and the greater Albuquerque area and supports policies to strengthen and diversify the economic base (policies 8.1.2 and 8.1.3). The proposed amendment to reconfigure public roadways and drainage corridors in particular, support adopted policies to prioritize infrastructure improvements to support business development in areas with high potential for employment opportunities, such as Employment Centers. While the vacations themselves are not necessary infrastructure improvements, they are necessary to facilitate the expansion and security measures needed by the studios. Such vacations meet the intent of policy 8.1.3.d calling for economic development activities that support emerging economic base industry clusters that are important to the region.

2. 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 (6-6(J)(3)(b)).

The Level B Master Plan carries forward the Level A framework for compact, mixed-use development that encourages the conservation of resources through elements such as walkability, water harvesting and energy conservation. While the proposed plan amendments reconfigure several connector streets, associated utility corridors, and linear park / drainage corridors, it does not compromise the overall vision of the community. The overall transportation network will still contain a robust network of multi-modal connections, and the amendment plans for bicycles and pedestrians to be re-routed around the studio campus via perimeter path. Similarly, the studio will continue to provide a multi-purpose linear park feature that contains drainage and recreational opportunities around which the studio buildings will be organized.

Further, this amendment makes no changes to subsequent plan language or development standards. The intended community vision is therefore retained and all future site plans will comply with the applicable terms and conditions covered by the Level B plan.

3. *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(J)(3)(c)).*

The proposed Level B Amendment does not negate the greater vision of the approved Mesa del Sol Level A plan, nor does it change any of the development standards that are intended to implement it. The proposed Level B Amendment does also not go against provisions on the IDO, DPM and other adopted regulations. All associated site development plans will be required to meet the provisions of both the Level B plan and all applicable provisions of the IDO, the DPM, and other adopted City regulations such as the Street Tree Ordinance.

4. *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 (6-6(J)(3)(d)).*

Albuquerque Studios is an established production campus within an Employment Center with existing vehicular, pedestrian and utility infrastructure. The applicant has taken several measures to ensure these systems have capacity to accommodate the proposed development without placing additional burden on those systems, including:

- a. Preparing a Traffic Impact Analysis that indicated that the proposal will not have negative impacts to the acceptable level of service (LOS) of the surrounding road network.
- b. Coordinated with the utility providers to ensure site capacity and worked to mitigate potential burdens of the existing utility infrastructure by relocating facilities as necessary.
- c. Constructing sidewalk facilities along the perimeter of the campus to ensure continued walkability throughout the larger Mesa del Sol Employment Center and greater community.

- d. The applicant will submit the campus' updated grading and drainage plans to accommodate the proposed development. The proposed studio expansion will comply with all applicable on-site drainage requirements and intends to fully retain the design storm event specific to the development.
- e. The applicant will submit a Fire One Plan to the Fire Marshall for any associated site development plans approval during the DRB phase of the application.

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

The applicant worked to mitigate any significant adverse impacts by the proposed amendments by creating a perimeter path around the campus that would continue to allow the level of pedestrian and bicycle circulation envisioned in the Master Plan.

The project team provided all adjacent Neighborhood Associations as well as property owners an opportunity to meet and discuss the proposed amendment prior to this submittal. A neighborhood meeting was held prior to the submission of this application to discuss the project and respond to potential concerns. Neighbor concerns primarily focused on traffic and circulation issues, including configuration of University Boulevard at the new entrance to the studio area and the potential for additional traffic through neighborhoods. The overall impact will be a large decrease in the currently planned building area, as well as a decrease in traffic as indicated in the required Traffic Impact Study. No one expressed opposition to the planned expansion of the studios and there were a couple of comments supporting Netflix and no mitigation measures were required or requested.

6. *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 (6-6(J)(3)(f)).*

All associated site development plans will meet the provisions of both the Level B plan and all applicable provisions of the IDO, the DPM, and other adopted City regulations.

7. *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.*

The subject property does not fall within the Railroad and Spur Small Area therefore a cumulative impact analysis is not required.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed Amendment to the Mesa del Sol Level B Master Plan to facilitate the expansion of the Albuquerque Studios campus. Upon completion, we feel that this project will contribute to the goals and growth policies of the Comprehensive Plan and will diversify the economy of both the Mesa del Sol Employment Center and greater Albuquerque area. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or WillG@dpsdesign.org or David Campbell from Mesa del Sol, LLC at (505) 933-4240 or by email at dcampbell@mesadelsolnm.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'WillG', with a large, stylized flourish extending to the right.

William Gleason, AICP, LEED AP
Agent for Mesa del Sol, LLC

STAFF INFORMATION

July 22, 2021

TO: Will Gleason and Jessica Lawlis, D/P/S
FROM: Catalina Lehner, AICP- Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: **Project #2021-005684, Amendments to Mesa del Sol Level B Plan**

I've completed a first review of the request. I have a few questions and some suggestions regarding the application. Please provide the following:

- ⇒ A revised project letter (one copy) and
 - ⇒ A revised introductory statement (one copy)
- that incorporate the clarifications in this memo by: **12 pm on Thursday, July 29, 2021.**

Note: If you have difficulties with this deadline, please let me know.

1) Overview:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as I can.
- B. I believe that the proposed amendments to the Mesa del Sol Level B Master Plan are intended to amend the document to accommodate a forthcoming Site Plan (one for the northern portion and one for the eastern portion) for the ABQ studios expansion, but nothing else at this time.
- C. Would the proposed amendments necessitate any changes to the Level B Plan boundaries? It appears that the boundaries are consistent between the current Level B Plan maps and the maps showing the proposed amendments.

2) Legal Ad:

- A. I have the following for the legal description:

Will Gleason, Dekker/Perich/Sabatini, agent for David Campbell, Mesa del Sol Investments LLC, requests the above action for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land

Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, ~~located at University SE, between Eastman Crossing, and Mesa Del Sol Blvd.~~ located **generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB**, approximately ~~6,292~~ **3,200** acres.

- B. Is this correct? I think subdivisions have made the legal ad more detailed than the legal ad used for the previous Level B Plan amendments (I used the 2017 advertisement as a baseline, which I believe was taken from the 2012 amendments).
- C. I was confused about the acreage; perhaps there was some repetition when adding them together (see A, above). Prior advertisements used 3,100 acres, but I see 3,151 listed now. I'd like to use approximately 3,200 acres.

3) EPC 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 for August is the 19th. Final staff reports will be available one week prior, on August 12th.
- C. My understanding is that the amendments project will be heard by the EPC but that the future site plans (for the northern portion and the eastern portion) will be reviewed by the DRB because of the proposed changes to infrastructure, potential infrastructure impacts, and also because platting actions will be needed.

4) Level B Plan and IDO Framework

- A. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Mesa del Sol Level B Community Master Plan (the "Level B Plan") was approved by the EPC in January 2007.
- B. The Level B Plan is considered a Framework Plan (see definition) because this definition most closely approximates the contents of the existing document. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3). However, please note that the Level B Plan area was already zoned PC when the IDO was adopted. Prior to that, the land had been zoned SU-1 for PC. As reflected by the SU-1 zoning designation, the area was considered to under the EPC's control historically.
- C. Also pursuant to IDO 14-16-1-10(A)(1), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. While the existing development standards remain valid and continue to apply, process is pursuant to the IDO. This is supported by two provisions:

- i) 14-16-6-4(Y): Amendment of Prior Approvals. If a proposed project exceeds the thresholds for Minor Amendments in 6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would decrease the amount of approved open space [6-4(Y)(2)(a)(3)], would decrease the number of through streets and connections [6-4(Y)(2)(a)(8)], and would change access or circulation patterns [6-4(Y)(2)(a)(9)].

Therefore, the request is a Major Amendment to a prior approval.

- ii) Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC approved the Level B Plan in January 2007, because the Level B Plan established a hierarchy for approval of the Mesa del Sol documents consistent with the Planned Communities Criteria (PCC). Therefore, this request is required to be heard by the EPC.

- D. The PC zone [14-16-2-6(B)(7)] states that development on properties with PC zoning and a framework plan can be approved through a site plan pursuant to the applicability, procedures, and criteria in the IDO- the thresholds for Site Plan-EPC, Site Plan-DRB, and Site Plan-Administrative. The future site plans meet DRB thresholds and therefore go to the DRB for review.

5) Agency & Neighborhood Comments:

- A. Agency comments will be distributed on or around Monday August 2nd or shortly thereafter. I will email you a copy of the comments and will forward any late ones to you.
- B. I reviewed the pre-submittal facilitated meeting report. Do you anticipate that a facilitated meeting will be requested during the EPC process?
- C. It looks like neighborhood concerns are mostly about traffic and circulation patterns near the Studios site. Have any neighborhood representatives or members of the public contacted you in addition to this?

6) Notification:

- A. Proof of notification- property owners. When there too many envelopes in a picture (20 in this case), some lose resolution and make it difficult to verify notification. This happened on p. 584 of the pdf. I cannot read three of the five envelopes in the left-hand column or the two envelopes in the right-hand column. Zooming in makes the resolution worse.
- B. p. 585 of the pdf. I cannot read the left column or the top envelope in the right column. Similar issues are on p. 586 of the pdf. I wasn't able to match envelopes with 29 of the names on the property owners list. I guessed with several and am comfortable with those, but these 29 are too fuzzy to read.
- C. Could you please provide a clearer copy of the envelopes?

7) Project Letter:

- A. The last paragraph on p. 1 is a bit confusing. I suggest a re-phrasing, such as the Level B Plan is considered a Framework Plan and that prior approvals remain valid, or something like that.
- B. Top of p. 4- paragraph is confusing. We say that the criteria in Site Plan-EPC must be responded to for Major Amendments that go to the EPC. Yes, it's the closest process.
- C. Regarding the policy analysis: I'm not sure the request would have much effect on air quality overall and for which pollutants....Some of the Goals and policies that refer to design are typically not applicable to amendments because, at this stage, there's no site plan (layout or elevations) under review.
- D. Please update the citations to the Site Plan-EPC criteria as 6-6(J)(3)(b)- not H.
- E. Please address (3)(a) through (3)(g) of the Site Plan-EPC criteria. I didn't see a response to (3)(f) or (3)(g).
- F. From the information in the letter, I can see that the proposed amendments are in three categories: transportation network, drainage/linear parks system, and utility network. As I review these in more detail, I will reach out if I have any questions.

8) New Introductory Text:

I am not sure what you want to convey here. I took a stab at making some suggestions, but let's talk it through. I have specific small mark-ups that you can take a picture of if that will help.

- A. I suggest simplifying this section and not using paragraph 2. Mesa del Sol was already zoned PC prior to IDO adoption.
- B. Line 1- DEL "its relationship"
- C. Start paragraph 1 with (something like this): "The Level B Community Master Plan (the "Level B Plan") was approved by the Environmental Planning Commission (EPC) in January 2007".
- D. Then refer to the document as the Level B Plan thereafter.
- E. The IDO became effective on May 17, 2018.
- F. Instead of paragraph 2, we can use the prior approvals remain valid language in 1-10(A) because the standards and prior entitlements will continue to apply.
- G. Process is according to the IDO. The Major Amendment pathway (see rationale in Section 4 of this memo) points to EPC review of the proposed amendments.
- H. The Level B Plan can be referred to as a Framework Plan. It's the definition that best describes the Level B Plan.

NOTIFICATION

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 22, 2021 9:55 AM
To: Kate Maliskas
Subject: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_R-16-Z_ABQ Studios.pdf

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	First Name	Last Name	Email	Address Line 1	City
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Albuquerque
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque

PLEASE NOTE: 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, pre-construction meetings, permit status, site plans, 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-planning-permitting-applications> with those types of questions.

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. <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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 submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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 projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, April 21, 2021 4:41 PM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

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

EPC and DRB

Contact Name

Kate Maliskas

Telephone Number

505-761-9700

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21

TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC

TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC

ETC.

Physical address of subject site:

2660 Eastman Crossing SE, Albuquerque, NM 87106

Subject site cross streets:

Eastman Crossing and University Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

R-16-Z

May 17, 2021

District 6 Coalition of Neighborhood Associations
Patricia Willson
505 Dartmouth Dr SE
Albuquerque, NM 87106

**RE: Request for Approval of Site Plan – DRB and Framework Plan (Level B) Amendments - EPC
for the Expansion of Albuquerque Studios, 5650 University Blvd SE, Albuquerque, NM**

Dear Neighborhood Association Representative,

Mesa del Sol, LLC, in coordination with Dekker/Perich/Sabatini, agent for Netflix, LLC who owns the property located at 5650 University Blvd SE, is working to gain approvals to expand Albuquerque Studios to adjacent parcels to the north and east of the site. The Albuquerque Studios expansion will include the addition of multiple buildings that contain sound stages and other production spaces, along with employee amenities. This proposed expansion is a permissive use under the Employment Center land use designation within the Mesa del Sol Level B Master Plan. This letter is to offer you an opportunity to discuss the necessary City approvals to facilitate the proposed expansion illustrated in the attached exhibits. Mesa del Sol Framework Plan (Level B) amendments are required to reconfigure drainage corridors and select Rights-of-Way needed for the expansion of the Albuquerque Studios. Site Plan(s) review and approvals also need to be obtained for Albuquerque Studios expansion. Site Plans may be split into separate Site Plans applications to enable one area to be approved earlier, independent of the Framework Plan.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are providing you with an opportunity to discuss the requests listed above.

If you would like to schedule a Neighborhood Meeting to discuss this matter, please contact Will Gleason within the required 15-day period of this mailing date (**by June 1, 2021**) at 505-967-9600 or by email at WillG@dpsdesign.org.

Enclosed you will find a site location map that outlines the proposed expansion. Before submitting our application, we will send mailed and/or emailed notice as required by IDO Table 6-1-1 to make you aware of the appropriate hearings at which time the application will be reviewed and decided on by the City of Albuquerque. As noted above, there may be multiple submittals to the City; we will follow all applicable City guidelines for notification and we are available to help answer questions that you may have about this project.

Sincerely,

David Campbell
Mesa del Sol, LLC

Attachments: Identified Site, Zone Atlas Map Page, Building Elevations

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: May 17, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr, Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: 119 Vassar Dr SE, 505 Dartmouth Dr SE, Albuquerque, NM 87106

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: dcampbell@mesadelsolnm.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5650 University Blvd SE
Location Description Intersection of Eastman Crossing SE and University Blvd SE
2. Property Owner* Netflix, LLC
3. Agent/Applicant* [if applicable] David Campbell, Mesa Del Sol LLC, CEO
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☒ Other: Mesa Del Sol Framework Plan (Level B) amendments

Summary of project/request^{3*}:

(1) Site plan approval for expansion of Albuquerque Studios into adjacent parcels north and east of the current Albuquerque Studios site. (2) Mesa Del Sol Framework Plan (Level B) amendments to reconfigure drainage corridors and select rights-of-way needed for the expansion of the Albuquerque Studios.

5. This type of application will be decided by^{*}: ☐ City Staff

OR at a public meeting or hearing by:

- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council

6. Where more information about the project can be found^{*4}:

Contact David Campbell, dcampbell@mesadelsoinm.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} R-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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

- ☒ 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.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] _____
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Mesa Del Sol NA _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Jessica Lawlis](#)
To: mandy@theremedyspa.com; info@willsonstudio.com
Cc: dcampbell@mesadelsolnm.com; [Will Gleason](#)
Subject: Notification of Request for Approval of Mesa del Sol Level B Framework Plan Amendment - EPC
Date: Tuesday, June 29, 2021 9:22:00 AM
Attachments: [D6CNA-Mailed-Notice-PublicMeetingHearing-PropertyOwners-Print&Fill.pdf](#)
[ZoneAtlasPacket.pdf](#)

Dear Neighborhood Association Representative,

As you have been made previously aware, Mesa del Sol, LLC, in coordination with Dekker/Perich/Sabatini, is requesting an amendment to the adopted Mesa del Sol Level B Plan. The amendment is required to reconfigure drainage corridors and certain rights-of-way needed for the expansion of Albuquerque Studios.

In accordance with City of Albuquerque requirements, we are making you aware of the EPC Public Hearing date of August 19, 2021 at 8:30am, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

If you have any questions or need clarification of anything contained herein, please contact David Campbell at dcampbell@mesadelsolnm.com or Will Gleason at 761-9700 or email at WillG@dpsdesign.org.

Sincerely,
Jessica Lawlis
Agent for Mesa del Sol, LLC

Attachments: Identified Site and Required Notice Forms



Jessica Lawlis, AICP
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

[D/P/S ranked #386 in ENR's 2020 Top 500 Design Firms.](#)

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 06/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: District 6 Coalition of Neighborhood Associations- Mandy Warr & Patricia Willson

Mailing Address*: mandy@theremedydayspa.com, info@willsonstudio.com

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5700 University Blvd SE Suite 310, Albuquerque, New Mexico, 87106
Location Description _____
2. Property Owner* David Campbell, Mesa del Sol Investments LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: _____

Summary of project/request¹*:

Amendment to Mesa Del Sol Level B Master Plan

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☒ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 19, 2021 at 8:30 a.m.

Location*²: ZOOM see EPC web-page @

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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.

6. Where more information about the project can be found*³: Contact Will Gleason at WillG@dpsdesign.org or 505-761-9700

https://dpsdesign-my.sharepoint.com/:f:/g/personal/jessica_dpsdesign_org/EngVj82UmFVPq2nIW3E5YMgBQY13Ijiv9Lnqkz6PS-RQNg?e=qhmTkX

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ Q-15, Q-16, Q-17, R-14, R-15, R-16, R-17, S-13, S-14, S-15, S-16, S-17, T-13, T-14, T-15, T-16, T-17, U-13, U-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

Not applicable to EPC request.

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:

The applicant held a neighborhood meeting on 21 June 2021 for several anticipated submissions to the Environmental Planning Commission for Level B plan change approval, to the Zoning Hearing examiner for a perimeter wall height variance, and to the Development Review Board for two site plan approvals. The project team presented the proposed submittals and changes, especially to circulation and drainage, along with maps and diagrams. The basic proposals include vacating several roadway rights-of-way (platted but not dedicated), consolidation of drainage, and constructing a number of studio and support buildings. The overall impact will be a large decrease in the currently planned building area, as well as a decrease in traffic. Neighbor concerns primarily focused on traffic and circulation issues, including configuration of University Boulevard at the new entrance to the studio area and the potential for additional traffic through neighborhoods. No one expressed opposition to the planned expansion of the studios and there were a couple of comments supporting Netflix.

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

- ☐ 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 130 acres
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] The MdS Employment Center
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

From: [Jessica Lawlis](#)
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Cc: dcampbell@mesadelsolnm.com; [Will Gleason](#)
Subject: Notification of Request for Approval of Mesa del Sol Level B Framework Plan Amendment - EPC
Date: Tuesday, June 29, 2021 9:22:00 AM
Attachments: [MdSNA-Mailed-Notice-PublicMeetingHearing-PropertyOwners-Print&Fill.pdf](#)
[ZoneAtlasPacket.pdf](#)

Dear Neighborhood Association Representative,

As you have been made previously aware, Mesa del Sol, LLC, in coordination with Dekker/Perich/Sabatini, is requesting an amendment to the adopted Mesa del Sol Level B Plan. The amendment is required to reconfigure drainage corridors and certain rights-of-way needed for the expansion of Albuquerque Studios.

In accordance with City of Albuquerque requirements, we are making you aware of the EPC Public Hearing date of August 19, 2021 at 8:30am, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

If you have any questions or need clarification of anything contained herein, please contact David Campbell at dcampbell@mesadelsolnm.com or Will Gleason at 761-9700 or email at WillG@dpsdesign.org.

Sincerely,
Jessica Lawlis
Agent for Mesa del Sol, LLC

Attachments: Identified Site and Required Notice Forms



Jessica Lawlis, AICP
Urban Planner
Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

[D/P/S ranked #386 in ENR's 2020 Top 500 Design Firms.](#)

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 06/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: Mesa del Sol Neighborhood Association- James Thompson & Joy Ziener

Mailing Address*: jamesthompson8@gmail.com, independencedayjoy@gmail.com

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5700 University Blvd SE Suite 310, Albuquerque, New Mexico, 87106
Location Description _____
2. Property Owner* David Campbell, Mesa del Sol Investments LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

- ☐ Conditional Use Approval
- ☐ Permit _____ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☐ Subdivision _____ (Minor or Major)
- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Other: _____

Summary of project/request¹*:

Amendment to Mesa Del Sol Level B Master Plan

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 19, 2021 at 8:30 a.m.

Location*²: ZOOM see EPC web-page @

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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.

6. Where more information about the project can be found*³: Contact Will Gleason at WillG@dpsdesign.org or 505-761-9700
https://dpsdesign-my.sharepoint.com/:f:/g/personal/jessica_dpsdesign_org/EngVj82UmFVPq2nIW3E5YMgBQY13Jiv9Lnqkz6PS-RQNg?e=qhmTkX

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ Q-15, Q-16, Q-17, R-14, R-15, R-16, R-17, S-13, S-14, S-15, S-16, S-17, T-13, T-14, T-15, T-16, T-17, U-13, U-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

Not applicable to EPC request.

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:

The applicant held a neighborhood meeting on 21 June 2021 for several anticipated submissions to the Environmental Planning Commission for Level B plan change approval, to the Zoning Hearing examiner for a perimeter wall height variance, and to the Development Review Board for two site plan approvals. The project team presented the proposed submittals and changes, especially to circulation and drainage, along with maps and diagrams. The basic proposals include vacating several roadway rights-of-way (platted but not dedicated), consolidation of drainage, and constructing a number of studio and support buildings. The overall impact will be a large decrease in the currently planned building area, as well as a decrease in traffic. Neighbor concerns primarily focused on traffic and circulation issues, including configuration of University Boulevard at the new entrance to the studio area and the potential for additional traffic through neighborhoods. No one expressed opposition to the planned expansion of the studios and there were a couple of comments supporting Netflix.

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
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² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 130 acres
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] The MdS Employment Center
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

MYERS FREDDIE L & PATRICIA I
3120 BROADWAY BLVD SE
ALBUQUERQUE NM 87102

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

HOUGH ROBERT S & ISELA SOSA
808 CAMINO DE PAZ
EL PASO TX 79922

RIO BRAVO PROPERTIES LLC
3105 N MAPLE
MESA AZ 85215

ISLETA PUEBLO
PO BOX 26567
ALBUQUERQUE NM 87125-6567

MCCREADY JOHN T & CORINA S
TRUSTEES MCCREADY RVT
10016 ACADEMY HILLS DR NE
ALBUQUERQUE NM 87111-1314

CHIRISA MDS LLC
92-93 ST STEPHENS GREEN
DUBLIN 2 IRELAND

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

MDS INVESTMENTS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

GOOSE LLC
3410 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2602

UNIVERSITY INDUSTRIAL LLC
399 PERRY ST SUITE 203
CASTLE ROCK CO 80104

DURAN BRONSON & GARCIA DE
DURAN MARGARET
PO BOX 94327
ALBUQUERQUE NM 87199

KRANIA LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

DURAN INVESTMENTS LLC
PO BOX 94327
ALBUQUERQUE NM 87199

STORAGE SYSTEMS LLC
4601 HONDO PASS SUITE K
EL PASO TX 79904

OVIS CHARLES & NANCY TRUSTEE OVIS
RVT & MESA REALTY PARTNERS LLC
7344 E PARAISO DR
SCOTTSDALE AZ 85255-8984

GUSTIN H WAYNE & N ANN
290 MITCHELL DR
BOSQUE FARMS NM 87068

MESA DEL SOL LLC
5700 W UNIVERSITY BLVD SE SUITE
310
ALBUQUERQUE NM 87106

EICHHORST CAREY N
5636 SAGAN LP SE
ALBUQUERQUE NM 87106

CANACA JOSE A & FALLAS-BEJARANO
GLENDA V
5620 SAGAN LP SE
ALBUQUERQUE NM 87106

PUEBLO OF ISLETA ATTN: GOVERNOR
PO BOX 1270
ISLETA NM 87022

PEROVICH EQUIPMENT LLC
PO BOX 348
EL PRADO NM 87529

HORNE-STEWART LLC
2863 N NORWALK SUITE #103
MESA AZ 85215-1133

BERNALILLO COUNTY C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

AKINITA LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

COMMISSIONER OF PUBLIC LANDS FOR
THE STATE OF NM TRUSTEE FOR THE
STATE OF NM
310 OLD SANTA FE TRL
SANTA FE NM 87501

RMCI REAL ESTATE HOLDINGS LLC
6211 CHAPPELL RD NE
ALBUQUERQUE NM 87113-1044

EGP 5441 ALBUQUERQUE LLC C/O
EASTERLY GOVT PROPERTIES INC
2101 L ST NW SUITE 650
WASHINGTON DC 20037-1277

CTO18 ALBUQUERQUE NM LLC
1140 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-2431

SIECK VICTORIA & STEPHEN C
5640 SAGAN LP SE
ALBUQUERQUE NM 87106

KNIGGE PATRICK C
5632 SAGAN LP SE
ALBUQUERQUE NM 87106-9618

WATSON BENJAMIN III & HANUKKAH R
5628 SAGAN LP SE
ALBUQUERQUE NM 87106

AVERY LOIS Y
5624 SAGAN LP SE
ALBUQUERQUE NM 87106-9618

MESA DEL SOL COMMUNITY
COMPANY INC
PO BOX 67590
ALBUQUERQUE NM 87193-7590

CHAVEZ STEVE & GUZMAN RUDY &
DASKALOS PETE & SOULA
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113

RD MDS LLC
PO BOX 73
CORRALES NM 87048-0073

COPART OF ARIZONA LLC
14185 DALLAS PKWY SUITE 300
DALLAS TX 75254

TAYLOR CHARLES H & AGNES
TRUSTEES RVT
1908 LAKEVIEW RD SW
ALBUQUERQUE NM 87105-6102

PLUEMER HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

CAPO ROBERT G
5701 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

CEDARS LLC
PO BOX 12877
ALBUQUERQUE NM 87195

MONTES ERNESTO
616 COSO AVE SE
ALBUQUERQUE NM 87105-1507

DWYER DON
PO BOX 30793
ALBUQUERQUE NM 87190-0793

CHUNG HUE V & NGUYEN LILY
621 COSO AVE SE
ALBUQUERQUE NM 87105-7621

ROMERO LORENZO P & DOROTHY J
6346 ISLETA BLVD SW A
ALBUQUERQUE NM 87105-6870

RICHARDSON THOMAS J & GORETTI
7418 RIVERTON NW
ALBUQUERQUE NM 87120

CONTRERAS JUAN M & SOCORRO G
CO-TRUSTEES CONTRERAS RVT
PO BOX 50669
ALBUQUERQUE NM 87181-0669

BELLPEPPER LLC
5240 PASEO DEL CAMPO
TUCSON AZ 85716

DUKE CITY REDI-MIX LLC
PO BOX 250
MORIARTY NM 87035

GONZALES GERALD J
5815 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7429

PAYNE JAMES W
820 SALIDA SANDIA SW
ALBUQUERQUE NM 87105-7607

LIGHTING BAR A PROPERTIES LLC
PO BOX 303
BELEN NM 87002

VERIZON WIRELESS (VAW) LLC C/O
DUFF & PHELPS LLC
PO BOX 2549
ADDISON TX 75001-2549

ANDERSON-DAVIS ENTERPRISES LLC
2121 W CRIMSON TER
PHOENIX AZ 85085-5089

BLEA JAMES N & LYNNA T
125 BOSQUE FARMS BLVD
BOSQUE FARMS NM 87068

MUMMA MERRILL A & SANDRA D
PO BOX 117
WILLIAMS AZ 86046-0117

BANK OF THE SOUTHWEST
6580 E MAIN ST
FARMINGTON NM 87402-5122

RODRIGUEZ FRANCES & PLUEMBER
HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

VALLEY LIVESTOCK AUCTION INC
7715 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

WAGONER DERREK BRYCE &
WAGONER TERI DEE & ETAL
7715 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

DUKE CITY HTG & CLG LLC
8300 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7452

PYLE DENNIS R
221 CLARK RD SW
ALBUQUERQUE NM 87105-7533

RODRIGUEZ CARLOS R
240 HALE CIR SW
ALBUQUERQUE NM 87105-0302

OZHAN KAMIL & CAROL L
5 TIARA LN
BELEN NM 87002

METAL BUILDING COMPONENTS LP
10943 SAM HOUSTON PARKWAY W.
HOUSTON TX 77064

WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

MAST VENTURE
508 PARAGON RD SE
ALBUQUERQUE NM 87105

SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD SUITE 520
PRINCETON NJ 08540-6531

BRAN MANUEL
5811 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

BRAN MANUEL JR & BRAN MARIO R
5811 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-7429

F & S SICHLER ENTERPRISES LLC
519 SICHLER RD SW
LOS LUNAS NM 87031-7337

A&M TOWING LLC
7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

SENA RANDY J & DESIREE DENE
TRUSTEES SENA TRUST
2309 LUCHETTI RD SW
ALBUQUERQUE NM 87105-7015

PUEBLO OF ISLETA
PO BOX 1290
ISLETA NM 87022-1290

ALBUQUERQUE TRAP CLUB
PO BOX 3746
ALBUQUERQUE NM 87110

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1641
SANTA FE NM 87504-1641

SENA TONY A & RUBY P
6410 COORS BLVD SW
ALBUQUERQUE NM 87121

MEDINA JOSE J & BRENDA Y
1700 CIELO OESTE PL NW
ALBUQUERQUE NM 87120-1219

DURAN SERGIO A & CRISTAL I
3311 RIO LINDA DR SW
ALBUQUERQUE NM 87121-9359

GONZALEZ-RIOS ADRIAN & VOELKER
KAYLEE
600 AVANTI ST SW
ALBUQUERQUE NM 87121-7740

VUELO LLC
12231 ACADEMY RD NE 301-243
ALBUQUERQUE NM 87111-7239

MARQUEZ BERNABE & MARQUEZ
BRANDIZE & MARQUEZ GREGORIO
HIGGINS RACHEL PR ETAL
1909 CARLISLE BLVD NE
ALBUQUERQUE NM 87110-4907

NEW MEXICO TERMINAL SERVICES
9615 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7601

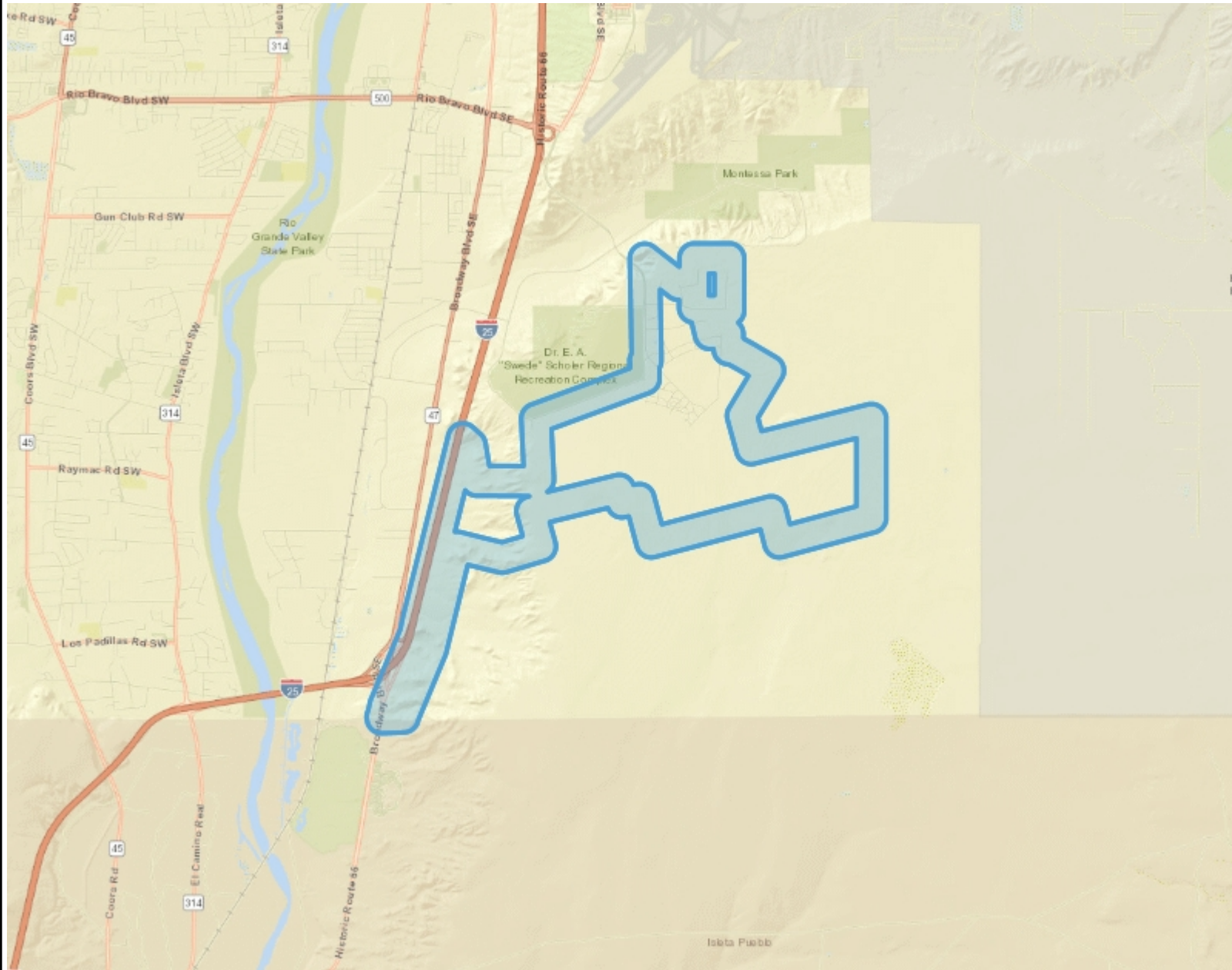
WOODLAND VENTURES LLC
1734 E BOSTON ST SUITE 103
GILBERT AZ 85295-6234



Multi Zone Buffer



Legend



Notes

Buffer: 705 Ft.
ROW Interstate 26: 605 Ft

13,940 0 6,970 13,940 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 83,637

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Multi Zone Buffer



Legend



Notes

Buffer: 705 Ft.
ROW Interstate 26: 605 Ft

6,970 0 3,485 6,970 Feet

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1: 41,819

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

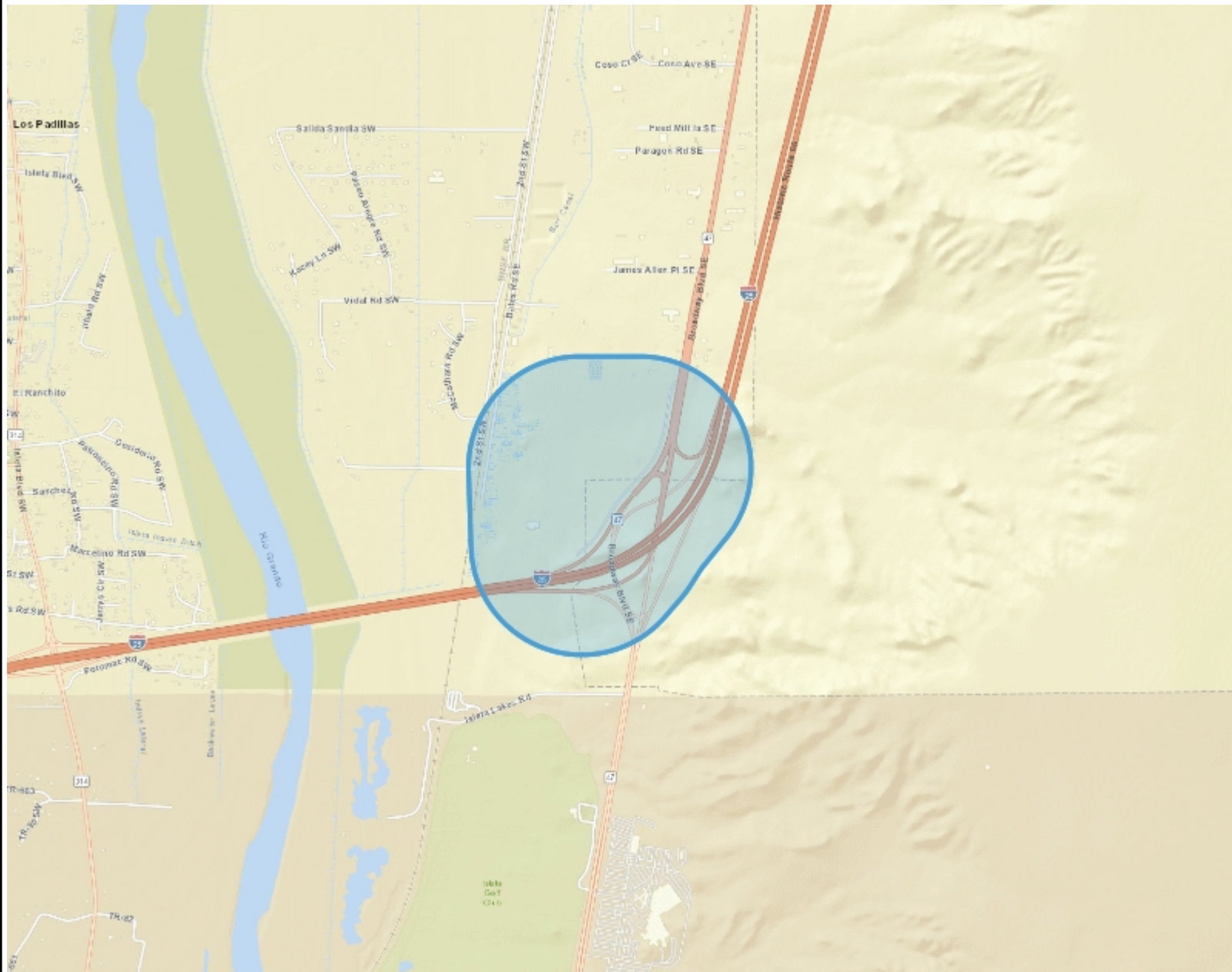


Multi Zone Buffer



Legend

 Bernalillo County Parcels



Notes

Buffer: 705 Ft.
ROW Interstate 26: 605 Ft

4,661 0 2,330 4,661 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 27,965

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

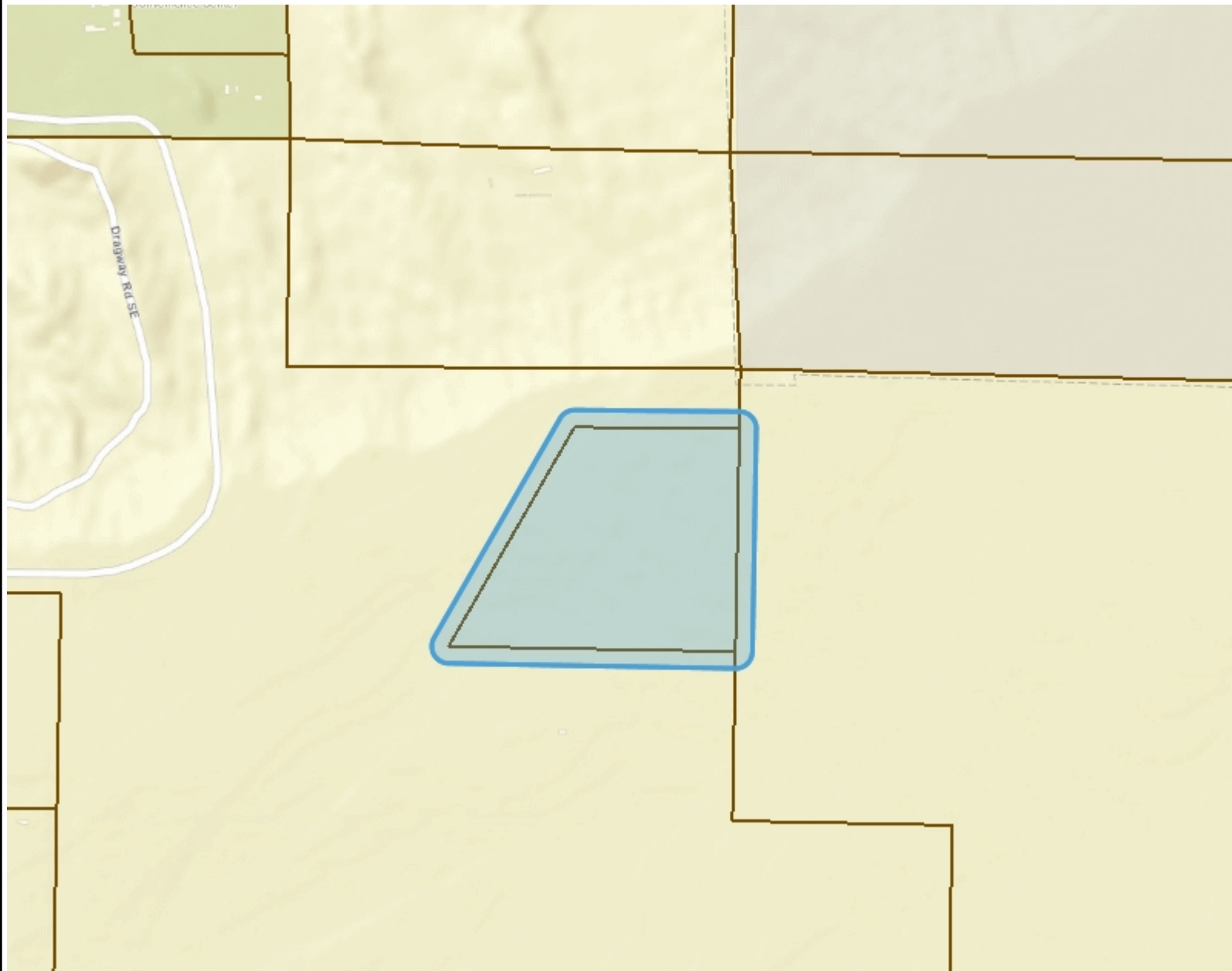


Multi Zone Buffer



Legend

□ Bernalillo County Parcels



1,742 0 871 1,742 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 10,455

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 100 Ft.
No ROW (Right of Way)



June 28, 2021

RE: Request for Approval of Mesa del Sol Level B Framework Plan Amendment - EPC

Dear Property Owner,

As you have been made previously aware, Mesa del Sol, LLC, in coordination with Dekker/Perich/Sabatini, is requesting an amendment to the adopted Mesa del Sol Level B Plan. The amendment is required to reconfigure drainage corridors and certain rights-of-way needed for the expansion of Albuquerque Studios.

In accordance with City of Albuquerque requirements, we are making you aware of the EPC Public Hearing date of August 19, 2021 at 8:30am, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this hearing will be held over ZOOM. You can retrieve the appropriate meeting information at the DRB website found at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

If you have any questions or need clarification of anything contained herein, please contact me at dcampbell@mesadelsolnm.com or Will Gleason at 761-9700 or email at WillG@dpsdesign.org.

Sincerely,

A handwritten signature in blue ink that reads 'David S. Campbell' in a cursive script.

David Campbell, CEO
Mesa del Sol, LLC

Attachments: Identified Site

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 06/29/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: A & M Towing LLC

Mailing Address*: 7816 Seven Springs Rd NW, Albuquerque, NM, 87114-4488

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5700 University Blvd SE Suite 310, Albuquerque, New Mexico, 87106
Location Description _____
2. Property Owner* David Campbell, Mesa del Sol Investments LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/ Perich/ Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: _____

Summary of project/request¹*:

Amendment to Mesa Del Sol Level B Master Plan

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☐ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC)
 - ☒ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: August 19, 2021 at 8:30 a.m.

Location*²: ZOOM see EPC web-page @

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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.

6. Where more information about the project can be found*³: Contact Will Gleason at WillG@dpsdesign.org or 505-761-9700

https://dpsdesign-my.sharepoint.com/:f:/g/personal/jessica_dpsdesign_org/EngVj82UmFVPq2nIW3E5YMgBQY13Ijiv9Lnqkz6PS-RQNg?e=qhmTkX

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ Q-15, Q-16, Q-17, R-14, R-15, R-16, R-17, S-13, S-14, S-15, S-16, S-17, T-13, T-14, T-15, T-16, T-17, U-13, U-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

Not applicable to EPC request.

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:

The applicant held a neighborhood meeting on 21 June 2021 for several anticipated submissions to the Environmental Planning Commission for Level B plan change approval, to the Zoning Hearing examiner for a perimeter wall height variance, and to the Development Review Board for two site plan approvals. The project team presented the proposed submittals and changes, especially to circulation and drainage, along with maps and diagrams. The basic proposals include vacating several roadway rights-of-way (platted but not dedicated), consolidation of drainage, and constructing a number of studio and support buildings. The overall impact will be a large decrease in the currently planned building area, as well as a decrease in traffic. Neighbor concerns primarily focused on traffic and circulation issues, including configuration of University Boulevard at the new entrance to the studio area and the potential for additional traffic through neighborhoods. No one expressed opposition to the planned expansion of the studios and there were a couple of comments supporting Netflix.

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

- ☐ 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- ☐ 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.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 130 acres
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] The MdS Employment Center
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 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 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

THOMAS STEPHANSON LLC
2001 N. MONTGOMERY SUITE 200
ALBUQUERQUE, NM 87102

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

VALLEY LIVESTOCK AUCTION INC
1713 BROADWAY BLVD SE
ALBUQUERQUE, NM 87102

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

DECK VICTORIA & STEPHEN C
SAND SAGAN LN SE
ALBUQUERQUE, NM 87108

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

WILSON/STONER/THOMAS J & SONS
PO BOX 100000
ALBUQUERQUE, NM 87101

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

ELIZABETH W. HARRIS & N. JEN
200 N. MONTGOMERY
ALBUQUERQUE, NM 87102

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

UNIVERSITY INDUSTRIAL LLC
300 PERRY ST SUITE 203
CASTLE ROCK CO 80504

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

BMO REAL ESTATE HOLDINGS LLC
4211 CHAPPELL RD NE
ALBUQUERQUE, NM 87113-1044

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

NO MORE LLC
PO BOX 73
CORRALES, NM 87004-0073

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

GENCO LLC
1000 AVENIDA CHANDLER NW
ALBUQUERQUE, NM 87102-2002

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

TAYLOR CHARLES H & AGNES
TRUSTEES RV
1008 LARKVIEW RD SW
ALBUQUERQUE, NM 87105-4102

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

SENA TONY A & RUBY P
6410 CDOORS BLVD SW
ALBUQUERQUE, NM 87121

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

SCV MC PURCHING CO LLC
1000 CAMBRIDGE CENTER BLVD SUITE 500
PRINCETON, NM 87504-0055

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

WORLD LLC
12225 ACADEMY RD NE 801-243
ALBUQUERQUE, NM 87111-7239

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

STORAGE SYSTEMS LLC
4001 MONDO PASS SUITE K
EL PASO TX 79904

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

RIO BRAVO PROPERTIES LLC
3105 N MAPLE
MESA AZ 85215

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

IPPEL DENNIS R
221 CLARK RD SW
ALBUQUERQUE, NM 87105-7533

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

VERIZON WIRELESS (HARR) LLC C/O
OLIFF & PHILLIPS LLC
PO BOX 2549
ALBUQUERQUE, NM 87101-2549

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

SENA RANDY J & DESIREE DENEE
TRUSTEES SENA TRUST
2309 LUCHETTI RD SW
ALBUQUERQUE, NM 87105-7015

DEKKER PERICH SABATINI
7601
JEFFERSON, NE, SUITE 100
ALBUQUERQUE, NM 87109

FIELD OF ISLETA ATTN: GOVERNOR
PO BOX 1270
ISLETA, NM 87022

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

HERNANDEZ CONSTRUCTION & DEVELOPMENT
10000 N. 10TH ST. SUITE 100
ALBUQUERQUE, NM 87112

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

HUGHES ROBERT S & ISLA UTOA
804 CANYON DR SW
EL PASO TX 79902

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

WATSON BENJAMIN H & HANUKAH R
1000 SAGAN LP 10
ALBUQUERQUE NM 87106

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

ALBUQUERQUE TRAMP CLUB
P.O. BOX 3740
ALBUQUERQUE NM 87110

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

HERNANDEZ PRODUCTS & FURNITURE
HERNANDEZ
4000 SAGAN BLVD SW
EL PASO TEXAS 79901

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

WOODLAND VENTURES LLC
1744 E BOSTON ST SUITE 100
GLENN AC 95926-4244

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

WAGONER DEREK DUYCE &
WAGONER TERRY GEE & KAL
7715 BROADWAY BLVD SE
ALBUQUERQUE NM 87129

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

AUTRY COLE T
5024 SAGAN OF SE
ALBUQUERQUE NM 87106-9618

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

POWERS OF SILENT
PO BOX 12280
SILVER NM 87122-1280

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

PEROVICH EQUIPMENT LLC
PO BOX 348
EL PASO NM 87529

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

ARM TOWING LLC
7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

BANK OF THE SOUTHWEST
6300 E MAIN ST
TARRANTON NM 87402-1322

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

HERNANDEZ CARLOS R
240 WILEY CIRCLE SW
ALBUQUERQUE NM 87105-0302

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

PAYNE JAMES W
820 SALIDA SANDRA SW
ALBUQUERQUE NM 87105-7607

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

ACENTA LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110-1113

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

BELLPEPPER LLC
5240 PASO DEL CAMPO
TUCSON AZ 85718

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

PILLONIER HERBERT
4000 SAGAN BLVD SW
EL PASO NM 87001-4800

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

ANDERSON-DAVIS ENTERPRISES LLC
2121 W CRIMSON TER
PHOENIX AZ 85085-5089

DEKKER PERICH SABATINI
7601
JUNCTION BL, SUITE 100
ALBUQUERQUE, NM 87101

BERNALILLO COUNTY CRO COUNTY
MANAGER
1 CHOC PLAZA NW
ALBUQUERQUE NM 87106

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

BLISS JAMES L & LINDA T
2010 WINDYBUSH DRIVE
ALBUQUERQUE, NM 87105

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS LLC
PO BOX 13077
ALBUQUERQUE, NM 87130

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

COMMUNISTON OF PUBLIC LANDS FOR
THE STATE OF NEW MEXICO
STATE OF NM
1000 SAN ANTONIO ST
SANTA FE, NM 87501

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS & CONSTRUCTION
EDWARDS INVESTMENTS
PO BOX 10000
ALBUQUERQUE, NM 87100

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS
1000 WINDYBUSH DRIVE
ALBUQUERQUE, NM 87105

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CHAVEZ STEVE & SUZANNE ELOY &
DANIELA PYTE & SOULA
5310 METCAL BLVD NE
ALBUQUERQUE, NM 87110-3113

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CORP OF ARIZONA LLC
1418 DALLAS PKWY SUITE 300
DALLAS, TX 75204

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS & CONSTRUCTION
EDWARDS INVESTMENTS
PO BOX 10000
ALBUQUERQUE, NM 87100

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS
1000 WINDYBUSH DRIVE
ALBUQUERQUE, NM 87105

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CHIRISA MITS LLC
52 181 ST STEPHENS GREEN
DUBLIN 2, IRELAND

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CTOIS ALBUQUERQUE NM LLC
1400 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-3431

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7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS
PO BOX 10000
ALBUQUERQUE, NM 87100

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CARRERA JESSE A & TALLAS-REBARRAN
EDWARDS INVESTMENTS
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7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CHUNG HUI V & NGUYEN LUY
621 COCO AVE SE
ALBUQUERQUE, NM 87105-7621

DEKKER PERICH SABATINI
7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

DUKE CITY RED-MIX LLC
PO BOX 250
MCKINNEY, TX 75069

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7601
COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

EDWARDS INVESTMENTS LLC
PO BOX 10000
ALBUQUERQUE, NM 87100

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COMMERCIAL, SUITE 100
ALBUQUERQUE, NM 87101

CAPRI HOLDINGS G
1000 WINDYBUSH DRIVE
ALBUQUERQUE, NM 87105

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ALBUQUERQUE, NM 87101

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE, NM 87103-2248

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7601
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ALBUQUERQUE, NM 87101

DUKE CITY MIX & CIG LLC
1800 BROADWAY BLVD SE
ALBUQUERQUE, NM 87105-7452

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GÜHAN KAMİL & CAROL I.
5 YUASA LN
BELEN NM 87002

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SABATINI

7601

ALBUQUERQUE, NEW MEX
ALBUQUERQUE, NM 87103

MYERS FREEDGE & PATRICIA I
9120 BROADWAY BLVD SE
ALBUQUERQUE NMA 87103

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 PERIK
 SARAFI

7601

MENA DEL SOL COMMUNITY
 COMPANY INC.
 P.O. BOX 67580
 ALBUQUERQUE, NM 87157-7580

STEVEN
 PETER
 SPERLING

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GUNDALED RICHARDSON & VOYLES
 WATKINS
 600 AVENUE ST SW
 ALBUQUERQUE NM 87121-7100

**[DEXTER
PERICH
SABATINI]**



7601 OFFICIALS HQ, WHITE HSE
ALBUQUERQUE, NM 87109

GILETA PUERTO
PO BOX 26367
ALBUQUERQUE NM 87125-6567



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 ALBUQUERQUE NM 87105-7429

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7601 JEFFERSON HIL DRIVE THE
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OVIS CHARLES & NANCY TRUSTEE OVS
RVT & MESA REALTY PARTNERS LLC
7344 E PARADISO DR
SCOTTSDALE AZ 85255-8094

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7601

JOHNSTON RD. SUITE 100
ALBUQUERQUE, NM 87105

MONTES ERNESTO
816 COSO AVE SE
ALBUQUERQUE NM 87105-1507

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7601 JEFFERSON AVE. SUITE 100
KANSAS CITY, MO 64114

MESA DEL SOL LLC
3100 W UNIVERSITY BLVD/5E SUITE
310
ALBUQUERQUE, NM 87206

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SASATINI

7607 JENNIFER MC GARY RD
ALHAMBRA, MONTGOMERY

F & S SINGER ENTERPRISES LLC
5129 SICKLER RD SW
LOS GLANES NM 87033-7227

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JETERSON RD. SUITE 100
ALBUQUERQUE, NM 87109

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1641
SANTA FE NM 87504-1641

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HOUSTON, AL, SUITE 100
ALBUQUERQUE, NM 87109

METAL BUILDING COMPONENTS LP
10943 SAM HOUSTON PARKWAY W.
HOUSTON TX 77064

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SABATINI

7607

DEFENDANT NO. 00001 FOR
ALBUQUERQUE, NM 87111

MICHELLEADY JOHN T. & CORINA S.
TRUSTEES MICHELLEADY TRST
10014 ACADAMY HILLS DR NE
ALBUQUERQUE NM 87111-1814

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DECEMBER 16, 2015 100

 ALBUQUERQUE, NM 87106

CONTRERAS ALAN M & SOCORRO G

 CO-TRUSTEES CONTRERAS RVT

 PO BOX 50669

 ALBUQUERQUE NM 87106-0669

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7601

APPOINTMENT NO. 10709 100
ALBUQUERQUE, NM 87101

NEW MEXICO TERMINAL SERVICES
9615 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7601

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7601

JEFFERSON WAL. SUITE 100
ALBUQUERQUE, NM 87109

MDS INVESTMENTS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

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STATION NA. 1001 100
ALBUQUERQUE, NEW MEX.

MAST VENTURE
508 PAMAGON RD SE
ALBUQUERQUE NM 87128

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7601 JEFFERSON NE, SUITE 100
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BRANDIZ & MARQUEZ GREGORIO
HIGGINS RACHEL PR ETAL
1909 CARLOS BLVD NE
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LIGHTING BAR A PROPERTIES LLC
PO BOX 303
BELEN NM 87002



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KRANIA LLC
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ALBUQUERQUE NM 87110



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KNIGGE PATRICK C
5632 SAGAN LP SE
ALBUQUERQUE NM 87106-9618



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Chirisa MDS LLC
92-93 ST Stephens Green
Dublin 2, Ireland



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7601
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THOMAS STEPHANSON LLC
2001 N. MICHIGAN ST. SUITE 200
ALBUQUERQUE, NM 87109

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VALLEY LIVESTOCK AUCTION INC
1713 BROADWAY BLVD SE
ALBUQUERQUE, NM 87109

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DECK VICTORIA & STEPHEN C
SAND SAGAN LP DE
ALBUQUERQUE, NM 87109

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WILHELMSON TRADING CO. & COMPANY
PO BOX 100000
ALBUQUERQUE, NM 87109

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ELIZABETH H. HARRIS & N. JEN
2001 N. MICHIGAN ST. SUITE 200
ALBUQUERQUE, NM 87109

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ALBUQUERQUE, NM 87109

UNIVERSITY INDUSTRIAL LLC
300 PERRY ST SUITE 203
CASTLE ROCK CO 80104

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

BMO REAL ESTATE HOLDINGS LLC
6211 CHAPPELL RD NE
ALBUQUERQUE, NM 87113-1044

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

NO MORE LLC
PO BOX 71
CORRALES, NM 87066-0071

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

GEORGE LLC
2001 N. MICHIGAN ST. SUITE 200
ALBUQUERQUE, NM 87109

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JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

TAYLOR CHARLES H & AGNES
TRUSTEES RVT
1008 LANTVIEW RD SW
ALBUQUERQUE, NM 87105-6102

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

SENA TONY A & RUBY P
6410 COORS BLVD SW
ALBUQUERQUE, NM 87121

DEKKER PERICH SABATINI
7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

SCV MC FURNISHING CO LLC
1001 CANTERBURY CENTER BLVD SUITE 200
PRINCETON, NM 87504-0011

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ALBUQUERQUE, NM 87109

WORLD LLC
12251 ACADEMY RD NE 301-243
ALBUQUERQUE, NM 87111-7239

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7601
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ALBUQUERQUE, NM 87109

STORAGE SYSTEMS LLC
4002 MONDO PASS SUITE K
EL PASO TX 79904

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

RIO BRAVO PROPERTIES LLC
3105 N MAPLE
MESA AZ 85215

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

IPLE DENNIS R
221 CLARK RD SW
ALBUQUERQUE, NM 87105-7533

DEKKER PERICH SABATINI
7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

VERIZON WIRELESS (HARR) LLC C/O
DUFF & PHELPS LLC
PO BOX 2549
ALBUQUERQUE, NM 87109-2549

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

SENA RANDY J & DESIREE DENEZ
TRUSTEES SENA TRUST
2309 LUCHETTI RD SW
ALBUQUERQUE, NM 87105-7015

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7601
JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

PUEBLO OF ISLETA ATTN: GOVERNOR
PO BOX 1270
ISLETA, NM 87022

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7601
INTERIOR DESIGN & RENOVATION
10000 WILSON BLVD STE 100
ALBUQUERQUE NM 87123-4800

DEKKER PERICH SABATINI
7601
HOLMAN ROBERT S & DALE LISA
808 CAMPUS DR SW
EL PASO TX 79902

DEKKER PERICH SABATINI
7601
VIATION BENJAMIN H & HANNAHAN R
1008 SAGAN LP 10
ALBUQUERQUE NM 87106

DEKKER PERICH SABATINI
7601
ALBUQUERQUE TRAMP CLUB
PO BOX 5100
ALBUQUERQUE NM 87110

DEKKER PERICH SABATINI
7601
HERRINGTON PROPERTIES & DEVELOPMENT
HERRINGTON
1000 SAGAN BLVD SW
EL PASO TX 79902-4800

DEKKER PERICH SABATINI
7601
WOODLAND VENTURES LLC
1734 E BOSTON ST SUITE 103
GLENN AC 95926-4234

DEKKER PERICH SABATINI
7601
WAGONER DEREK DUYCE &
WAGONER TERRY DE & ETAL
7715 BROADWAY BLVD SE
ALBUQUERQUE NM 87125

DEKKER PERICH SABATINI
7601
ANTON LOIS Y
5024 SAGAN OF SE
ALBUQUERQUE NM 87126-9618

DEKKER PERICH SABATINI
7601
PROPERTY OF GLENN
PO BOX 12200
SALT LAKE CITY UT 84142-2200

DEKKER PERICH SABATINI
7601
PEROVICH EQUIPMENT LLC
PO BOX 348
EL PASO TX 79901-0348

DEKKER PERICH SABATINI
7601
ARM TOWING LLC
7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

DEKKER PERICH SABATINI
7601
BANK OF THE SOUTHWEST
6380 E MAIN ST
VANDERBILT NM 87402-5122

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7601
HERRINGTON CARLOS R
240 HALE CIR SW
ALBUQUERQUE NM 87105-0202

DEKKER PERICH SABATINI
7601
PAYNE JAMES W
820 SALIDA SANDIA SW
ALBUQUERQUE NM 87105-7607

DEKKER PERICH SABATINI
7601
ACENTA LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110-1113

DEKKER PERICH SABATINI
7601
BELL PEPPER LLC
5240 PASO DEL CAMPO
TUCSON AZ 85718

DEKKER PERICH SABATINI
7601
PILANDRA HENRY
400 SAGAN BLVD SW
EL PASO TX 79901-4800

DEKKER PERICH SABATINI
7601
WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

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ANDERSON DAVIS ENTERPRISES LLC
2121 W CRIMSON TER
PHOENIX AZ 85085-5089

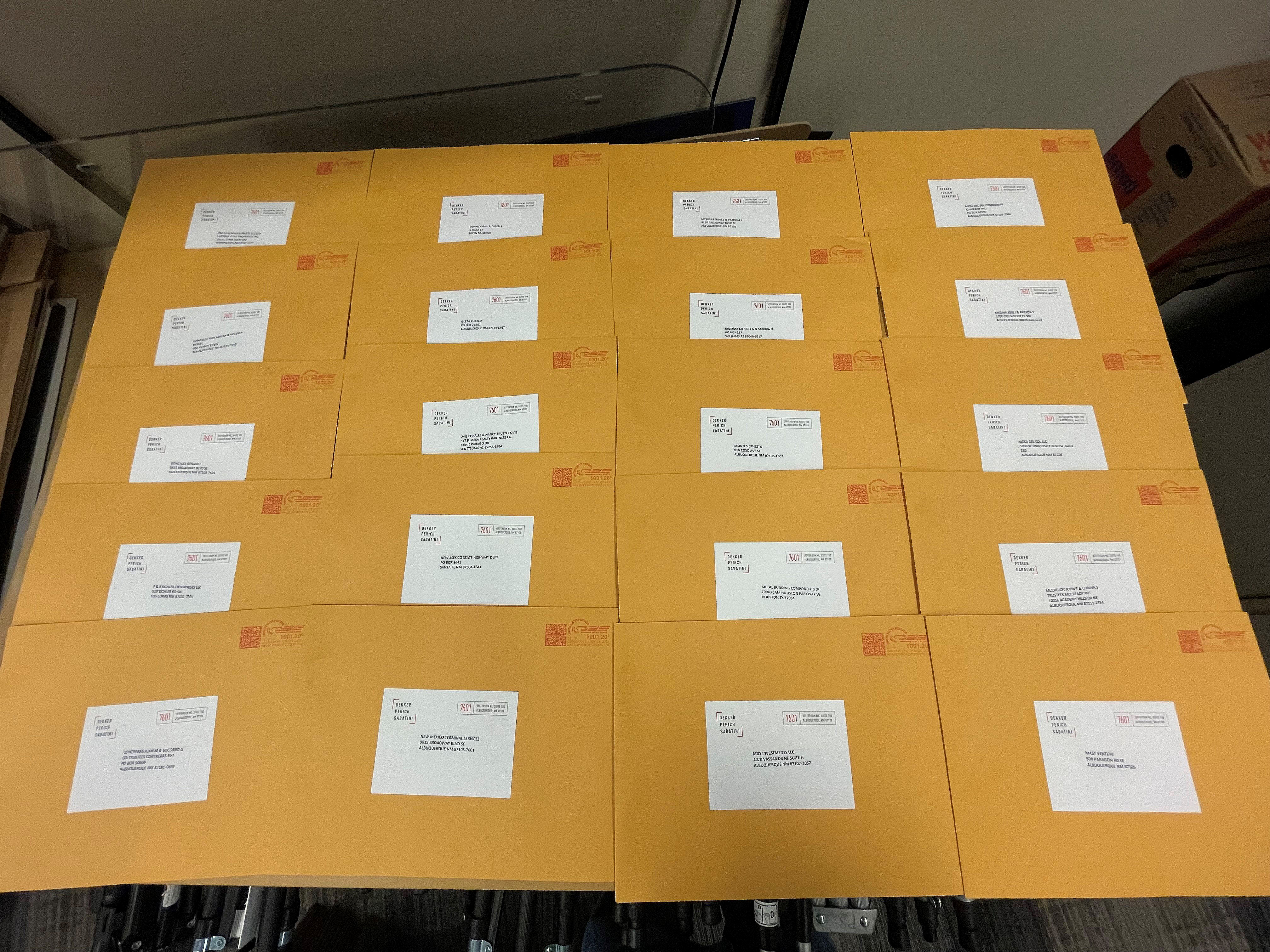
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MANAGER
1 CHOC PLAZA NW
ALBUQUERQUE NM 87104

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ALBUQUERQUE NM 87110



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KNIGGE PATRICK C
5632 SAGAN LP SE
ALBUQUERQUE NM 87106-9618



FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Netflix Albuquerque Studios Expansion

Project: Netflix Albuquerque Studios Expansion; EPC/ZHE/DRB Pre-application

Property Description/Address: SE of Eastman and University Blvd SE

Date Submitted: 23 June 2021

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 21 June 2021 6-8 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Netflix LLC

Agent: Will Gleason and Jessica Lawlis, Dekker/Perich/Sabatini

Neighborhood Associations/Interested Parties – Mesa del Sol NA, MdS HOA, District 6 Coalition of NAs

Background Summary:

This was a pre-application meeting for several anticipated submissions to the Environmental Planning Commission for Level B plan change approval, to the Zoning Hearing examiner for a perimeter wall height variance, and to the Development Review Board for two site plan approvals. Will Gleason of Dekker/Perich/Sabatini presented the proposed submittals and changes, especially to circulation and drainage, along with maps and diagrams. The basic proposals include vacating several roadway rights-of-way (platted but not dedicated), consolidation of drainage, and constructing a number of studio and support buildings. The overall impact will be a large decrease in the currently planned building area, as well as a decrease in traffic. Neighbor concerns primarily focused on traffic and circulation issues, including configuration of University Boulevard at the new entrance to the studio area and the potential for additional traffic through neighborhoods. No one expressed opposition to the planned expansion of the studios and there were a couple of comments supporting Netflix.

Outcomes:

- *Areas of Agreement:*

A timetable for the various submittals was presented.

Mesa del Sol CEO David Campbell provided his email address for any who have questions.

Note: Citizen questions and comments are in *Italics*.

Meeting Specifics:

1. Mesa del Sol (MdS) Overview:

- a. The MdS Master Plan has been in place, setting rules for development as well as maps.
 - i. MdS covers 3000 acres, including residential, employment, commercial and park areas.
 - ii. The Level B Plan addresses four areas—Land use, Circulation, Drainage, and Infrastructure.
- b. Netflix development will take place over a period of years.
 - i. The development requires amendments to the Level B Plan.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Netflix Albuquerque Studios Expansion

- c. Presenter Will Gleason has been involved as a planner with Mesa del Sol since 1997.
 - i. First working in the State Land Office.
 - ii. Then working through Dekker/Perich/Sabatini since 2005.

2. Modifications:

- a. Drainage
 - i. The current plan shows a number of drainage quarters in the area planned for studios.
 - 1. These will be consolidated into a single primary drainage.
 - a. The modified drainage will accommodate stormwater in the central as well as peripheral areas.
 - b. It will also be Central Park, an amenity for Netflix workers.
- b. Circulation
 - i. Rights-of-way for anticipated, but not dedicated, roadways will occur in the proposed building area.
 - 1. Eastman will also be modified in the future.
 - 2. These modifications will not alter the overall circulation network.
 - ii. The current studio expansion plan does not bear out previous assumptions of development density.
 - 1. Traffic study indicates that the expansion will generate less traffic than anticipated in the Level B plan.
 - a. Decreases of over 2000 trips in the AM peak and several hundred in the PM peak from what was anticipated.
 - b. Studio work is not nine-to-five.
 - i. The additional 300 AM trips will be distributed among several gates around the campus.
- c. Studio expansion
 - i. There are two expansion components, a North phase and an East phase.
 - 1. These will be submitted separately.
 - a. The North phase does not require Level B modification, so work can begin as soon as plans are approved by the City.
 - 2. North phase comprises: three buildings, including Mill building (60 K sq ft); Production Office building (125K sq ft); and Production Service Support building (50K sq ft), plus a new gate off University.
 - 3. East phase comprises: two Mill buildings of 60K square feet each; a Production Office building at 85K square feet; eight stages at 18K each; and two stages at 25K square feet each, plus a new gate off Eastman.
 - a. This phase includes the existing studios but does not include vacant parcels at the eastern periphery.
 - ii. All new buildings will look like the existing structures in style, height, and massing, to create a sense of a unified campus.
 - 1. The elevations in the presentation are not final designs.
 - 2. The office buildings will be three and four stories.
 - 3. Stages are two stories, while support spaces are three stories, internal to the campus and not so visible outside.
 - 4. One Mill building with a 30 foot height will be visible from University.
 - a. The architects will work to make it look like part of the campus.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
Netflix Albuquerque Studios Expansion

d. Perimeter access and Wall

- i. There will be a new gate off University, just north of the present entrance.
 - 1. The gate will be configured so as to avoid backups on University from vehicles waiting to enter.
- ii. New gates off Eastman are planned.
- iii. For increased security, a variance of perimeter wall height will be sought from the ZHE.
 - 1. The wall will be permanent (replacing current temporary fencing), have a strong landscape design and will mitigate sound and light coming toward University Boulevard.
 - 2. The height of the wall south of the existing gate is about ten feet.
 - a. The future wall will be between ten and twelve feet high.

3. Resident concerns:

a. Modification of University at the new gate.

- i. The current configuration includes temporary asphalt curbs.
 - 1. These curbs will be removed from the median opening.
- ii. *Given a recent rollover accident will there be mitigation efforts to reduce speed near the University entrance?*
 - 1. The medians will work to create a turn lane, to pull turning traffic out of the southbound lanes.
 - 2. We will review the incident with Netflix staff and security.
 - a. It is important for our team as well as the City to ensure public safety.

b. Cut-through traffic.

- i. *Traffic that comes through the neighborhood to go into the main gate... comes into the neighborhood very fast; are there going to be any speed controls or speed mitigations or anything done associated with the increased traffic?*
 - 1. The traffic study did not justify it, but at some point in the future, there will be a signal at University and Eastman, as further development occurs.
 - 2. MdS cares that neighborhoods have neighborhood, not cut-through, traffic.
 - a. If modifications are needed, MdS will make them.
 - 3. Construction traffic will be monitored, to mitigate any impacts.

c. Eastman.

- i. *Where Eastman goes around the perimeter, will it be two lane or four lane? Will it cause a bottleneck at University?*
 - 1. Eastman will later have two lanes in each direction, but remain one lane each way for now.
 - 2. Eastman will become private, for use by Netflix staff and production only, with an independent gate.

Action Items:

None indicated

Meeting Adjourned

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Netflix Albuquerque Studios Expansion

Anticipated Application and Hearing timetable:

Framework Plan	July 1 Submittal to City	August 19 EPC Hearing
ZHE Wall Variance	July 6 Submittal	August 17 ZHE Hearing
Site Plan North	July 16 Submittal to City	August 11 DRB Hearing
Site Plan East	August 6 Submittal to City	September 1 DRB Hearing
Construction Start	Fall 2021	
Construction End	End 2023	

For EPC questions or submittals from citizens, contact:

Planner Leslie Naji, lnaji@cabq.gov, (505) 924-3927

For ZHE communication, contact:

Administrative Assistant Suzie Sanchez suzannasanchez@cabq.gov

For the DRB, Please contact either of the following:

DRB Planner Jay Rodenbeck: 505-924-3994 or jrodenbeck@cabq.gov

DRB Hearing Monitor Angela Gomez: 505-924-3946 or agomez@cabq.gov

Names & Affiliations of Attendees:

Principals/Presenters:

David Campbell	Mesa del Sol CEO
Will Gleason	Dekker/Perich/Sabatini
Jessica Lawlis	Dekker/Perich/Sabatini
Jitka Dekojova	Dekker/Perich/Sabatini
Mike Balaskovits	Bohannon Huston
Tania Gharechedaghy	Lincoln Property Company
Dan Wright	Netflix
Ron Brown	Mesa del Sol HOA
David Mills	Mesa del Sol NA
Maggie Gould	CABQ Planner

Residents:

Sonia Flores	Nazamin Gharibi
Cindy Keith	S M Mauthe
Angela Porcar	Tiffany Sanchez
James Thompson	Richard Lippert
James Bell	Jessica Dominguez
Jeri Birge	Scott Burns
Lorene Myers	Colleen Ruiz
Clay Koontz	Denise Dewey
NathanShoman	Donna Honell
Molly Grady	Erynn Sanchez
Jori Smith	
John Bratzel	
PamLambert	
Donna Keslin	