



Environmental Planning Commission

Agenda Number: 7
Project #: PR-2021-005442
Case #: SI-2021-00569
Hearing Date: August 19, 2021

Supplemental Staff Report

Agent	Dekker/Perich/Sabatini
Applicant	Robert Gibson, Sedona West LLC
Request	Site Plan-EPC, Major Amendment
Legal Description	Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte
Location	Eagle Ranch Rd. NW, between Paradise Blvd, NW & Irving Blvd. NW
Size	An approximately 7.2-acre portion of an approximately 74.8-acre site
Zoning	MX-M

Staff Recommendation

APPROVAL of SI-2021-00569, based on the Findings beginning on p 7 and subject to the Conditions of Approval beginning on p. 14.

Staff Planner
Silvia Bolivar, PLA, ASLA

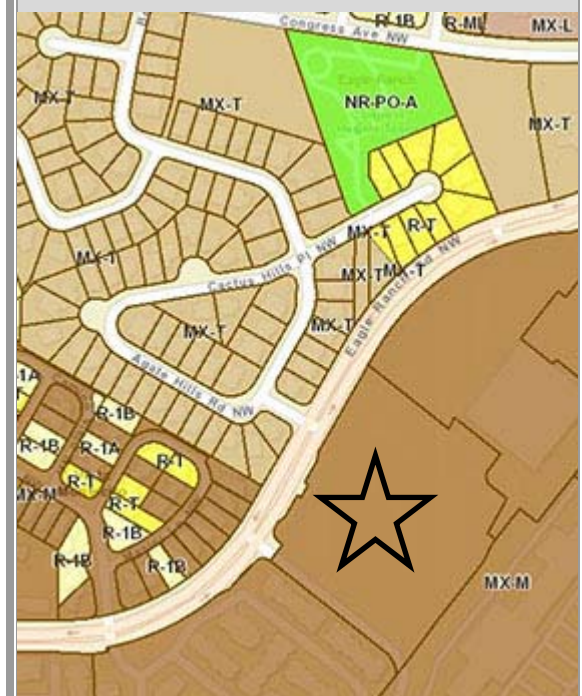
Summary of Analysis

The request, which would replace a portion of a prior approved site development plan, was continued at the June 17, 2021 hearing. The applicant intends to develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved.

Staff re-reviewed the request and does not find major conflicts with IDO requirements. The Site Plan-EPC criteria apply.

The Applicant had two facilitated meetings with members of the neighborhood associations and property owners within 100 feet of the subject site since the June 17th EPC Hearing. Concerns have diminished substantially in light of the modifications to the proposed site plan. Some remaining concerns include apartment density, traffic, and potential parking overflow.

Notable revisions include reducing the building height from two stories to one story along Eagle Ranch Road and keeping the access driveway open to local traffic. Staff recommends approval subject to conditions of approval.



I. OVERVIEW

The request is for a Major Amendment of a Prior Approved Site Development Plan for a 74.8-acre site controlled by a site development plan that the EPC approved in 2007. The applicant proposes to develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved previously. The subject site is zoned MX-M (Mixed Use – Medium Intensity Zone District).

The request was heard at the June 17, 2021 Environmental Planning Commission (EPC) hearing and continued for two months to the August 19, 2021 EPC hearing. The continuance allowed time for the applicant and neighbors to meet regarding concerns expressed at the hearing and in correspondence. The applicant has revised the proposed site plan to address many of the concerns.

The Site Plan will need to be subsequently reviewed and approved by the DRB to address infrastructure matters.

EPC Role

Please refer to page 8 of the June 17, 2021 Staff report.

Context

Please refer to page 9 of the June 17, 2021 Staff report.

History

Please refer to page 9 of the June 17, 2021 Staff report.

Transportation System, Comprehensive Plan Corridor Designation, Designation, Overlay Zones, Trails/Bikeways, Transit and Public Facilities/Community Services

Please refer to pages 10-11 of the June 17, 2021 Staff report.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions, Zoning, Use Specific Standards

Please refer to p. 12-17 of the June 17, 2021 Staff report for the original policy analysis. Some findings have been updated based upon revisions received, as warranted.

*Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request. The request furthers policy 4.2.2 – Community Engagement.

For a discussion of the Site Plan-EPC Review & Decision Criteria as applied to the subject site, please refer to p. 18-19 of the June 17, 2021 Staff report.

III. SITE PLAN MAJOR AMENDMENT

The Applicant is seeking to amend the approved site development plan for new development with a multi-family use (218 dwelling units) to be named Sedona West Apartments on Eagle Ranch Road. The approximately 7.2-acre subject property was previously approved part of an existing shopping center site. The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval.

Please refer to the original June 17, 2021 Staff report (beginning on page 19) for information regarding Use-Specific Standards, Site Plan Layout/Configuration, Vehicular Access, Circulation, Parking, Pedestrian, Bicycle, Transit Access, Elevations/Architecture, Grading & Drainage Plan, Utility Plan.

Revisions to the site plan (now at Version 3) and updated information pertain to the following topics:

Parking

The parking calculations have been revised as per IDO Table 5-5-1 and now provide 310 required parking spaces, 6 electric vehicle charging stations for a total of 316 total spaces. ADA parking provided is 6 spaces. Bicycle parking required is 31 spaces and 35 spaces are provided.

Vehicular Access, Circulation, and Parking

Access from the subject site would be from two entrances on Eagle Ranch Road NW, which would not be gated. Residents can turn onto the Sedona West Apartments when traveling North/South on Eagle Ranch Road NW. The original site plan had closed off access to the road that area residents were using as a short-cut to gain access to Chuze Fitness and to the Plaza at Paseo del Norte. The revised site plan provides access to and from those areas, but parking provided along the western boundary could conflict with access to and from these areas.

Pursuant to IDO 5-3(D)(3), the pedestrian walkways now provide adequate connectivity to the surrounding areas and there is connectivity within the development that lacked at the time of the initial application.

Site Plan Layout/Configuration

The revised site plan reveals that the Dog Park, originally proposed at the time of the initial application has been eliminated in order to accommodate Building K, a three story building. The new building is a result of the reduced building elevations along Eagle Ranch Road and the developer has added Building K in order to continue to develop the site with 218 units.

The trash enclosure with gate that originally was to be located on the southern portion of the site is now located at the northeast location of the site next to parking areas.

The site plan still includes the clubhouse with the leasing office, a pool, and shade structure near the pool area.

Building Elevations

The height of Buildings A & B along Eagle Ranch Road has been reduced from 27'-4 ¾" to 14'-0" in order to address neighbor concerns over privacy issues and loss of mountain views. The south elevation of Building A reveals the overall building height to be 24'-7 ¾" but only 14'-0" will be seen along Eagle Ranch Road.

Building D has an overall height of 48'-0" but only 37'-4" will be visible from Eagle Ranch Road.

Buildings E, F, G, H, J, and K have an overall height of 38'-0".

Landscaping

The revised landscape plan reveals that 23 street trees are now proposed along Eagle Ranch Road to shield the single family homes across from Eagle Ranch Road from the proposed developed. The trees are to be spaced at 25' on center. Golden Rain Trees and Sensation Box Elders are proposed along Eagle Ranch Road with additional landscaping throughout the site to include 137 trees dispersed throughout the site. Required landscaping of the site would be 32,749 SF but the applicant has provided 63,379 SF of landscaped area.

Outdoor Lighting

Outdoor lighting on the site is at maximum of 15 feet with fully shielded, pole mounted fixtures as per IDO requirements.

Grading and Drainage Plan

The proposed site development will maintain the general drainage patterns for the site with overall site grade sloping from northeast to southwest. Roof drainage and localized pavement areas will be served by new private subsurface piped storm drain systems that will outfall to the existing public storm drain system. The project will result in an increase in developed stormwater runoff generated due to the new impervious areas.

Due to the general slope of the site from west to east, and coordination compromises to the site development with the neighboring property owners, the site as fully developed will not be able to include ponding improvements necessary to comply with the City of Albuquerque DPM and Current Stormwater Quality Ordinance Requirements to capture and treat the 0.42 inch storm event generated by the site. Calculations included in the Conceptual Grading Plan (CG-101) demonstrate that the required stormwater quality volume generated by the developed site to be 8,510 CF, as such, a Variance is requested for the developer to utilize the alternative "payment-in-lieu" option noted in the

City of Albuquerque DPM Section 6-12(C)(1), to be coordinated with the City Hydrology Engineer. The findings for the Grading and Drainage Plan would be discussed at DRB.

Neighborhood/Public (from the June 17, 2021 Staff report (repeated for ease of reading)):

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.

A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project. The following items were discussed:

- Concern about the south driveway and the Road curving making it difficult to see oncoming traffic.
- Traffic calming alternatives and closing the private driveway on the south end of the property.
- Will security be provided?
- Will the development be low income and what will the architectural style be?

The general consensus was that the existing dirt is full of weeds and not very attractive. The new development will be an improvement (see attachment).

A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern over the proposed development. Concern over the proposed development centered on entryways off of Eagle Ranch Road, the increase in traffic by the proposed 218 units, and if requirements for a traffic study had been performed (see attachment).

Updates:

As requested, during the continuance period the applicant met with concerned parties through the City of Albuquerque Land Use Facilitation Program. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Meeting summary notes indicate that neighbor concerns have diminished substantially in light of the Developer/Agent's modifications. Remaining neighbor concerns include: apartment density, traffic, and potential parking overflow.

Two major design modifications have been introduced that consist of reducing the apartment level from two story to one story along Eagle Ranch Road and keeping the east access driveway. As per the Agent (Dekker/Perich/Sabatini), they mentioned that they have reduced the remaining buildings to two stories in order to have a lesser impact on the views for neighbors directly across the street. There no longer is a backyard view of neighbors across the story. The single-story along Eagle Ranch opens up to the mountain views for the neighbors and the elevation of the neighbor living north of the gate, there are mountain views form their balcony and backyard. Most of the bosque/mountain view is preserved with the design.

Staff has continued to receive emails in opposition to the proposed development. Concerns continue to be centered on increased density, increased traffic, lack of pedestrian safety, decreased views and increased population that will not only negative affect property prices but also negatively affect the quality of life of surrounding neighborhoods. Some neighbors would prefer to have a coffee bar, a health foods store or specialty shop at that location that would better enhance the property and protect the views.

V. CONCLUSION

During the continuance period, the following happened: the applicant met twice with concerned neighbors, the applicant took into consideration the concerns over building height and lack of privacy, and submitted an updated version of the site plan to Staff.

Staff re-reviewed the proposed site plan. Any remaining instances of non-compliance and lack of clarity, as well as mitigation of impacts to the nearby area, can be addressed through the application of conditions of approval. The request will subsequently be reviewed by the Development Review Board (DRB) for infrastructure and compliance with the EPC's conditions of approval.

FINDINGS – SI-2021-00569, August 19, 2021 - Site Plan-EPC, Major Amendment

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
2. The applicant proposes to amend the prior approved site development plan in the following manner:

Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
3. The subject site is zoned MX-M (Mixed Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.
4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Paseo del Norte Activity Center.
6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.

*Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the

applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.

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

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Paseo del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.

- B. Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

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

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multi-family apartment community.

- D. Subpolicy 5.1.1(f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Paseo del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

- E. Subpolicy 5.1.1(h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

- F. 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 subject site is near Coors Boulevard and within the Coors/Paseo del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

- G. Policy 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

- H. Subpolicy 5.1.6(a): Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.

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

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The

request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

- B. Goal 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

- C. Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. Subpolicy 5.2.1(f): Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;
- ii. In areas with good street connectivity and convenient access to transit;
- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.

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

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

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

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

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

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

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

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.

- A. Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

- B. Subpolicy 9.3.2(a): Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
 - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.
14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(e), the Site Plan-EPC can be approved if it mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.
15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways

off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.

18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.

RECOMMENDATION – PR-2021-005442, SI-2021-00569, August 19, 2021

APPROVAL of Project #2021-005442, Case # SI-2021-00569, a Major Amendment to an existing Site Development Plan, an approximately 7.2-acre portion of a larger, approximately 74.8-acre site, located on Eagle Ranch Road, between Paradise Blvd. NW and Irving Blvd. NW, zoned MX-M, based on the preceding Findings and subject to the Following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2021-00569

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. 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 site plan for filing at the Planning Department.
3. 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.
4. Walls & Security
 - A. A detail for the proposed retaining wall shall be provided.
 - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences – Materials and Design.
5. Outdoor Gathering Areas
 - A. Indicate where the proposed amenities will be located throughout the development.
 - B. If shade structures and gazebos are to be included, provide details for these structures.
6. Signage
 - A. The location of the proposed monument if proposed shall be indicated.
 - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site ,and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Current Planner**

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EPC file

NEIGHBORHOOD CONCERNS

Bolivar, Silvia A.

From: Delreen Hafenrichter <delreen@reagan.com>
Sent: Tuesday, August 10, 2021 2:10 PM
To: Bolivar, Silvia A.
Subject: Apartment Complex

I would like to voice my objection to the apartment complex proposed to be built next to Chuze Fitness Center. There is already an apartment complex at Paradise and Eagle Ranch. Another complex, especially the one being proposed, would most certainly adversely affect the Cactus Hills community. Views would be ruined, traffic and parking would become a nuisance and the property values of our single dwellings would decline.

I have lived in my home 16 years and chose this location for the quiet neighborhood feeling and the beautiful view of the Sandia Mountains. Most people chose living here for the same reasons. Something more suitable to this neighborhood like a coffee bar, a health foods store or specialty shops would better enhance that property and protect the beautiful view.

I would hope that the developers would take into consideration the concerns of the long time residents living here and help preserve the landscape and environment of this community.

Delreen Hafenrichter
4523 Cactus Hills Pl NW

Bolivar, Silvia A.

From: Jay Hill <bluejay9393@gmail.com>
Sent: Sunday, August 8, 2021 10:06 PM
To: Bolivar, Silvia A.; Planning Dev Help
Subject: Public Comment for EPC PR-2021-005442

Good morning,

We have had two more facilitated meetings with the developers of the Sedona West Apartments on Eagle Ranch Road. I believe the project number is EPC PR-2021-005442 and it is supposed to be on the agenda for the public meeting on August 19th. Please add my comments to the staff report to be presented to the Environmental Planning Commission.

I am writing to express my objection to the proposed major amendment to the site plan at Eagle Ranch Road to allow for the construction of a 218 unit apartment complex. While I appreciate the developers meeting with the neighborhood to try to work out a compromise, their proposal to lower the buildings along Eagle Ranch to one story does not mitigate all the concerns of the residents in the area.

The reduction in building height will preserve part of the view from our homes which is much appreciated. However, they have added another building to the proposal so there is no overall reduction in units. This is a high-density development that will pack 300 to 500 people into a 7-acre site. We are concerned that the addition of several hundred more people in such a small space will have a negative impact on the quality of life in the area.

Eagle Ranch Road already has a significant amount of traffic throughout the day and night. Both of the main entrances to these apartments would be along Eagle Ranch Road. One of the driveways will directly compete with Agate Hills Road, which is the only exit from the neighborhood onto an arterial roadway. There has been no traffic study or real solution suggested to mitigate the additional traffic generated by this development. We keep hearing that it will be looked at in the next part of the process, which is not a reassurance.

The existing apartment complex to the south of this proposed development already uses the property for overflow parking. The proposal shows 1.5 parking spaces planned per unit, while it meets the zoning requirement it's apparent that this will not be a sufficient amount of parking. There has been no consideration for what will happen with the overflow parking already using the property or the additional volume this development will add. It's a safe assumption the overflow will spread to nearby residential neighborhoods.

This development is being touted as walkable, but the added building eliminates the small lawn and dog park originally included in the plan. There are no connected walking trails or bike paths. Again, the extra volume will encroach on the surrounding neighborhoods.

I am not opposed to development and would love to see something like a Trader Joe's and restaurants that will benefit the community built on this property. Even a smaller scale apartment complex may not be as bad. An apartment complex of this proposed scale and density, in this location, will be a terrible place to live and it will have a negative impact on the surrounding community. I ask that the EPC Commissioners please deny the request for a major amendment to the site plan.

Thank you.

Jeremiah Hill

4515 Agate Hills Road NW

ABQ, NM 87114



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Bolivar, Silvia A.

From: JENNIFER MCCUTCHEON <cutch05@comcast.net>
Sent: Tuesday, August 10, 2021 12:10 PM
To: Bolivar, Silvia A.
Subject: The Plaza at Paseo Del Norte, PR-2021-005442

Dear Ms. Bolivar;

I am writing to express my concerns about the proposed development on Eagle Ranch Road. I have lived here over 20 years and have seen the the traffic problems continue to grow in this area. The proposed apartments will only add to this problem along with parking issues and the increase in population density. The area is already dangerous for pedestrians and for people trying to access Eagle Ranch Road .The decreased views and increased population will not only negatively affect property prices but also negatively affect the quality of life in the surrounding neighborhoods. I strongly urge you not to approve the proposed development.

Thank you

Harold & Jennifer McCutcheon

Bolivar, Silvia A.

From: Michael Boland <michael.w.boland@gmail.com>
Sent: Monday, August 9, 2021 10:19 PM
To: Bolivar, Silvia A.; Planning Dev Help; Borrego, Cynthia D.; Vigil, Susan P.
Subject: Do not build apartments south of Chuze Fitness on Eagle Ranch Road NW!!!

Good afternoon,

We have just learned that developers have purchased land south of Chuze Fitness to build 218 apartments. We are homeowners of twenty-six years on Benton Street and we strongly oppose the city approving the zoning to build multi-level apartment buildings at this location for the following reasons:

- 1) We already have extremely high through-traffic on Benton street from people cutting through our neighborhood at high speed to get to Congress Blvd or to Eagle Ranch Road (and vice versa). We do not need additional traffic through this street which impacts the safety of the children in our neighborhood.
- 2) There are already high volumes of traffic both ways on Eagle Ranch Road in front of Chuze Fitness and it is already dangerous and hard to exit the Cactus Hills Neighborhood from Agate Hills (turning left or right) onto Eagle Ranch Road. A traffic study is needed at this intersection before approval of this project can even be considered.
- 3) There has already been a significant increase in crime at the Eagle Ranch Park and Cactus Hills neighborhood from people in surrounding apartment complexes who walk through our neighborhood to get to the park.
- 4) The proposed multi-level apartment complex will obstruct or eliminate the scenic views for all homes on Benton Street and Agate Hills, thereby impacting their quality of life and property values. The homes were initially sold as premium view lots as the land in question was initially zoned as "C1" for one level building only
- 5) The proposed project will add up to 500 cars in this already congested area. There is already a high level of traffic with cars going above the speed limit on Eagle Ranch Road (North and South). These apartments will only add to the increased traffic level and diminish safety and access.
- 6) The apartment complex next to where the developer wishes to build already has surpassed parking capacity and overflow cars park on both sides of the slip road. The proposed complex will have upwards of 500 cars with limited planned parking, which is a recipe for disaster, not to mention the environmental pollution from the exhaust fumes these cars will produce and will be felt in the Cactus Hills neighborhood.
- 7) The oversized proposed complex is not in proportion to the size of the land it will reside on. This will create light pollution from such a large complex that will directly impact the homes in the Cactus Hills neighborhood across the street.
- 8) This is an overbuilding of apartment complexes in our area with transient populations which negatively impacts our neighborhood community. In fact, there are already three large apartment complexes in a half mile radius on Eagle Ranch Road alone.
- 9) The environment impact to the existing 50- to 100-year-old Cottonwood trees on the front pathway of the proposed land site needs to be protected by not allowing this project to occur.

We ask that you reject zoning approval for the proposed apartment complex project and protect our families and neighborhood from these developers who will be negatively impacting our safety, environment, and quality of life of the Cactus Hills residents.

Thank you for your consideration,

Sincerely,

Michael and Paula Boland
Benton Street Homeowners

8/6/21

RE: EPC PR-2021-005442

Major Amendment for Plaza at Paseo Del Norte/Sedona West Apartments

To Whom It May Concern,

I am writing in regards to the proposed development on Eagle Ranch Road. While I appreciate the continued meetings to try and come to an agreement with developers, I am still opposed to this development. While developers did make some necessary changes to the original plan, such as keeping the access road and lowering the height of some of the buildings, I still have some concerns. I do appreciate these changes, however I was hoping all of the buildings would be lowered to something comparable to Chuze Fitness. This would not only preserve the view, but it would also cut down on the number of units/occupants. I am concerned that nothing was done to address our concerns with the number of units and the traffic that would bring to the area and important access points for commuting. Also, adding another building to maintain the 218 units took a chunk of space that would either be for parking or open space between buildings. I do believe the overflow parking will make its way to our neighborhood. With the area already saturated with large apartment complexes, this is going to take away from the neighborhood feel and hurt our property values. As was mentioned in a previous meeting, I would love to see something like a Trader Joe's or coffee shop, something that the neighborhood could enjoy and benefit from. A high density development like this when we already live in a sea of apartments is certainly not appealing. I am not at all opposed to development, however this project is not a good fit for this area. I am still opposed to this project.

Bolivar, Silvia A.

From: Patricia giese <pgiese79@gmail.com>
Sent: Monday, August 9, 2021 9:07 PM
To: Bolivar, Silvia A.; Planning Dev Help
Subject: Eagle ranch development/Sedona west apartments

To whom it may concern: I would like to express my opposition to the proposed development on Eagle ranch road, Sedona west development. This area already has so many apartments in the area. What this area needs and wants is a market, coffee shop, something the neighborhood can benefit from - not more buildings, people and traffic. Please note this as my opposition to this project.

Thank you.

Patricia giese.

Sent from my iPhone

Bolivar, Silvia A.

From: Robin E. James <rej@modrall.com>
Sent: Friday, August 6, 2021 9:35 AM
To: Wolfenbarger, Jeanne; Bolivar, Silvia A.
Subject: RE: Site Plan Amendment Questions

Thank you Jeanne. I planned to reach out to Silvia this morning, so that is great.

Silvia, in addition to the information in the email to Jeanne below, we also have the following concerns/questions:

- Since our client is a party to the current site plan, would their consent be required to change it (or at least proof that they were provided an opportunity to object)? I do not see anything about this in the IDO.
- Is there a way that we can object to the August 19 meeting/hearing beforehand based on our lack of notice and concerns? If not, will we have a chance to object at the meeting/hearing? We are hoping we can object beforehand.
- Is a facilitated meeting still an available option? I don't know that our client wants this, but I would like to find out if that is possible.

The parcel IDs are below in case that is useful.

Thank you,

Robin



Robin James

Associate Attorney | Modrall Sperling | <https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.modrall.com&umid=0fe64246-7e21-4e4d-b487-1954bd79fe71&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-6c88e060a83eae1d80f84453fa400a6faea08eb>
P.O. Box 2168 | Albuquerque, NM 87103-2168
500 4th St. NW, Ste. 1000 | Albuquerque, NM 87102
D: 505.848.1864 | O: 505.848.1800 | C: 505.280.1405

From: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Sent: Friday, August 6, 2021 9:11 AM
To: Robin E. James <rej@modrall.com>; Bolivar, Silvia A. <sabolivar@cabq.gov>
Subject: FW: Site Plan Amendment Questions

EXTERNAL EMAIL: Please do not click any links or open any attachments unless you trust the sender and are expecting this message and know the content is safe.

Thank you for your comments, and I am forwarding these to the case planner for this project.



JEANNE WOLFENBARGER

manager for transportation

o 505.924-3991

e jwolfenbarger@cabq.gov

cabq.gov/planning

From: Robin E. James [<mailto:rej@modrall.com>]

Sent: Thursday, August 05, 2021 4:35 PM

To: Wolfenbarger, Jeanne

Subject: Site Plan Amendment Questions

External

Jeanne,

Thank you for taking the time to speak with me this afternoon. The matter we are concerned about is a pending EPC application (PR-2021-005442) for a site plan amendment that is set to be heard on August 19. The notes state that upon approval, the Amended Site Plan will need to be reviewed by the Development Review Board (DRB) to ensure infrastructure is adequately addressed.

Our client owns a portion of the development that is subject to the current site plan and did not receive notice of the meeting (which was originally set for June). Our client's concerns relate to the road called Paradise, running from Eagle Ranch Road to our client's parcel, and the fact that they plan to cut off this access. The road is highlighted in the attached document entitled "Site Plan." Also attached are the meeting notes from June and the conceptual site plan that Jay sent me. You will see detailed information from him below as well.

In case it helps, the UPC codes are as follows:

Our client's property:

101306423933820210

The property subject to the requested amendment (the owner of which wants to close off the access):

101306421040020215

Please let me know if there is anything else that I can provide. Our client has also pointed out that the fire hydrant is located on the road that they want to block off.

Thank you,

Robin



Robin James

Associate Attorney | Modrall Sperling | <https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.modrall.com&umid=4966e2e0-9907-4de6-99a2-1b472c678194&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-ca15de93596f0f45023831cc42d787c3f48080b3>
P.O. Box 2168 | Albuquerque, NM 87103-2168
500 4th St. NW, Ste. 1000 | Albuquerque, NM 87102
D: 505.848.1864 | O: 505.848.1800 | C: 505.280.1405

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Thursday, August 5, 2021 10:47 AM
To: Robin E. James <rej@modrall.com>
Subject: RE: Site Plan Amendment Questions

Robin,

Conferring with senior staff this morning, a senior staff member confirmed for me that there is in fact an EPC application (PR-2021-005442) currently active for the parcel you are concerned about (101306421040020215), that application being for a Major Amendment to Site Plan for 218 multi-family dwelling units instead of the 71,800 square feet of office space that had been originally approved. **At the June 17, 2021 EPC meeting, the EPC voted to continue the project to the August 19, 2021 EPC hearing.**

Attached is the Notice of Decision from the June 17, 2021 EPC meeting as well as a Conceptual Site Plan included in the submittal for the Major Amendment to Site Plan. According to my analysis of the attached Conceptual Site Plan, it appears that a portion of Paradise would in fact be blocked by the proposed development. The following is a link to the Major Amendment to Site Plan submittal (it's too large to attach in this message) for PR-2021-005442. I will note that pages 1082 to 1090 feature the Amended Site Plan sheets.

The EPC Major Site Plan Amendment (PR-2021-005442) submittal link:

[Agenda_3_PR-2021-005442-EagleRanchRd.pdf \(cabq.gov\)](#)

As previously mentioned in this message, the application is scheduled to be heard at the upcoming August 19 EPC meeting, and according to Page 18 of the staff report (included in the submittal link above) the Amended Site Plan will need to be reviewed by the Development Review Board (DRB) as well if approved by the EPC to ensure infrastructure is adequately addressed.

For questions relating to Paradise and/or other transportation-related questions, I would suggest contacting our Transportation member on the DRB, Jeanne Wolfenbarger, at (505) 924-3991 and/or at jwolfenbarger@cabq.gov.

Unfortunately, our Advanced Map Viewer GIS map at [CABQMaps - Advanced Map Viewer 2.0](#) does not yet include and depict the project (PR-2021-005442) in the POSSE Case Tracking layer to verify if there's an active or recently approved project on the site, and the PRT notes from the February 17, 2021 PRT meeting for the proposed development (included in the submittal link above) note that Carl Garcia was the Zoning/Code Enforcement official who attended the PRT meeting. Mr. Garcia retired recently, so the Zoning/Code Enforcement staff who I inquired to regarding the status of the property weren't aware of the PRT meeting.



Jay Rodenbeck

Senior Planner

o 505.924.3994

e jrodenbeck@cabq.gov

cabq.gov/planning

This e-mail may be a confidential attorney-client communication. If you received it in error, please delete it without forwarding it to others and notify the sender of the error.

Bolivar, Silvia A.

From: Taylor Berger <taylor.e.berger@gmail.com>
Sent: Monday, August 9, 2021 6:43 PM
To: Planning Dev Help; Bolivar, Silvia A.
Subject: High density apartment south of Chuze fitness

Hi, I'm a homeowner on the western side of Chuze fitness. I've been informed that some developers are attempting to change the zoning for the land south of Chuze fitness to allow for a high density apartment. I will attempt to make the EPC meeting on August 19th but in case I cannot, this email stands for my concerns.

Firstly, this area is already swarmed with overflow parking from other apartment complexes in the area. Paradise Boulevard, behind the Eagle Ranch apartments, is already host to a large amount of overflow parking at all times of the day. A new apartment, especially a high-density one, is going to push the parking in this area to the extreme. Once that happens, my neighborhood across the road is going to be used as additional overflow parking due to its proximity. These developers will make my neighborhood a parking lot. This is an unacceptable side effect of building this high-density apartment in this area.

Secondly, the traffic on Eagle Ranch Road is already at capacity during rush-hours. The exit from our neighborhood from Agate Hills onto Eagle Ranch is already a dangerous enough intersection without the additional traffic from yet another apartment complex. It would be hard to quantify the effect from all the additional cars from 218 families but at a minimum increasing the number of cars going into and out of my neighborhood is going to make this road much more dangerous. This is especially true with how fast people drive on Eagle Ranch in complete disregard to the speed limit.

Thirdly, a large feature of our neighborhood is the direct view to the Sandia mountains. As I understand it, the developers have not backed down on their plans for their 4 story buildings. Allowing them to build their four story apartments will both block our view over the city, reduce our view of the Sandias, and directly reduce our property values as a result. Our view of the Sandias and the city was a major part of buying our home, I do not want to see that taken away by building such a tall building.

My immediate question is why do we have to build another apartment complex there? There are already two large complexes in the area. Why can we not have a developer build something else that would benefit both the home owners and apartment owners in the area? The Chuze fitness was a great start, I would rather see something that compliments the area over piling another 200+ families into that incredibly small area.

I vehemently oppose the building of this high-density apartment complex.

Taylor Berger

August 11, 2021,

To whom it may concern,

We are writing this letter in regards to the proposed zoning change for a plot of land that was initially not zoned for an apartment complex. The proposed zoning change is for a high-density apartment complex in the Cactus Hills and surrounding neighborhoods. The zoning change of concern is on Eagle Ranch Rd and Paradise Blvd, the lot just south of Chuze Fitness.

Our concerns with the proposed zoning change is this large apartment complex would be the third high density complex between Paradise Blvd and Irving Blvd. In addition, just north of Irving on Eagle Ranch is the fourth high density apartment complex.

There are numerous safety and personal issues of concern also;

- increased traffic in our neighborhood especially on Benton Street and Congress. We already have issues with cars speeding in the neighborhood causing issues with parents and children crossing the street.
- congestion of major arteries and difficulty getting out of our neighborhood at Agate Hills onto Eagle Ranch especially turning left on to Eagle Ranch
- due to the many apartment complexes on Eagle Ranch there are increased traffic concerns, congestion, infrastructure issues, increased crime, parking issues
- the present request of 3 and 4 story complexes would negatively affect the present unrestricted views of the city for many homeowners
- The property values of home owners in the area would also be negatively impacted

We appreciate your careful consideration of our concerns regarding the proposed changes to the vacant lot south of Chuze Fitness.

Respectfully,

Ben and Geretta Abeyta
9712 Benton ST. N.W.
505-934-5577
benabeyta@comcast.net

Bolivar, Silvia A.

From: Thunderstruck Signs <signguy_12@yahoo.com>
Sent: Wednesday, August 11, 2021 2:21 PM
To: Bolivar, Silvia A.
Cc: Planning Dev Help
Subject: PR-2021-005442

Good afternoon,

I am writing today in regards to the proposed amendment for Plaza at Paseo Del Norte/ Sedona West Apartments. This proposal to build out 12 new multistory apartment buildings is a horrible idea on this particular plot of land. I live across Eagle Ranch in the Cactus hills neighborhood and the reasons this proposal is not a good idea is due to the fact that multi unit housing will negatively effect the values of our single family homes in the neighborhood. It will also destroy our city and Sandia mountain views that we love so much and was one of the main reasons we moved into the subdivision. Thirdly we feel it will move a less than desirable crowd into the neighborhood as we have seen increased police activity in the apartment complex to the south of the proposed site. Last month the Albuquerque Police Department had to deploy their air support to track a suspect in that complex and were flying about 100 feet above the house for over an hour which had our dogs completely freaked out. Fourth we feel that the increased traffic will on Eagle Ranch Rd will be unbearable as it is quite difficult to enter and exit onto Eagle Ranch from Agate Hills Rd now. We also feel that the possible parking overflow into our neighborhood would further make already difficult street parking for us homeowners impossible. Please vote no to the proposal PR-2021-005442

Thank you

Jason Mock

Agate Hills Rd Resident

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
SEDONA WEST, LLC 2ND MEETING

Project: EPC PR-2021-005442 Major Amendment to Site Plan

Property Description/Address: Located on Eagle Ranch Road NW, East of Agate Hills NW

Date Submitted: July 12, 2021 (Final, corrected)

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: July 8, 2021, 5:00 PM -7:00 PM

Meeting Location: Google Meet

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant: Sedona West, LLC, Rick Davis and Robert Gibson

Architect/Agent – Anthony Santi and Hannah Greenhood, Dekker Perich Sabatini, LLC

Neighborhood Associations/Interested Parties –Neighbors

Background/Meeting Summary:

Development Background:

Sedona West, LLC (Developer) seeks an amendment to the existing site plan providing for a shopping center extension. The property is zoned MX-M. The Developer intends to build a Class A multi-family market rate apartment complex on approximately seven acres. This is the second facilitated meeting. The Environmental Planning Commission (EPC) hearing was continued to allow the Developer, design team and neighbors to further discuss neighbor issues and concerns. The planned complex will consist of 218 units. Amenities include: landscaping; barbecue grills; outdoor gathering areas; covered gazebos; clubhouse with gym, yoga and fitness spaces; lap-pool; and dog park. The apartment buildings along Eagle Ranch Road will be two stories and approximately 24 feet tall (participant states 27 feet). Back buildings will be three and four stories tall and 36 feet over grade (participant states 49 feet). Rent is market rate and ranges from \$1,400.00 to \$2,100.00. The target population is 40-60 years old. The outside design and color will be Southwest Style. The requested site plan amendment must be approved according to the requirements of the Integrated Development Ordinance (IDO).

Neighbor Concerns:

Neighbor concerns regarding building characteristics include: development type (apartments); size, height and design; blocked views; privacy; nonconformity with surrounding apartment and building height; negative visual impact; multi-level structure; and design/size will alter neighborhood's character. Traffic congestion concerns include: increasing already difficult access to arterial streets (Eagle Ranch, Paradise, Agate Hills); potential for parking overflow onto neighboring streets; and limits on Eagle Ranch traffic capacity. Neighbors also object to Developer's plan to shut down the roadway's east access.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Outcomes:

- *Areas of Agreement:*
- The development team will address action items.
- Third facilitated meeting planned for July 22, 2021, subject to Developer's confirmation as of July 13, 2021.
- *Unresolved Issues & Concerns:*
- Building character, height and design, traffic, parking, views, privacy and planned elimination of east access.
- *Key Points:*
- The development team and neighbors plan to meet again in an effort to further discuss and try to resolve existing neighbor concerns.
- Next meeting is tentatively scheduled for July 22, 2021 from 5:00 PM to 7:00 PM.

Meeting Specifics (*Italicized Q/C designate question/comment*):

1) **Introduction.**

Facilitators: Philip Crump: phcrumpsf@gmail.com.; and
Jocelyn M. Torres: nmlawyer09@comcast.net.

Philip Crump and Jocelyn M. Torres are neutral facilitators for the City of Albuquerque. Agent/Architects Anthony Santi and Hannah Greenwood, Dekker Perich Sabatini, LLC; and Owners/Developers, Rick Davis and Robert Gibson, met with neighbors to further discuss existing concerns.

2) **Development Background** - Provided by Anthony Santi and Hannah Greenwood.

3) **View Limitations and Apartment Design.**

- a) *C: So we're looking at this cayenne line, across the top here, is the proposed Building height that you're suggesting. I've seen both 27 and 24 feet on the plans, either way that is going to limit or eliminate a substantial amount of view, both buildings number one, two and four are all going to be up at that height. See Exhibit A.*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

C: The only thing I could really propose would be to cut a story off of each of those buildings. Bring them down to a height of 12 to 15 feet, which will be the lower cayenne line, which would preserve most of the view. This would also reduce the number of units in the buildings, which would probably alleviate some concerns about the lack of privacy that's going to be from these buildings to our backyards. This should cut down on the traffic influx that we anticipate from this development at our intersection. It should give you guys more parking space ratio, so the parking overflow won't be as bad with less people. Probably be lesser of an impact on the surrounding areas.

A: The blue line demonstrates the upper building edge, right? [Yes].

C: The number one option is to have a Trader Joe's or a brewery, there but barring that, I think reducing the overall height would alleviate a lot of my concerns. I'm not sure about the other neighbors.

- b) *Q: Some places have basements and things like that. Could you hypothetically build down into the ground or even just lower the property like that? And then the buildings aren't quite as tall I suppose.*

A: There may be utilities below grade; these are flat not pitched roofs which decreases the elevation; apartments are designed to be at the Eagle Rock sidewalk level for walkability and safety; there is a maximum allowable 8% slope. I'm not sure we can meet that slope if we dig deeper in building these apartments.

It would be something, we'd have to really look hard into. In our initial investigations, the elevation difference between Eagle Ranch and getting down to where we get our finished floors for the for the next buildings is at least I want to say 10 or 11 feet. We'd be sloping a driveway down into the into the property to get to that level. Eight percent is about as deep as you want to ever go with a driveway like this. Pushing them down any further would make that condition worse. There is a limit as far as having firetruck access and ambulance access and I think we're pushing that threshold with the current driveway now. *See Action Item.*

C: I live in an apartment and for safety reasons would be concerned about having the sidewalk where someone could just walk up to my door. I would not choose an apartment that faces that way.

- c) *Q/C: I live there and have four or five businesses there. My biggest concerns are privacy and building height. How about lowering the building; turning it around so it does not face Eagle Ranch; and limiting to two stories like the adjacent apartment building which does not block our views and does not have windows facing our property.*

A: We are here to listen to neighbor concerns for the purpose of making necessary changes to the current design. We will take all these comments into consideration in doing so.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- d) *Q: Is there a reason this building is level with Eagle Ranch instead of dropping it one floor below, like the (adjacent) Eagle Ranch Apartments?*

A: This property is graded differently than the adjacent property. We do have utilities on the site. Our design places the three- and four-story buildings west of Eagle Ranch, so that they are on the descending grade. *See Action Item.*

- e) *Q: Why aren't you working with us like Twisters and Chuze has done? You should dig the apartments down lower, as those businesses and the housing development did, so that it isn't obstructive. I don't understand why this one spot can't do it because of utilities or whatever.*

A: We want to work with you and hope to schedule another meeting in two weeks to resume this discussion. *See Action Item and Next Steps.*

- f) *Q/C: I appreciate you being willing to work with us. Maybe bring the (one-story) clubhouse and dog park closer to Eagle Ranch, since they are lower. This protects the view and doesn't require as much lowering of the buildings. And maybe remove one-story from building four to keep the view open. If you lower the grade to about 5085 to **5090**(Exhibit A depicts 5090) feet, the apartments will not block our view. This will also help eliminate the excess traffic and parking problems (by decreasing the number of units).*

A: We will consider this and plan to meet again in two weeks. *See Actions Items and Next Steps.*

- g) *C: Please produce a graphic of what the view will look like from Eagle Ranch, including a depiction of the building façade.*

A: We can do that for the next meeting. *See Action Item.*

- h) *Q: Are you currently able to see the (mountain) view over your fences?*

A: Yes it's a perfect view.

- i) *C: We have too many apartments in this area and prefer a business development to apartments. We are saturated with apartments. I have four elementary school age children and worry about the excess traffic and road congestion, especially on Eagle Ranch, where I walk my children to the bus stop. I am worried about the high density of apartments resulting in a lower quality of life for the school system and more traffic congestion. I'm worried that this development will result in decreased home values, increased traffic and more road safety issues.*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

4) Apartment Appearance.

- a) *Q/C: Anthony said during the last meeting that these apartments were to be considered upscale. My criticism is that they are very dense. If you look at this project, it is all building footprint and blacktop. Eagle Ranch Apartments have courtyards and grass between buildings.*

A: These apartments are larger, with a full clubhouse and large outdoor gathering space, landscaping, gazebos and courtyards. There's a full-size lap pool with cabanas and a pool house. There's a large open dog park area. There are two main hubs instead of several smaller gathering spaces. We are running out of land so the trend is to increase building size and amenities. There are upscale amenities and finishes inside and out. Neighbor concerns will be evaluated and further addressed in the next meeting. *See Action Items and Next Steps.*

5) Apartment Access, Roadway and Parking.

- a) *Q: We prefer that the existing access road not be closed on the east side. Neighbors use that access as a shortcut to Target and other businesses. Some also use it to park.*

A: That is not a dedicated easement or roadway. It was originally intended as a collector for the initial parking lot design. We are concerned about resident and traffic safety. Although we've allowed people to park there, it is not intended to be a parking lot. We are also concerned about people speeding and cutting through the apartments.

- b) *Q: What would make it feasible to leave that access open? Could you allow apartment residents and others to use that roadway as a shortcut to the shopping center? Would you consider a pedestrian walkway? Have you consulted the Eagle Ranch apartments regarding crime related to that roadway?*

A: There is another route for entering that shopping center besides this access road. I will speak to the Eagle Ranch management regarding crime along that road. *See Action Item.*

- c) *Q: Is this a roadway for emergency vehicle access?*

A: No. We plan to allow for adequate turning radiuses within the property, which will be verified by building inspectors and the Fire Marshall.

- d) *Q: The only exits and entrances to the complex are off Eagle Ranch. When making a left from Agate Hills, even though I want to go north, I will have to go south and make a U-turn. My concern is about people making a left and heading south on Eagle Ranch from your complex.*

A: Of course they could do make U-turns. As you suggested, they could go North to Irving and then make two rights and head back south towards Paseo.

- e) *C: This apartment entrance will make it difficult to go either north or south from Agate Hills.*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

f) *C: Closing off the roadway will not allow an escape route for accidents on Paradise and Eagle Ranch. The extra apartment traffic and noise will cause our home values to decrease.*

g) *C: City planning encourages more roadway access, not less. Closing off this roadway will result in less access. That roadway serves a purpose and I encourage that we keep it.*

h) *Q: What about parking?*

A: The code requires 1.5 spaces per unit. We have an extra ten spaces.

i) *Q: What if low-income Eagle Ranch tenants are currently using the roadway for parking because they cannot afford to pay for the covered parking?*

A: These will be market rate not low-income apartments. Rent will range from 1,400.00 to 2,000 per month.

C: Those people will likely have two or more cars. I have a rental where people have four to five cars.

j) *Q: Is there a median on Eagle Ranch?*

A: Yes there is a median which acts as a divider between the four lanes.

k) *Q: Will there be a four-way stop or lights at Agate Hills and Eagle Ranch?*

A: We are studying a four-way stop with traffic engineers. This is where the Design Review Board (DRB) weighs in on the project. *See Action Item.*

Action Items:

- The Developer will look into utility placement and percentage of allowable slope in apartment grade.
- The Developer will produce a graphic of the view from Eagle Ranch Road, including a depiction of the building façade.
- The Developer will evaluate neighbor questions and comments in preparing for the follow-up meeting.
- The Developer will look into the potential for a four-way stop at Agate Hills and Eagle Ranch Road.

Meeting Adjourned.

Next Steps.

- The Developer has tentatively scheduled a follow-up meeting for July 22, 2021 from 5:00 PM to 7:00 PM.
- The Developer will advise as to whether this meeting is definite on July 13, 2021.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names & Affiliations of Attendees and Interested Parties (unable to attend)

Rick Davis	Developer
Robert Gibson	Sedona West LLC
Anthony Santi	Dekker Perich Sabatini
Hannah Feil Greenhood	Dekker Perich Sabatini
Ronald A. Witherspoon	Dekker Perich Sabatini
Maria Warren	Paradise Hills Civic Association
Carol Nelson	Vista Montecito HOA
Diane Exline	Vista Montecito HOA
Elizabeth Haley	Westside Coalition of NAs
Rene Horvath	Westside Coalition of NAs
Christina Lujan	Neighbor
Aubrey Eberhardt	Neighbor
Bernadette Yazzie	Neighbor
Bob Ekler	Neighbor
Hiba Alkhafaji	Neighbor
Hussein Alfayyadh	Neighbor
Jay Hill	Neighbor
Jeanette Antoine	Neighbors' Relative
Joseph A. Greene	Neighbor
Karla Coronel	Neighbor
Michael Wells	Neighbor
Mindy Allison	Neighbor
Patricia Griesse	Neighbor
Rachael Eberhardt	Neighbor
Sam Sandoval	Neighbor
Sarah Thomas	Neighbor
Shari Munson	Neighbor
Tina Ritt	Neighbor
Muhammed Adeeb	Neighbor
Celina Griego	Neighbor
Tyson Bailey	Neighbor
Christina Lily	Neighbor
Anderson Chapman	Neighbor
Nichole De Dera	Neighbor
Tyson Hummell	Asst City Attorney/ADR Coordinator
Philip Crump	Land Use Facilitator
Jocelyn M. Torres	Land Use Facilitator
Bolivar, Silvia A.	COA Planner

- Picture taken at ~5090'
- Upper cyan line represents the projected roofline at 27 feet shown on the plans
- Red line is the 24 foot roofline without the parapet
- Lower cyan line would be the ideal roofline at 12 feet
 - Blue box redacts a person on the sidewalk



- Option 1 would be to build a Trader Joes and a brewery.
- Option 2 would reduce the overall height of buildings 1(A),2(B), and 4(D) by a full story so the rooflines would only extend 12 feet above Eagle Ranch rd.
 - Preserve view
 - Alleviate privacy concerns
 - Reduce the number of units to a more manageable size
 - More parking available
 - Less traffic generated

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
SEDONA WEST, LLC 3rd MEETING

Project: EPC PR-2021-005442 Major Amendment to Site Plan

Property Description/Address: Located on Eagle Ranch Road NW, East of Agate Hills NW

Date Submitted: July 24, 2021 Amendments submitted 4 August 2021

Submitted By: Philip Crump and Jocelyn M. Torres

Meeting Date/Time: July 19, 2021, 5:00 PM -7:00 PM

Meeting Location: Google Meet

Facilitator: Philip Crump

Co-facilitator: Jocelyn M. Torres

Applicant: Sedona West, LLC, Rick Davis and Robert Gibson

Architect/Agent – Anthony Santi, Hannah Greenhood and Jaime Frias, Dekker Perich Sabatini, LLC

Neighborhood Associations/Interested Parties –Neighbors

Background/Meeting Summary:

Development Background:

Sedona West, LLC (Developer) seeks an amendment to the existing site plan providing for a shopping center extension. The property is zoned MX-M. The Developer intends to build a Class A multi-family market rate apartment complex on approximately seven acres. This is the third facilitated meeting. The Environmental Planning Commission (EPC) hearing was continued to allow the Developer, design team and neighbors to further discuss neighbor issues and concerns. The planned complex will consist of 218 units. Amenities include: landscaping; barbecue grills; outdoor gathering areas; covered gazebos; clubhouse with gym, yoga and fitness spaces; lap-pool; and dog park. The apartment buildings along Eagle Ranch Road will be one story and approximately 12 feet tall. Developer/Agent is requesting that APS move the school bus stop from the Eagle Ranch/Paradise intersection to this apartment entrance to provide a safer location. Back buildings at the lower elevation will be three and four stories tall. The east access road will remain. There are 118 one bedroom; 72 two bedroom; and 28 three bedroom units. Two percent of the units are American Disabilities Act (ADA) compliant and the remaining 98% are ADA convertible. Market rate rent ranges from \$1,400.00 to \$2,100.00. The target population is 40-60 years old. The outside design and color will be Southwest Style. The requested site plan amendment must be approved according to the requirements of the Integrated Development Ordinance (IDO).

Neighbor Concerns:

Neighbor concerns have diminished in light of the Developer/Agent's modifications. Remaining neighbor concerns include: apartment density; traffic; and potential parking overflow.

Outcomes:

- Areas of Agreement:
- The development/design team has addressed action items.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- *Remaining Neighbor Concerns:*
- Apartment density in that location, traffic and parking.
- *Key Points:*
- **The Developer/Agent have made significant design changes in response to neighbor concerns. These modifications will have the positive impacts of: decreasing the apartment elevation along Eagle Ranch; preserving neighborhood views; protecting backyard privacy; and retaining the east access road.**
- **The Developer/Agent are pursuing their request that the existing APS bus stop be relocated to the apartment entrance to promote child and traffic safety.**

Meeting Specifics (*Italicized Q/C designate question/comment; NC designates neighbor comment*):

1) **Introduction.**

Facilitators: Philip Crump: phcrumpsf@gmail.com.; and

Jocelyn M. Torres: nmlawyer09@comcast.net.

Philip Crump and Jocelyn M. Torres are neutral facilitators for the City of Albuquerque. Agents/Architects Anthony Santi and Hannah Greenhood and Jaime Fries, Dekker Perich Sabatini, LLC; and Owners/Developers, Rick Davis and Robert Gibson, met with neighbors to further discuss prior concerns and design changes.

2) **Development Revisions** – Provided by Rick Davis, Robert Gibson, Anthony Sabatini and Hannah Greenwood.

The two main concerns were the impact of the two-story buildings along Eagle Ranch Road, along with concerns about increased Eagle Ranch traffic on Eagle Ranch and what we could do to mitigate that. Another concern was to not have such an imposing structure. The two major design modifications are: reducing the apartment level from two story to one story along Eagle Ranch; and keeping the east access road. When we started the project, we thought about the IDO allowing three stories, but now we've reduced the back buildings to two stories. Our thinking is that lowering the elevation of all buildings would have a lower impact on the views for neighbors directly across the street. Robert Gibson greatly assisted with this redesign. As the elevations show, there is no longer a backyard view of neighbors across the street. The single-story along Eagle Ranch opens up the mountain views for the neighbors. At the elevation of the neighbor living north of our gate, there are mountain views from their balcony and backyard. The **mountain view is preserved** with this redesign. As shown, we will plant a few trees along the frontage. Our landscaping plans comply with the IDO requirements. *See* attached apartment elevations. We can mitigate traffic concerns along the east side access road by implementing traffic calming devices, such as adding speed bumps. This also provides apartment residents another exit route. The existing Eagle Ranch access will remain open, along with the east side access route.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

3) Access Road, Apartment Redesign, Neighbor Privacy.

a) *Q/NC: I appreciate the changes, especially to the buildings along Eagle Ranch. One suggestion for that back driveway is to put in a one-way exit gate so that people can leave from there but not enter. That may help alleviate some of the prime concerns.*

b) *Q: I do have one question. Those center buildings? Did you reduce the height on those as well? Or they still going to be three and four stories?*

A: No, we didn't reduce the height. Those are at the lower elevation as the site steps down. One of those tiers is just barely above the roof line at this elevation. I think it is because we are kind of looking down from this elevation.

c) *NC: I appreciate these renderings. Those make a big difference.*

d) *Q: What is the height compared to Chuze? Can you also elaborate on the privacy question?*

A: You can see from the grey and brown walls on the rendering that there is now complete privacy across the street. See apartment elevations.

e) *NC: I don't think you will have too much cut through traffic on that access road.*

f) *Q: How many units will there be?*

A: The number of units stands at 218. We were able to do this by adding a building on the southeast corner of the site. We had to re-engineer the drainage plan and reach a different solution as to stormwater management. We did this in order to remain on Eagle Ranch Road and go forward with building the project.

4) Redesign and APS Bus Stop.

a) *NC: Thank you for making the changes. I know it probably wasn't easy but we appreciate it a lot. I like the changes and especially appreciate that road being left alone. That's huge.*

b) *Q: Is there still a plan to change the APS bus stop. It makes a lot of sense.*

A: Yes but we can't do this until we get agreement from the traffic engineer, upon completing this process.

c) *Q: Do you have the name of the traffic engineer working with Anthony?*

A: Yes that is Eric Wrage from Bohannon Houston.

5) Prior Diagram and Neighborhood Views.

a) *Q: I have a question regarding Jay's diagram. Is it possible to show us exactly where the buildings will be leveled off when looking from our point of view. Will the buildings be level with Chuze? See 2nd Report Exhibit A; also attached to this report.*

A: Our rendering is nearly identical to Jay's, when you look at his Cyan line at the 12 foot level. The buildings along Eagle Ranch are just below the roofline of Chuze. See apartment elevations.

b) *Q: At what level is the three story building?*

A: It is three or four feet higher than Chuze. On this sketch it would be right at the top of the Bosque where the City starts.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

6) Apartment Traffic, Density, Unit Mix and Flat Roof Design.

- a) *NC: A four way stop at Agate Hills could be a mixed bag regarding traffic complications.*
A: Our traffic engineer will look at whether that four way stop will have a negative effect in lieu of a positive effect. We want to do what works best for the traffic along the street.
- b) *NC: I'm still thinking about population density. That project being 218 units and comparing that to the density of Eagle Ranch Apartments and nearby projects that are nowhere near that dense.*
A: Our unit mix is more than 50% one and two bedrooms. This reduces the number of people, even with 218 units. The breakdown is: 118 one bedroom; 72 two bedroom; and 28 three bedroom units. Two percent are ADA compliant and the remaining 98% are ADA compatible, meaning they can be converted to ADA compliant units, with blocking for handrails and wide doors.
- c) *Q: Are these buildings still flat roof?*
A: Yes.
- d) *C: I want to acknowledge Rick, Robert, Anthony and the design team for responding affirmatively to neighborhood concerns. It is not as simple as just knocking a floor off the buildings along Eagle Ranch.*
A: We had to change the drainage and add a building to make the economics work.
C: I just want to acknowledge that and all the neighbors for speaking up to clearly express your concerns.

7. Remaining neighbor comments/concerns.

C: I appreciate the road being left open. I still have some traffic concerns because this has the same number of units. I wish the height could be closer to the Chuze height. I have concerns about the traffic engineers looking at traffic safety at those intersections and the entire street. (Eagle Ranch Road).

C: Thank you for reducing the height of everything. I still have concerns regarding the overall density of people that will be added to the neighborhood and the probable lack of parking. With just one and a half spaces, I'm afraid it will overflow into other parts of the neighborhood.

Action Items:

- The Developer/Agent will implement design changes.
- The Developer/Agent will continue working with APS regarding the requested bus stop relocation.
- The Developer/Agent will work with traffic engineer regarding traffic related matters.

Meeting Adjourned.

Next Steps.

- The Developer/Agent will return to the EPC.
It is case #7 on the agenda for August 17th.

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LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names & Affiliations of Attendees and Interested Parties (unable to attend)

Rick Davis	Developer
Anthony Santi	Dekker Perich Sabatini
Jaime Fries	Dekker Perich Sabatini
Aubrey Eberhardt	Neighbor
Bernadette Yazzie	Neighbor
Bob Ekler	Neighbor
Bolivar, Silvia A.	COA Planner
Carol Nelson	Vista Montecito HOA
Christina Lujan	Neighbor
Diane Exline	Vista Montecito HOA
Elizabeth Haley	Westside Coalition of NAs
Hannah Feil	
Greenhood	Dekker Perich Sabatini
Hiba Alkhafaji	Neighbor
Hussein Alfayyadh	Neighbor
Jay Hill	Neighbor
Jeanette Antoine	Neighbors' Relative
Jocelyn M. Torres	Land Use Facilitator
Joseph A. Greene	Neighbor
Karla Coronel	Neighbor
Maria Warren	Paradise Hills Civic Association
Michael Wells	Neighbor
Mindy Allison	Neighbor
Patricia Griese	Neighbor
Philip Crump	Land Use Facilitator
Rachael Eberhardt	Neighbor
Rene Horvath	Westside Coalition of NAs
Robert Gibson	Sedona West LLC
Ronald A.	
Witherspoon	Dekker Perich Sabatini
Sam Sandoval	Neighbor
Sarah Thomas	Neighbor
Shari Munson	Neighbor
Tina Ritt	Neighbor
Tom Anderson	Paradise Hills Civic Association
Tyson Hummell	Asst City Attorney/ADR Coordinator
Muhammed Adeeb	Neighbor
Celina Griego	Neighbor
Tyson Bailey	Neighbor
Christina Lily	Neighbor
Anderson Chapman	Neighbor
Nichole De Dera	Neighbor

SITE PLAN REDUCTIONS



NORTH
A3
SITE PLAN
1" = 50'-0"
0 50' 100'

SHEET KEYED NOTES

1. TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
2. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
3. ACCESSIBLE RAMP, REF: D5/SDP1.2
4. BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2
5. NOT USED
6. SHADE STRUCTURE
7. 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
8. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
9. PARKING STRIPING 4" WIDE, COLOR WHITE
10. 6' WIDE PAINTED CROSSWALK
11. 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED

PROJECT DATA

ZONING:
IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

LEGAL DESCRIPTION: TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.0867 AC

SITE AREA: 7.08 ACRES
ZONE ATLAS: C-13-Z
SETBACKS: FRONT= 0' MIN / 15' MAX, INTERIOR= 0', REAR= 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 48'-0"
ACTUAL HEIGHT: 37'-0"

SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA
PARKING CALCULATION: (TABLE 5-5-1)
REQUIRED SPACES: 310 SPACES
(1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327.05 = 17, 327-17 = 310 SPACES REQUIRED)
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES
CHARGING STATION CREDIT = 6X2 = 12 SPACES
PROVIDED PARKING = 316 TOTAL SPACES (34 GARAGE, 103 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA
218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED
ADA PARKING PROVIDED = 6 SPACES

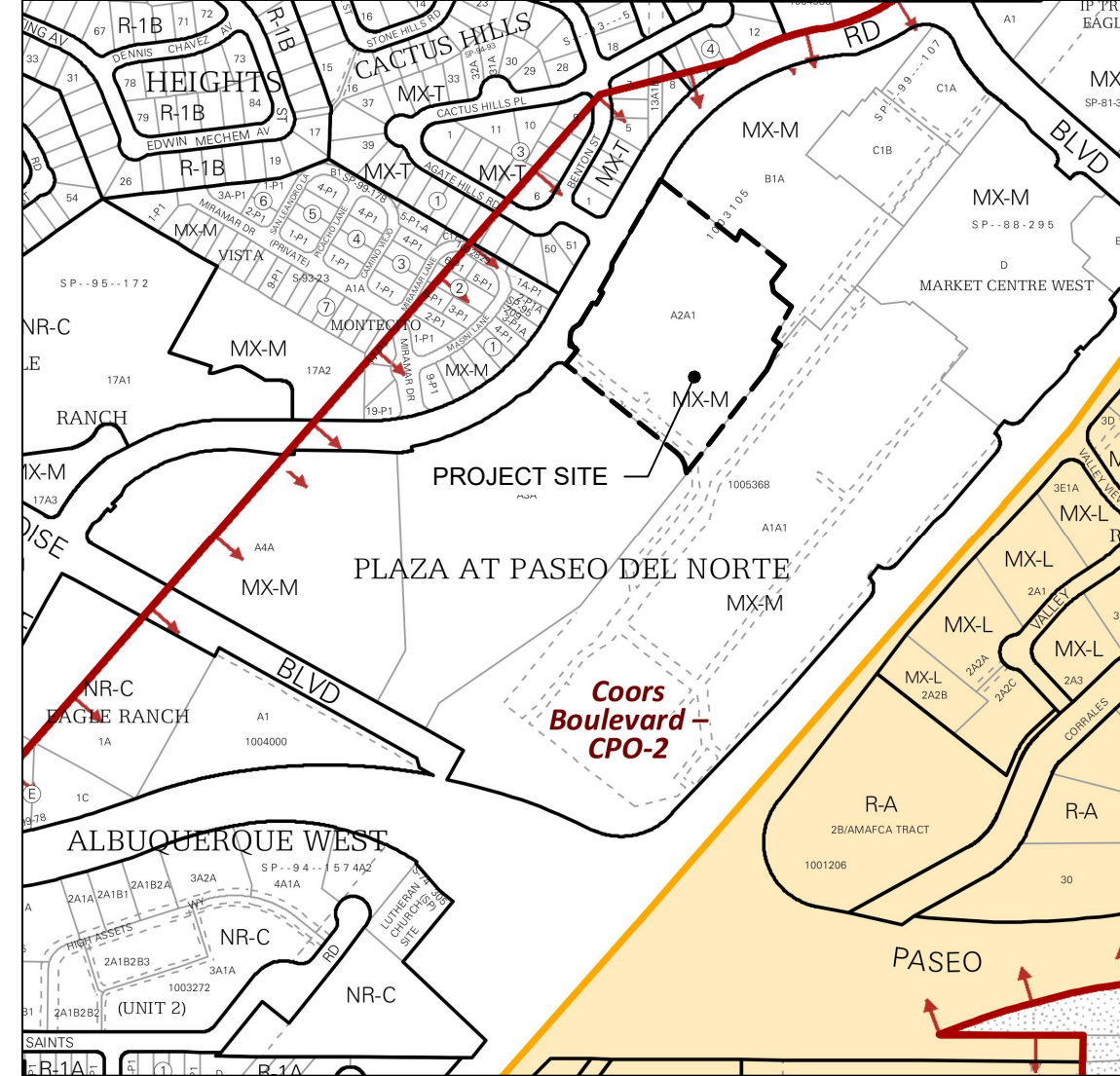
BICYCLE PARKING REQUIRED = 31 SPACES
(10% OF OFF STREET PARKING = 310 X 0.10 = 31 SPACES)
BICYCLE PARKING PROVIDED = 35 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 119 UNITS = 26,775 SF
2 BD: 285 SF PER UNIT
285 SF x 72 UNITS = 20,520 SF
3 BD: 350 SF PER UNIT
350 SF x 27 UNITS = 9,450 SF

TOTAL 56,745 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 80,740 SF

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

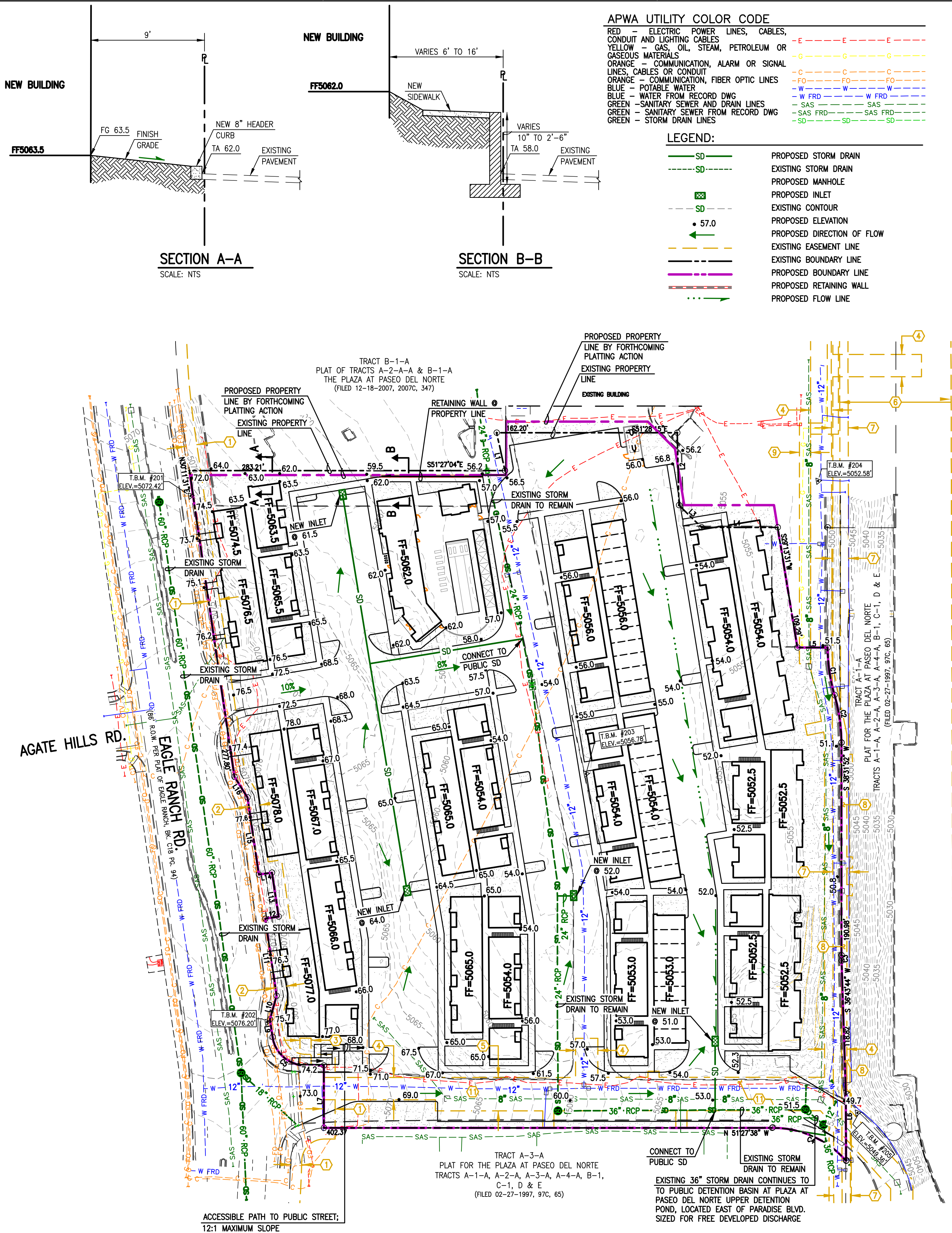
SITE DEVELOPMENT
PLAN

REVISIONS
08.07.2021 MAJOR AMENDMENT

DRAWN BY AG, JF
REVIEWED BY RAW, HFG
DATE 08/7/2021
PROJECT NO. 19-0058
DRAWING NAME

SITE PLAN

SHEET NO.
SDP1.1
OF



PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB UP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

GRADING AND DRAINAGE:

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST OF THE PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE "PLAZA AT PASEO DEL NORTE UPPER DETENTION POND", LOCATED NEAR THE SOUTHEAST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIZED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC, 65% OF THE BASIN A 11 AC SITE. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS, WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS, THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORNANCE REQUIREMENTS TO CAPTURE AND TREAT THE 0.42 INCH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, A VARIANCE IS REQUESTED FOR THE DEVELOPER TO UTILIZE THE ALTERNATIVE 'PAYMENT-IN-LIEU' OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	1	2.17	IN
B. $P_{100,6HR} = P_{30} =$	310,241	SF	
C. TOTAL PROJECT AREA (A_T) =	7.12	AC	

D. LAND TREATMENTS

EXISTING LAND TREATMENT		DEVELOPED LAND TREATMENT	
PROJECT SITE	310,241 SF	PROJECT SITE	310,241 SF
LAND TREATMENT	AREA (SF/AC)	LAND TREATMENT	AREA (SF/AC)
A	263,079 SF	A	33,621 SF
B	6.04 AC	B	0.77 AC
C	47,162 SF	C	0.77 AC
D	1.08 AC	D	5.58 AC

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$$V_{100,6HR} = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$= (0.55 \cdot 0.00) + (0.73 \cdot 6.04) + (0.95 \cdot 0.00) + (2.24 \cdot 1.08) / 7.12 =$$
$$V_{100,6HR} = (E_T / 12) \cdot A_T = (0.96 / 12) \cdot 7.12 =$$
$$0.5698 \text{ AC-FT} =$$
$$24,820 \text{ CF}$$

b. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$= (1.54 \cdot 0.00) + (2.16 \cdot 6.04) + (2.87 \cdot 0.00) + (4.12 \cdot 1.08) =$$
$$17.5 \text{ CFS}$$

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$$V_{100,6HR} = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$= (0.55 \cdot 0.00) + (0.73 \cdot 0.77) + (0.95 \cdot 0.77) + (2.24 \cdot 5.58) / 7.12 =$$
$$V_{100,6HR} = (E_T / 12) \cdot A_T = (1.94 / 12) \cdot 7.12 =$$
$$1.1514 \text{ AC-FT} =$$
$$50,160 \text{ CF}$$

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED

$$V_{SWQV} = ((P_{SWQV}) / 12) \cdot A_D$$
$$= ((0.42) / 12) \cdot (5.58) =$$
$$0.1952 \text{ AC-FT} =$$
$$8,510 \text{ CF}$$

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST

$$\Rightarrow \$8.00 \text{ PER CF OF FIRST FLUSH GENERATE} \times 8510 \text{ CF} =$$
$$\$68,080.00$$

d. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$= (1.54 \cdot 0.00) + (2.16 \cdot 0.77) + (2.87 \cdot 0.77) + (4.12 \cdot 5.58) =$$
$$26.9 \text{ CFS}$$

C. COMPARISON 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$$\Delta V_{PROJECT SITE} = 50160 - 24820 =$$
$$25,340 \text{ CF} \quad (\text{INCREASE})$$
$$\Delta Q_{100} = 26.9 - 17.5 =$$
$$9.4 \text{ CFS} \quad (\text{INCREASE})$$

*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

EASEMENTS

- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.
- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. # 905847.
- 15' UTILITY EASEMENT GRANTED HORIZON-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
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**DEKKER
PERICH
SABATINI**

**ARCHITECTURE
DESIGN
INSPIRATION**

ARCHITECT

ENGINEER



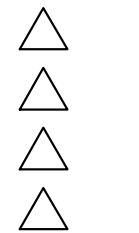
*THIS PLAN SUPERCEDES 06-04-2021 PLAN

PROJECT

SEDONA WEST
EAGLE RANCH ALBUQUERQUE 87114
ALBUQUERQUE, NM 87123

SITE DEVELOPMENT PLAN

REVISIONS



DRAWN BY J.Y.R.

REVIEWED BY G.M.

DATE 08/06/2021

PROJECT NO. 19-0058

DRAWING NAME

CONCEPTUAL GRADING PLAN

SHEET NO.

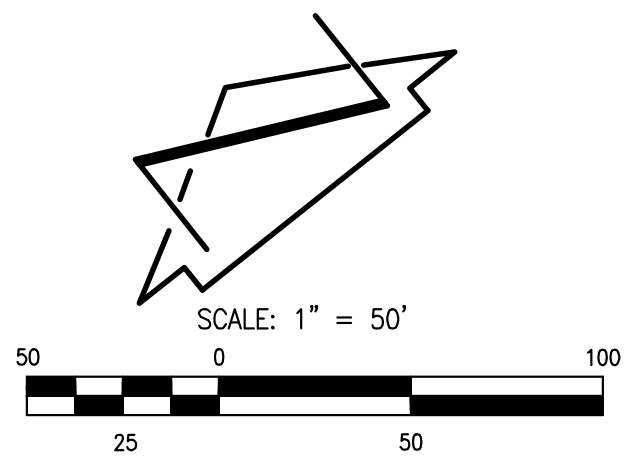
CG-101

OF

2021.012.2

**HIGH
MESA Consulting Group**

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesagroup.com



APWA UTILITY COLOR CODE

RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	-E-----E-----E-----
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	-G-----G-----G-----
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	-C-----C-----C-----
ORANGE - COMMUNICATION, FIBER OPTIC LINES	-FO-----FO-----FO-----
BLUE - POTABLE WATER	-W-----W-----W-----
BLUE - WATER FROM RECORD DWG	-W FRD-----W FRD-----W FRD-----
GREEN - SANITARY SEWER AND DRAIN LINES	-SAS-----SAS-----SAS-----
GREEN - SANITARY SEWER FROM RECORD DWG	-SAS FRD-----SAS FRD-----SAS FRD-----
GREEN - STORM DRAIN LINES	-SD-----SD-----SD-----

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PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

KEYED NOTES:

- NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT
- NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED ENCLOSURE
- NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE
- NEW FIRE HYDRANT
- NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN
- NEW SANITARY SEWER MANHOLE
- RELOCATE EXISTING FIRE HYDRANT

LEGEND:

	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	NEW BACKFLOW PREVENTER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY MANHOLE

NOTE:

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2021.012.2

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

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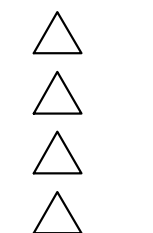


PROJECT

SEDONA WEST
EAGLE RANCH ALBUQUERQUE 87114
ALBUQUERQUE, NM 87123

SITE DEVELOPMENT
PLAN

REVISIONS



DRAWN BY	J.Y.R.
REVIEWED BY	G.M.
DATE	08/06/2021
PROJECT NO.	19-0058
DRAWING NAME	

CONCEPTUAL
WATER AND
SANITARY
SEWER PLAN

SHEET NO.

CU-101

OF

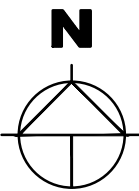


LUMINAIRE SCHEDULE				
Symbol	Label	Catalog Number	Description	Lamp
	P3	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
	P3HS	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
	P4	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
	BO	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF DDBKD DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K
	CA	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K
	W9	HUBBELL OUTDOOR LIGHTING LNC2 SL 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4, WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K
	WS	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.

ELECTRICAL SITE LIGHTING PLAN

1" = 50' - 0"



NP ENGINEERING INC.

4115 N. 15TH AVE

PHOENIX, AZ 85015

(602) 285-1559

PROJECT NO. 2021-162

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

SITE DEVELOPMENT
PLAN

REVISIONS



DRAWN BY

REVIEWED BY

DATE 04/16/2021

PROJECT NO. 19-0058

DRAWING NAME

ELECTRICAL SITE
LIGHTING
PLAN

SHEET NO.

E1
OF



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

SITE DEVELOPMENT
PLAN

REVISIONS	
△	
△	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	04/16/2021
PROJECT NO.	19-0058
DRAWING NAME	

ELECTRICAL SITE
PHOTOMETRIC
PLAN

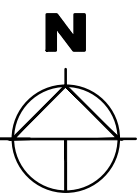
LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
□	P3	2	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
□	P3HS	28	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
□	P4	1	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
○	B0	4	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF 008X0 DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K	Absolute 0.95
—	CA	53	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute 0.90
□	W9	35	HUBBELL OUTDOOR LIGHTING LINC2 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4, WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K	Absolute 0.90
□	WS	108	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K	1255 0.95

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCS	+	2.0 fc	37.6 fc	0.0 fc	N / A	N / A
SPILL LIGHT AT +6 FT ABOVE PROPERTY LINE	X	0.1 fc	0.7 fc	0.0 fc	N / A	N / A

ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 50' - 0"



Project		Catalog #		Type	
Prepared by		Notes		Date	



Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

- **Ordering Information** page 2
- **Mounting Details** page 3
- **Optical Configurations** page 3
- **Product Specifications** page 3
- **Energy and Performance Data** page 4
- **Control Options** page 5

- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Prevall

2-3/4" [70mm]

13-15 1/16" [344mm]

26-13/16" [681mm]

6-15/16" [177mm]

Prevall XL

3-11/16" [94mm]

17-7/8" [454mm]

39-5/8" [1006mm]

7-1/8" [180mm]



PS500001EN page 1
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PRV / PRV-XL Prevail


TYPE: P3, P3HS, P4

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ¹	Light ²	Driver	Voltage	Distribution	Mounting (Included)	Color				
PRV-Preval	C16 -(1 LED) 10 Normal Lumens	B-Dimming (0-10V)	UV-Universal (120-277V)	T2-Type II	SA-Standard Versatile Arm	AP-Grey				
	C25 -(2 LEDs) 130 Normal Lumens									
	C40 -(2 LEDs) 170 Normal Lumens									
	C60 -(2 LEDs) 260 Normal Lumens									
PRV-X-Preval XL	C75 -(4 LEDs) 210 Normal Lumens		347-347V	T2-Type II	MA-Mat Arm	B-Black				
	C100 -(4 LEDs) 280 Normal Lumens									
	C135 -(4 LEDs) 360 Normal Lumens									
	C165 -(4 LEDs) 450 Normal Lumens									
	C195 -(6 LEDs) 510 Normal Lumens		186-186V	T5-Type V	OM-Orbicle Mount	GR-Grey Platform				
	C225 -(6 LEDs) 570 Normal Lumens									
	C270 -(6 LEDs) 680 Normal Lumens									
	C375 -(8 LEDs) 900 Normal Lumens									
Options (Add to SKUs)										
Accessories (Order Separately) ³										
7599-PRV-12000C16										
7599-PRV-12000C25										
7599-PRV-12000C40										
7599-PRV-12000C60										
7599-PRV-12000C75										
7599-PRV-12000C100										
7599-PRV-12000C135										
7599-PRV-12000C165										
7599-PRV-12000C195										
7599-PRV-12000C225										
7599-PRV-12000C270										
7599-PRV-12000C375										
7599-PRV-12000C400										
7599-PRV-12000C450										
7599-PRV-12000C500										
7599-PRV-12000C550										
7599-PRV-12000C600										
7599-PRV-12000C650										
7599-PRV-12000C700										
7599-PRV-12000C750										
7599-PRV-12000C800										
7599-PRV-12000C850										
7599-PRV-12000C900										
7599-PRV-12000C950										
7599-PRV-12000C1000										
7599-PRV-12000C1050										
7599-PRV-12000C1100										
7599-PRV-12000C1150										
7599-PRV-12000C1200										
7599-PRV-12000C1250										
7599-PRV-12000C1300										
7599-PRV-12000C1350										
7599-PRV-12000C1400										
7599-PRV-12000C1450										
7599-PRV-12000C1500										
7599-PRV-12000C1550										
7599-PRV-12000C1600										
7599-PRV-12000C1650										
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LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PVFS-Preval	C15-0 (LED) 7,100 Nominal Lumens C16-0 (LED) 13,100 Nominal Lumens C40-0 (LED) 17,100 Nominal Lumens C40-1 (LED) 20,000 Nominal Lumens	UNV-Universal (120-277V) 347-347V*	T3-Type III T4-Type IV	MSP/DIM-13-Integrated Sensor for Dimming Operation, Maximum 30° Mounting Height *
PVFS-XL-Preval XL	C75-0 (LED) 26,100 Nominal Lumens C100-0 (LED) 31,000 Nominal Lumens C125-0 (LED) 36,000 Nominal Lumens C150-0 (LED) 41,000 Nominal Lumens C175-0 (LED) 46,000 Nominal Lumens			

1. All stock configurations are standard 400K/70CR, bronze finish, and include the standard versatile reconfiguring arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.



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Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

**Weight
(max):** 27 lbs
(12.25 kg)



EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXD LED								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>selected</i>
DSXD LED	Asymmetric	350 250 mA	35W 3000K	ASY Asymmetric ¹	MVOLT ³	Shipped installed	Shipped installed	DWHS0 White
	12C 12 LED ²	450 450 mA ^{1A}	40K 4000K	SYN Symmetric ²	120 ³	PE Phosphoric resin, button type	SE Single face 120, 227, 3470 ¹	DNAD0 Natural aluminum
	Symmetric	530 530 mA ^{1A}	50K 5000K		240 ³	DMG 0-10V dimming driver (no control)	DF Double face 128, 2400 ¹	DBL00 Black
	15K 16 LED ²	700 700 mA	AMBK Amber phosphor converted		277 ³	ELCW Emergency battery backup	H20 30° overall height	DBB70 Textured dark bronze
			AMBLY Amber limited wavelength ^{1,4}		347 ⁴		H36 36° overall height	DRB00 Textured black
							FG Ground-fault test/on outlet	DNAT0 Textured natural aluminum
							L/AB Without anchor bolts	DWHS0 Textured white
							H24 24° overall height	DWHS0 Textured white
							L/AB 4-bolt retrofit base without anchor bolts ⁵	DWHS0 Textured white

NRAB U Anchor bolts for DSCB®

NOTES

- 1 Only available in the 12C, ASV version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELWC.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



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**ARCHITECTURE
DESIGN
INSPIRATION**

PROJECT

SITE DEVELOPMENT PLAN

REVIEWED BY

DATE 04/16/2021

PROJECT NO. 19-0058

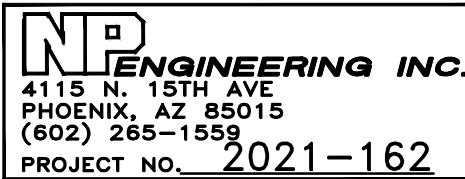
DRAWING NAME

ELECTRICAL SITE LIGHTING CUT SHEETS

SHEET NO.

E3

OF



LNC
COMPACT LED LITEPAK

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations



SPECIFICATIONS

CONSTRUCTION

- Decorative die-cast aluminum housing and door
- Rugged design protects internal components and provides excellent thermal management for long life
- Powder paint finishes provide lasting appearance in outdoor environments
- Full cut-off distribution; Ambient diffuser included; use for applications near entrances or locations where reduced brightness is desired

OPTICS

- Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Drivers have greater than 90 power factor and less than 0.5% Total Harmonic Distortion

INSTALLATION

- Quick mount adapter provides quick installation; designed for recessed box 4" square junction box
- per IESNA TM-21-11
- Minimum operating temperature is -40°C/-40°F
- 0-10V dimming 120-277V only
- LNC5L - 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L - 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L - 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed and labeled to UL 1598 for wet locations, 25°C ambient environments

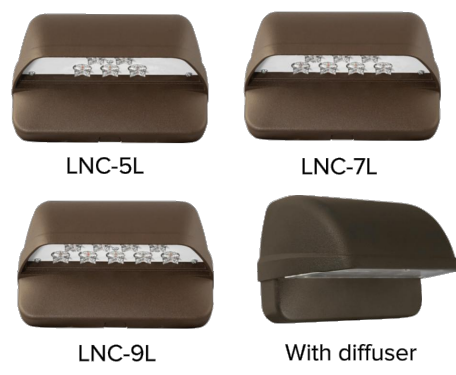
WARRANTY

- 5-year limited warranty
- See HLL Standard Warranty for additional information

KEY DATA	
Lumen Range	800-2100
Wattage Range	13-22
Efficacy Range (LPW)	64-95
Fixture Projected Life (Hours)	L96-60K
Weights lbs. (kg)	9.6 (2.45)

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

TYPE: W9

RELATED PRODUCTS
• LNC2 • LNC3 • LNC4LNC
COMPACT LED LITEPAK

ORDERING GUIDE

CATALOG

TYPE: W9

Example: LNC-SL-U-3K-2-BLT-PCU

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Mounting
LNC LNC Zero Uplight	SL 5 LEDs	U 120-277V	3K 3000K nominal, 70 CRI	2 Type II	BLT Black Matte Textured	PCU Universal Button Protocol
	7L 7 LEDs	1 120V	4K 4000K nominal, 70 CRI	3 Type III	BLS Black Gloss Smooth	
	9L 9 LEDs	2 208V	5K 5000K nominal, 70 CRI	4 Type IV	DBT Dark Bronze Matte Textured	
		3 240V	AM Ambiar (900 nm available for "Turtle Friendly" observatory applications, 350mA (consult factory))		DBS Dark Bronze Gloss Smooth	
		4 277V			GTT Graphite Matte Textured	
				LGS Light Grey Gloss Smooth		
					PSS Platinum Silver Smooth	
					WHT White Matte Textured	
					WHS White Gloss Smooth	
					VST Verde Green Textured	
					Color Option	
					CC Custom Color	

Notes:
1 Amber LEDs only available on 7L and 9L configurations, 350mA

REPLACEMENT PARTS AND ACCESSORIES

Catalog Number	Description
93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)		4K (4000K NOMINAL 70 CRI)		3K (3000K NOMINAL 80 CRI)		AM (<580 nm wave-length)		
				Lumens	LPW*	Lumens	LPW	Lumens	LPW	Lumens	System Watts	LPW*
5	STD (700mA) AM (350mA)	13W	2	1150	88.5	1052	81	883	68	—	—	—
			3	1132	87	1077	83	833	64	—	—	—
			4	1146	88	1053	81	849	65	—	—	—
17W		2	1515	89	1369	90.5	1272	75	—	—	—	
		3	1500	88	1539	90.5	1392	82	268	6.6	59	
		4	1557	91.5	1535	90	1425	84	—	—	—	
22W		2	2069	94	2033	92	1588	72	—	—	—	
		3	2024	92	1989	90	1623	74	—	—	—	
		4	2095	95	2059	93.5	1680	76	382	8.3	46	

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application. Please consult IES files for BLD ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.96	0.96	0.96	0.94	>635,000

* Projected per IESNA TM-21-11 (Nichia 2198, 700mA, 85°C Tj, 10,000h) Data references the extrapolated performance projections for the LNC-SL-U-3K case model in a 40°C ambient, based on 100,000 hours of LED testing per IESNA LM-80-08

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

WAC LIGHTING

Latitude
Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W52614 14"	3000K 90	Black BK Bronze BZ	17.5W 17.5W	1255 1255	735 735	Yes No

WS-W52614

BZ

Example: WS-W52614-BK

• For 277V special order, add an "F" before the finish: WS-W52620F-BZ

DESCRIPTION

Classic architectural lighting forms that pair well with a multitude of commercial applications, offered in a variety of sizes and finish options. Latitude features an etched opal glass diffuser that provides even illumination with a solid die-cast aluminum construction and powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

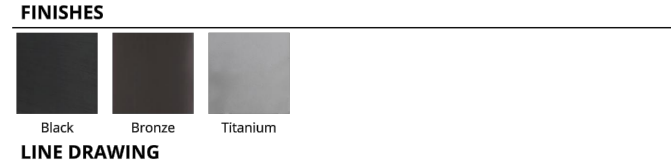
- Classic architectural look that pairs well with a multitude of commercial applications
- Weather resistant powder coated finishes
- Light engine factory sealed for maximum protection from the elements
- Etched opal glass diffuser provides even illumination
- Title 24 may not be available for all finishes, check for availability
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: 3000K
Input: 120 VAC, 50/60Hz
CRI: 90
Dimming: ELV: 100-10%, ELV: 100-10%
Rated Life: 44,000 Hours, 50,000 Hours
Mounting: Can be mounted on wall in all orientations
Standards: ETL, cETL, IP65, Title 24 JAB-2016 Compliant, Title 24:
Wet Location Listed
Construction: Aluminum hardware with glass diffuser

REPLACEMENT PARTS

RPL-GLA-52614 - Glass for WS-W52614

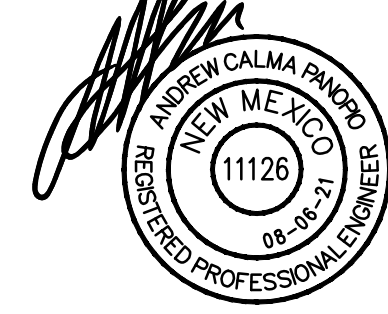


WS-W52614

DEKKER
PERICH
SABATINIARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114SITE DEVELOPMENT
PLAN

REVISIONS



DRAWN BY

REVIEWED BY

DATE 04/16/2021






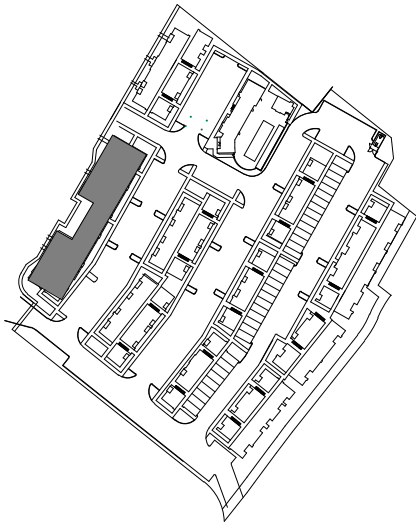
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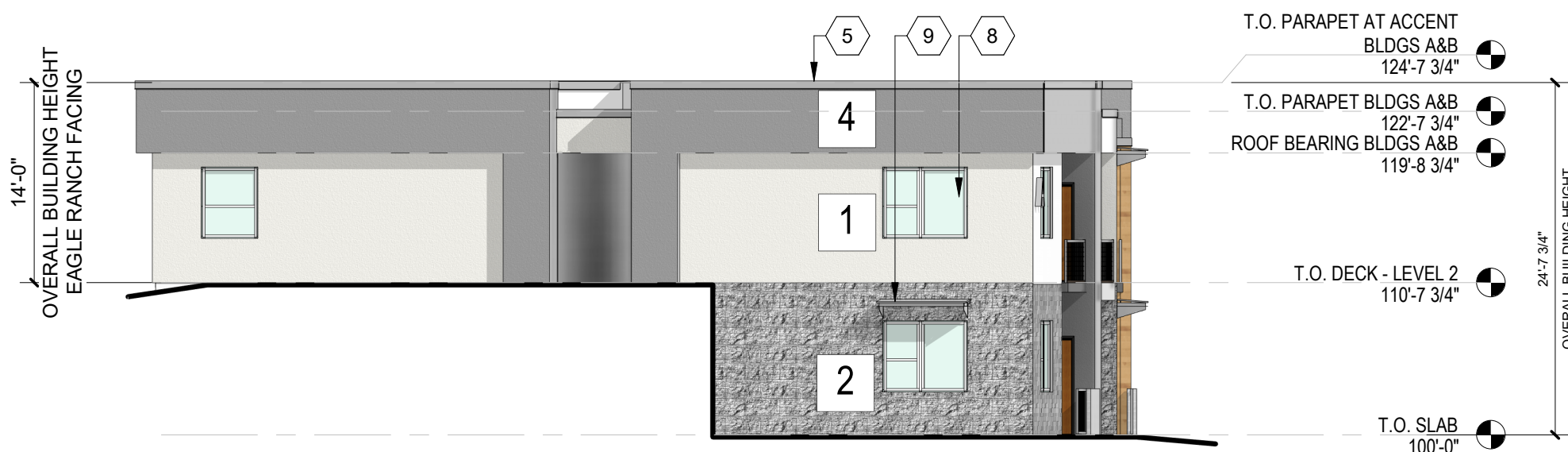
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ELECTRICAL SITE
LIGHTING
CUT SHEETS

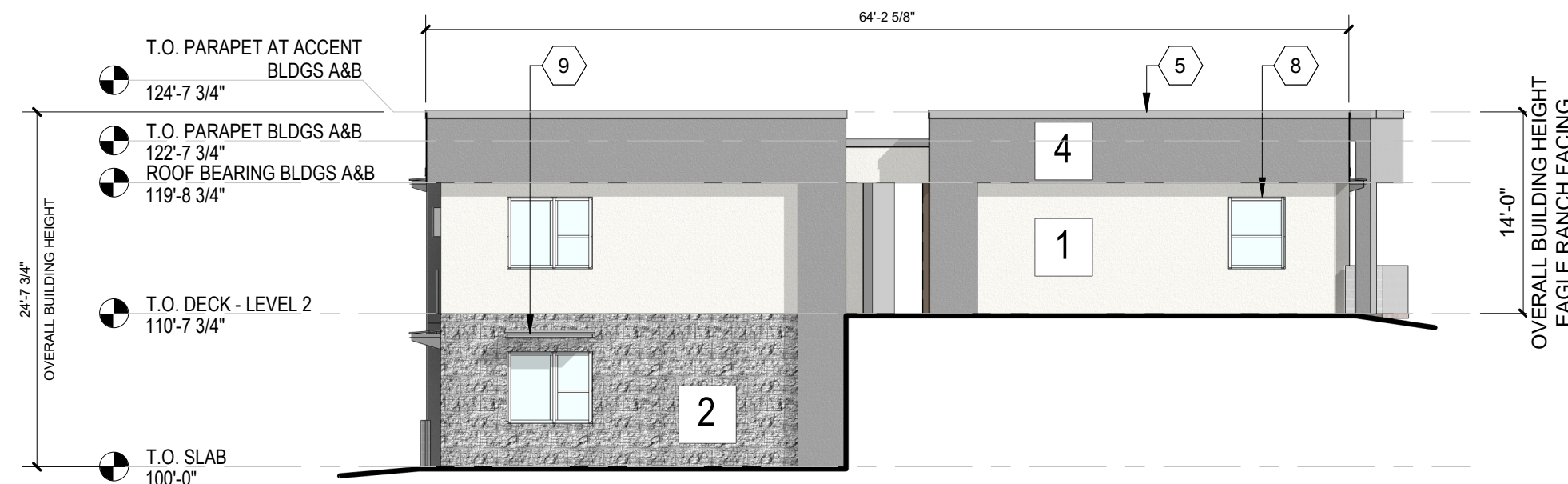
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OF

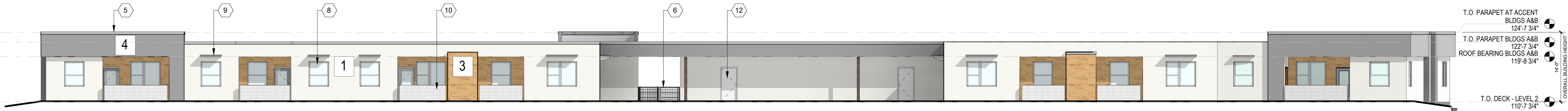
GENERAL SHEET NOTES	SHEET KEYNOTES 	LEGEND	KEY PLAN
<p>A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.</p> <p>B. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.</p> <p>C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.</p> <p>D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION</p>	<p>1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL</p> <p>2. ACCENT COLOR/MATERIAL #1 - DARK STUCCO FINISH OR MASONRY VENEER</p> <p>3. ACCENT COLOR/MATERIAL #2 - WARM NEUTRAL - ACCENT STUCCO FINISH OR PAINTED HORIZONTAL FIBER CEMENT BOARD</p> <p>4. ACCENT COLOR #3 -GREY TONE - ACCENT STUCCO FINISH</p> <p>5. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR</p> <p>6. GUARDRAIL - METAL CUSTOM FABRICATED</p> <p>7. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING</p> <p>8. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: WHITE</p> <p>9. WINDOW AWNING - METAL CUSTOM FABRICATED</p> <p>10. PATIO WALL - CMU</p> <p>11. GARAGE OVERHEAD DOOR</p> <p>12. METAL UNIT ENTRY DOOR</p> <p>13. METAL PATIO GATE</p>	<p> FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH</p> <p> ACCENT COLOR/MATERIAL #1 - DARK STUCCO FINISH OR MASONRY VENEER</p> <p> ACCENT COLOR/MATERIAL #2 - WARM NEUTRAL - ACCENT STUCCO FINISH OR PAINTED HORIZONTAL FIBER CEMENT BOARD</p> <p> ACCENT COLOR #3 - GREY TONE - STUCCO FINISH</p>	



C1 BUILDING A SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING A NORTH ELEVATION
3/32" = 1'-0"



B1 BUILDING A WEST ELEVATION
3/32" = 1'-0"



A1 BUILDING A EAST ELEVATION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

EPC

REVISIONS








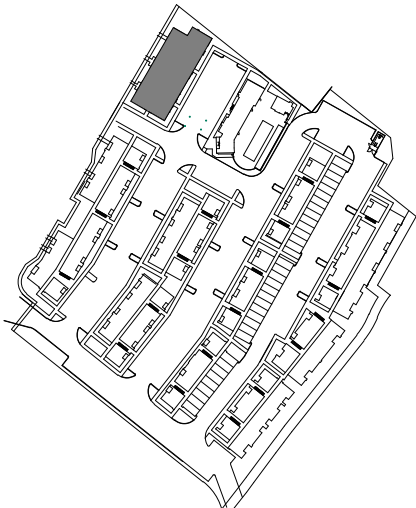
DRAWN BY VM, AG
REVIEWED BY HFG
DATE 8/6/2021
PROJECT NO: 20-0286

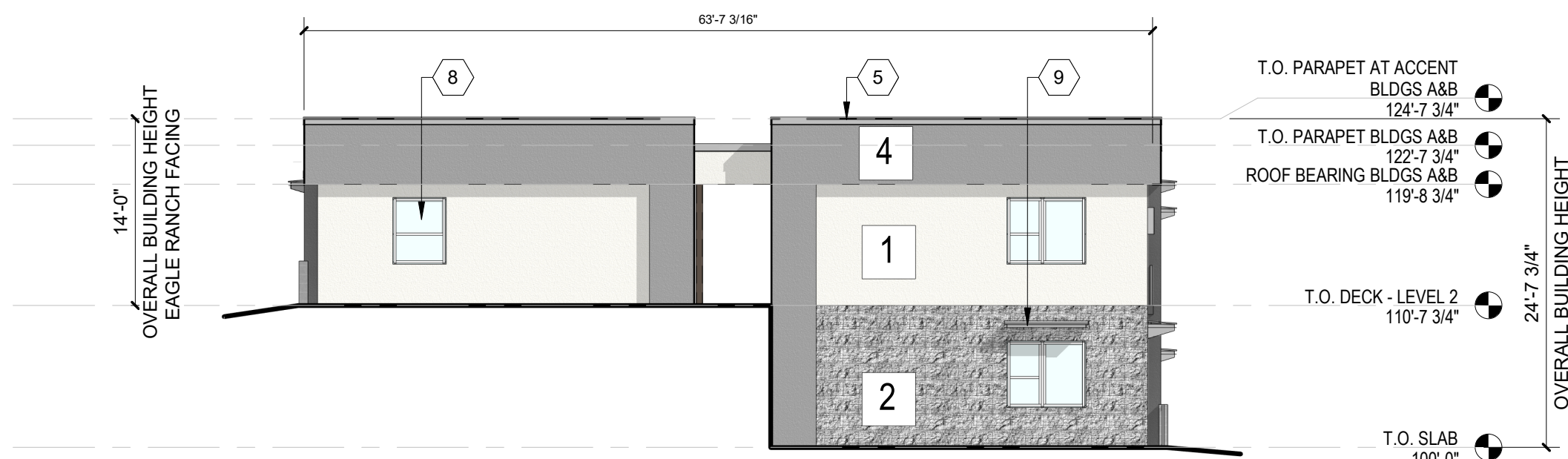
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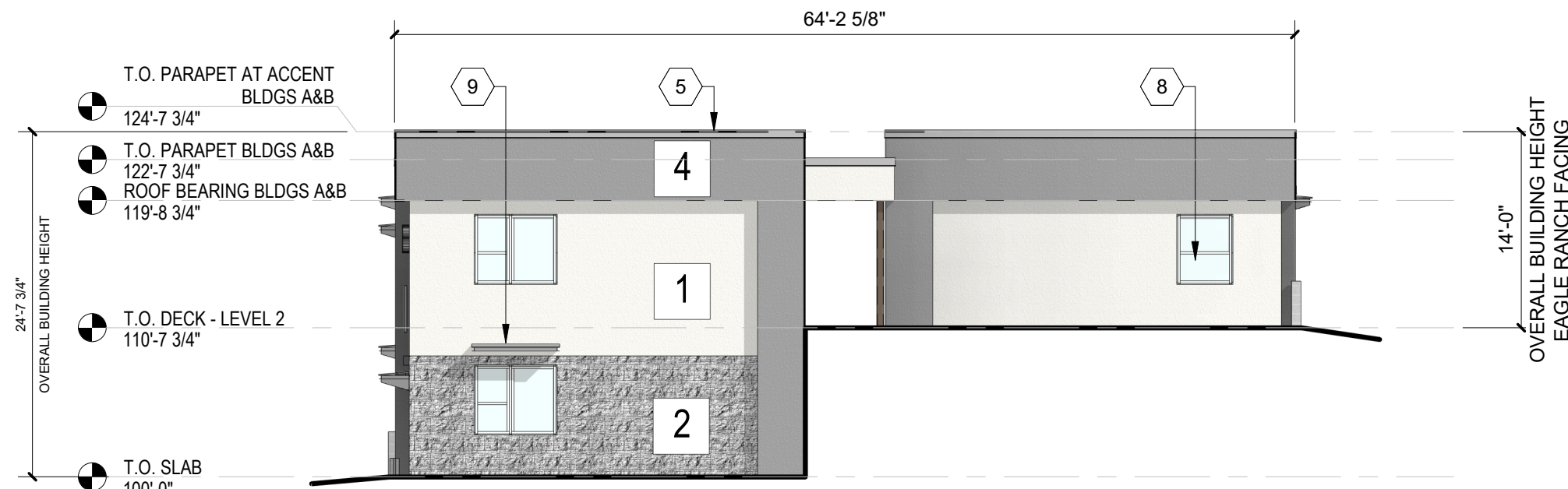
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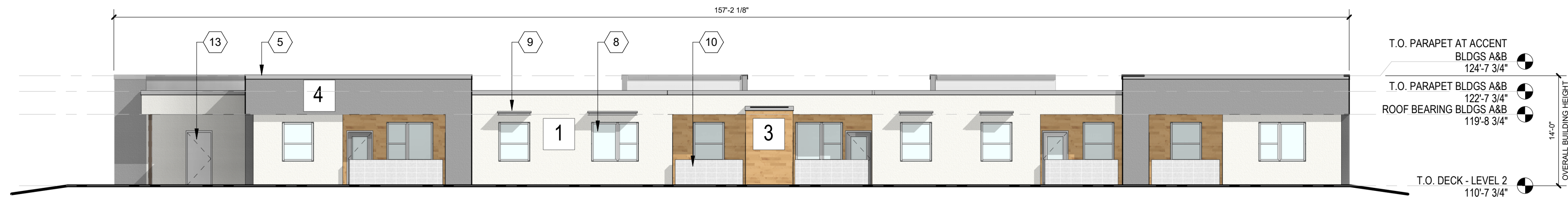
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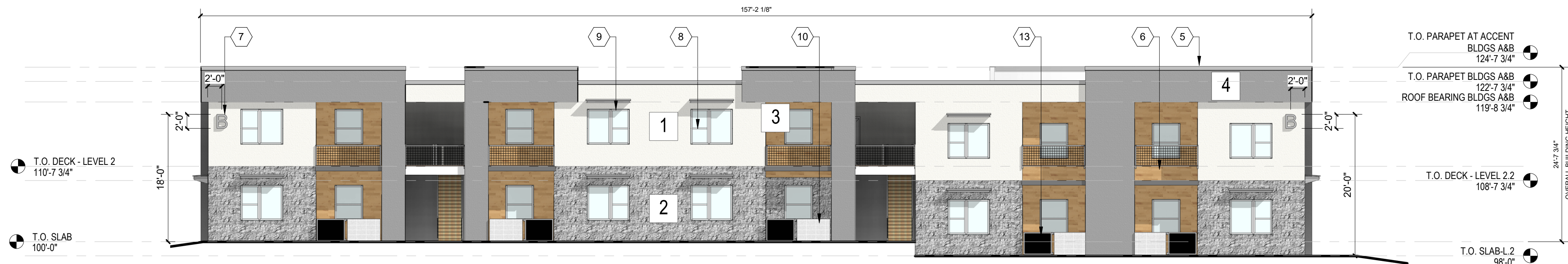
C1 BUILDING B SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING B NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING B WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING B EAST ELEVATION
3/32" = 1'-0"

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ALBUQUERQUE, NM 87114

EPC

REVISIONS



DRAWN BY	VM, AG
REVIEWED BY	HFG
DATE	8/6/2021
PROJECT NO:	20-0286

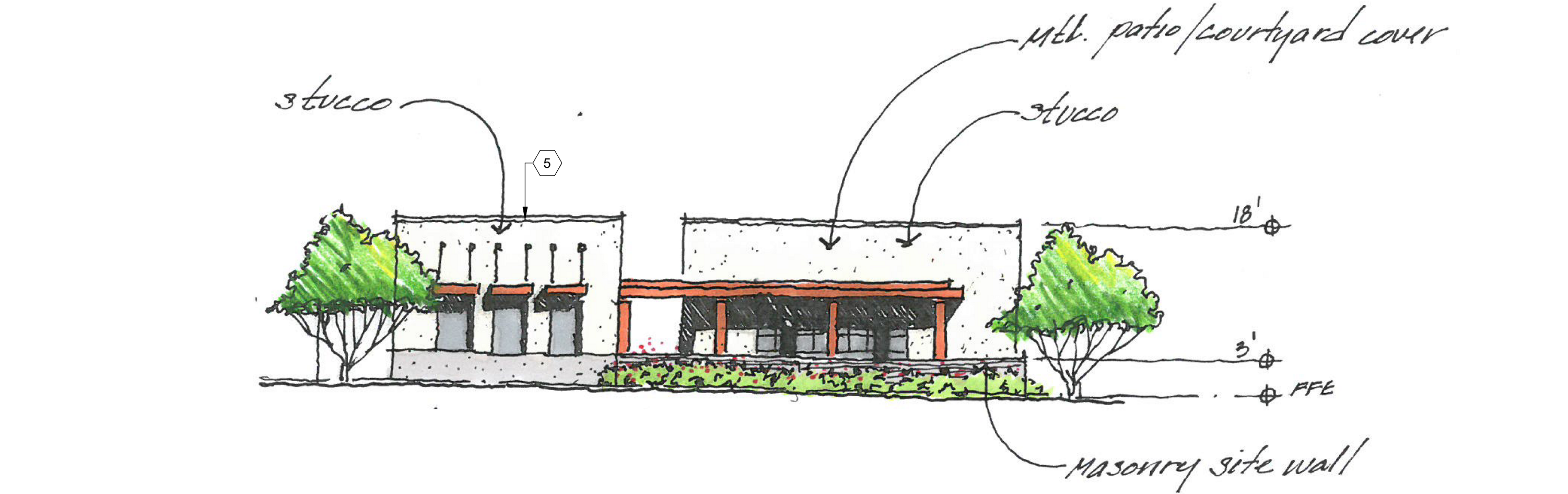
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EXTERIOR
ELEVATIONS -
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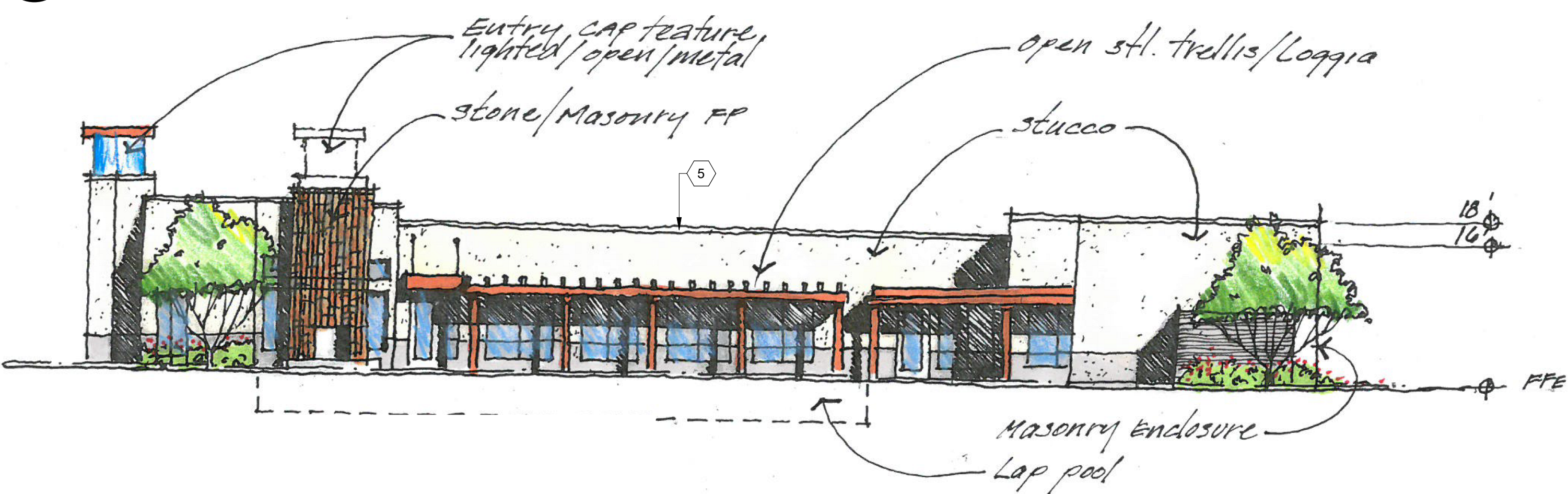
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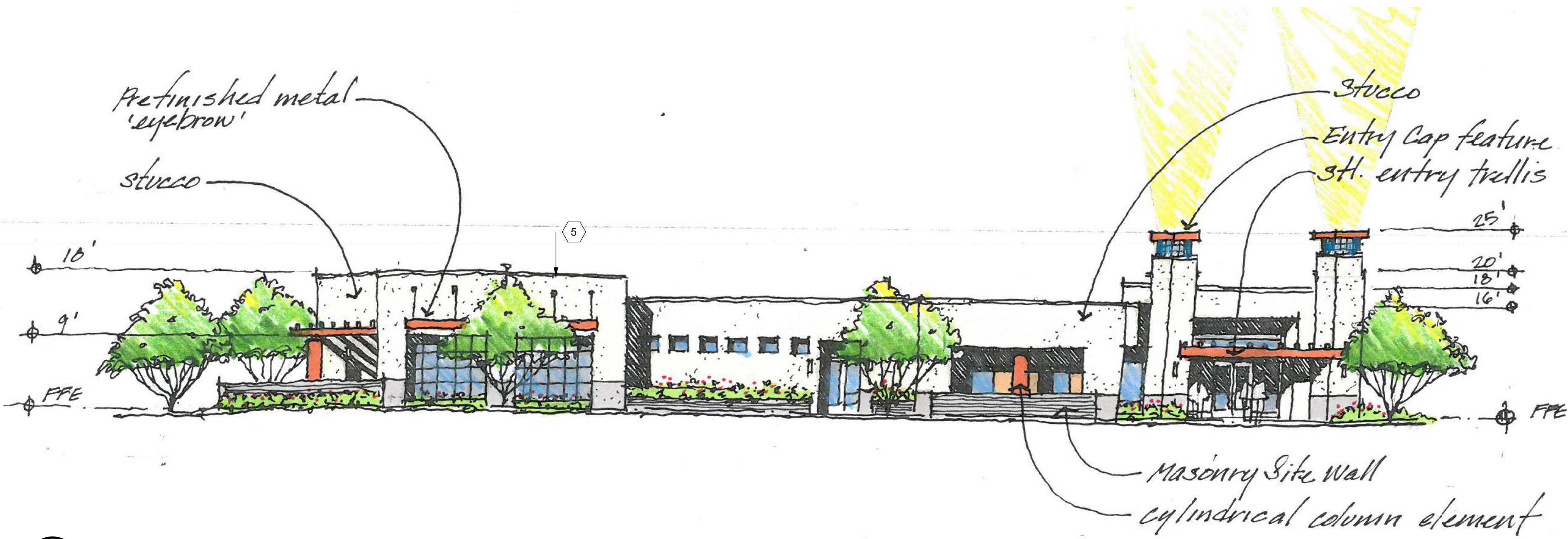
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B2 CLUBHOUSE NORTH ELEVATION
3/32" = 1'-0"



C4 CLUBHOUSE EAST ELEVATION
3/32" = 1'-0"



A2 CLUBHOUSE WEST ELEVATION
3/32" = 1'-0"

NOT FOR CONSTRUCTION

EPC

DISCUSSION



REVIEWED BY _____ HC _____

VIEWED BY _____ HE _____

8/6/30






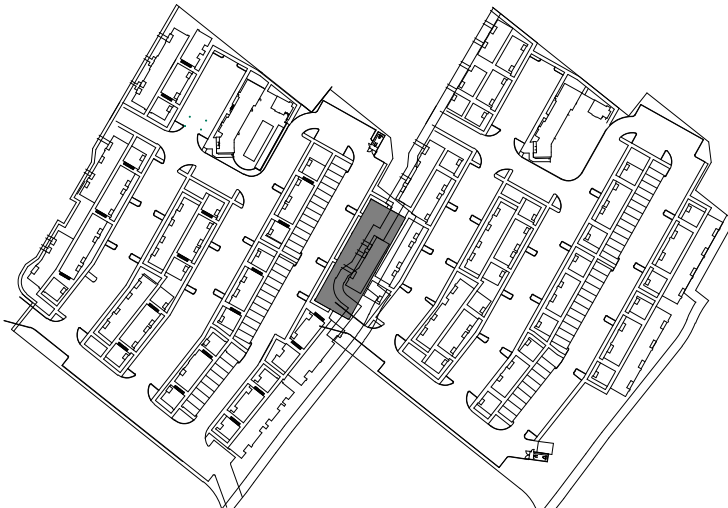
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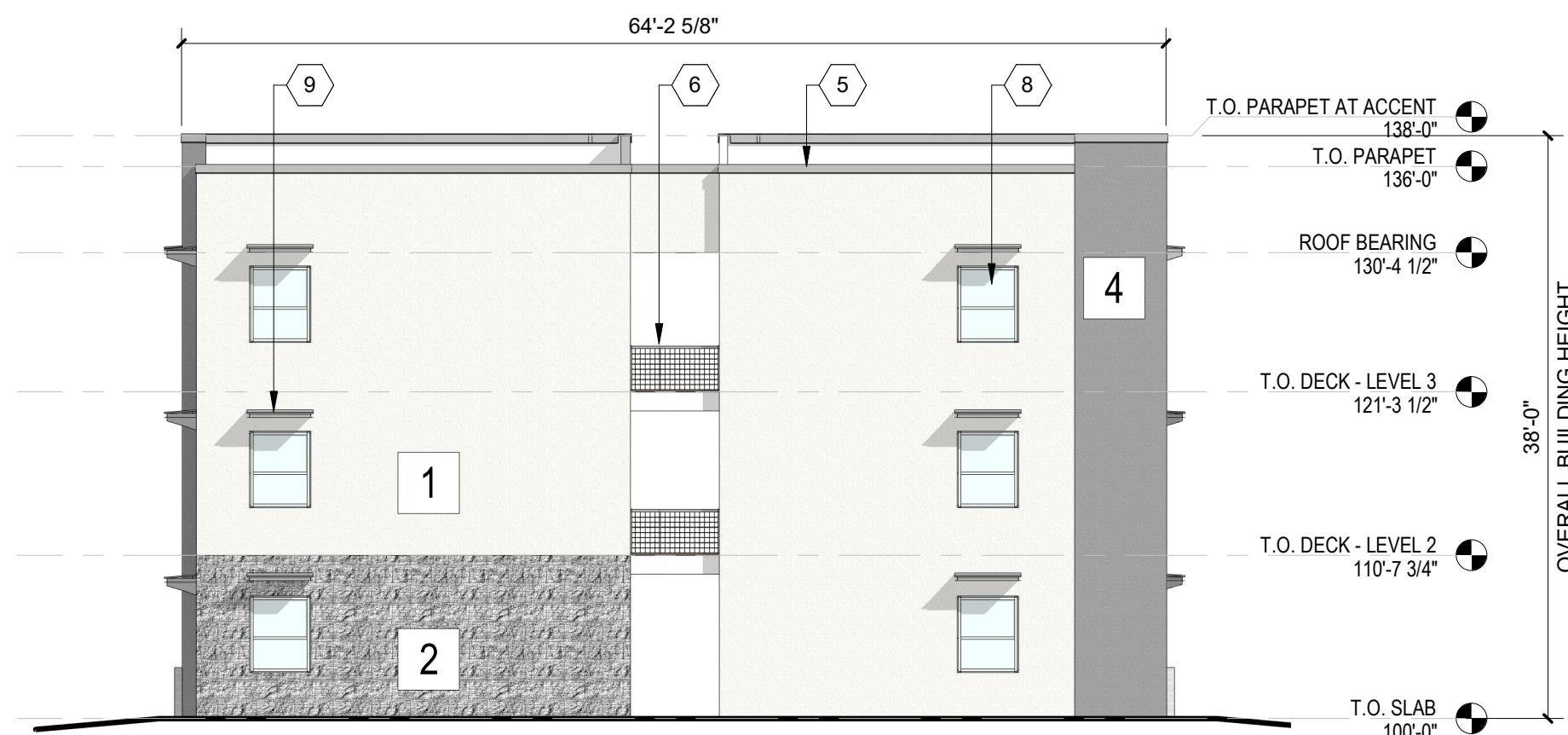
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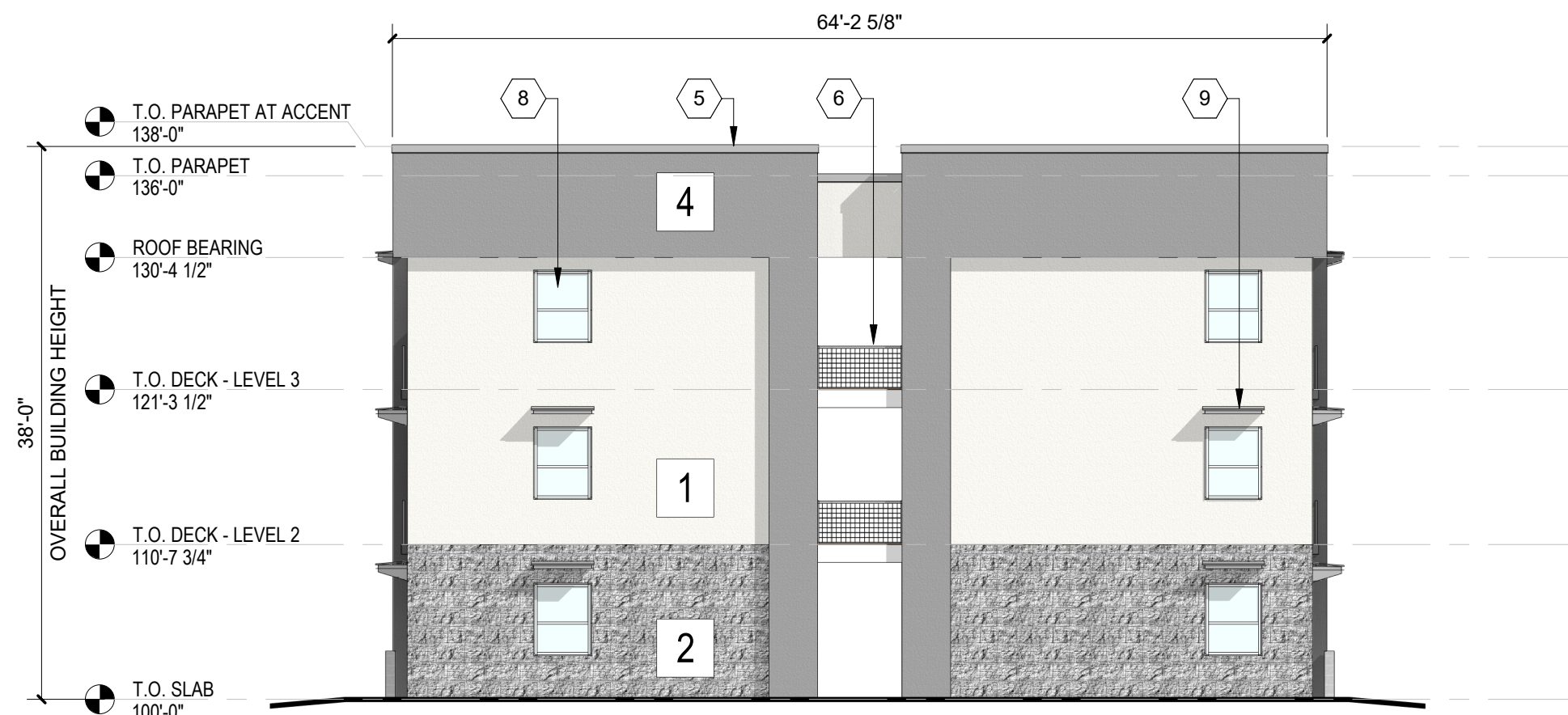
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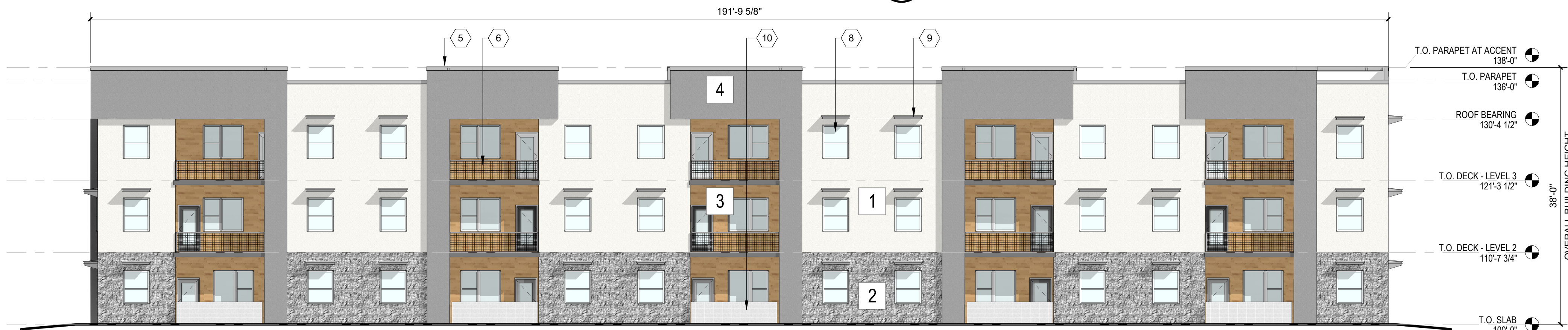
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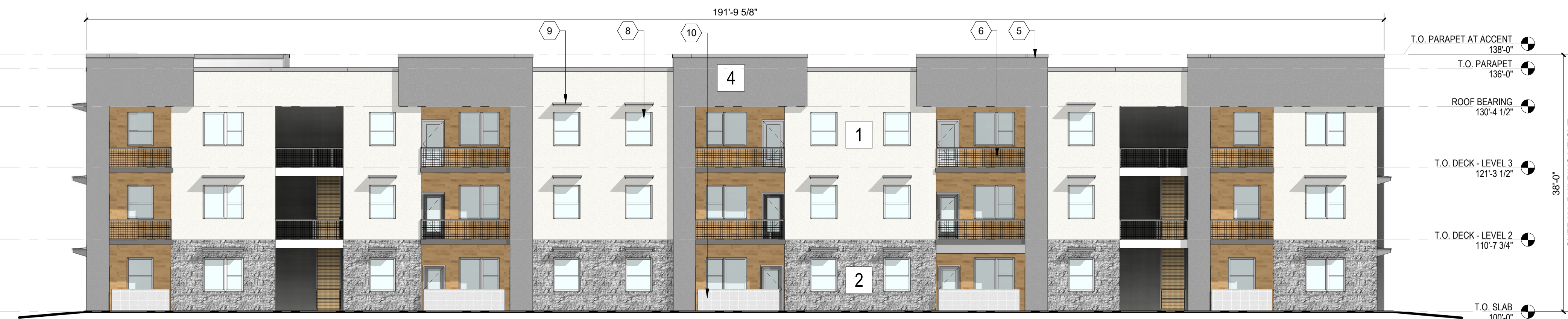
C2 BUILDING E SOUTH ELEVATION
3/32" = 1'-0"



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B2 BUILDING E WEST ELEVATION
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



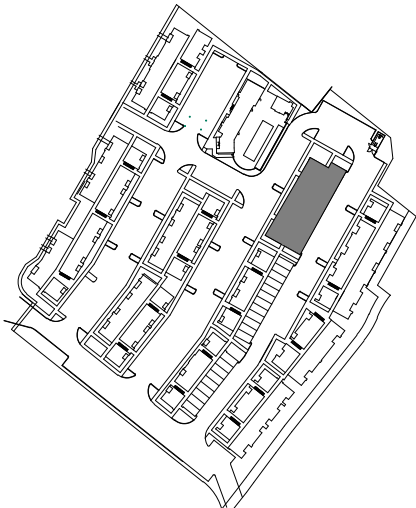


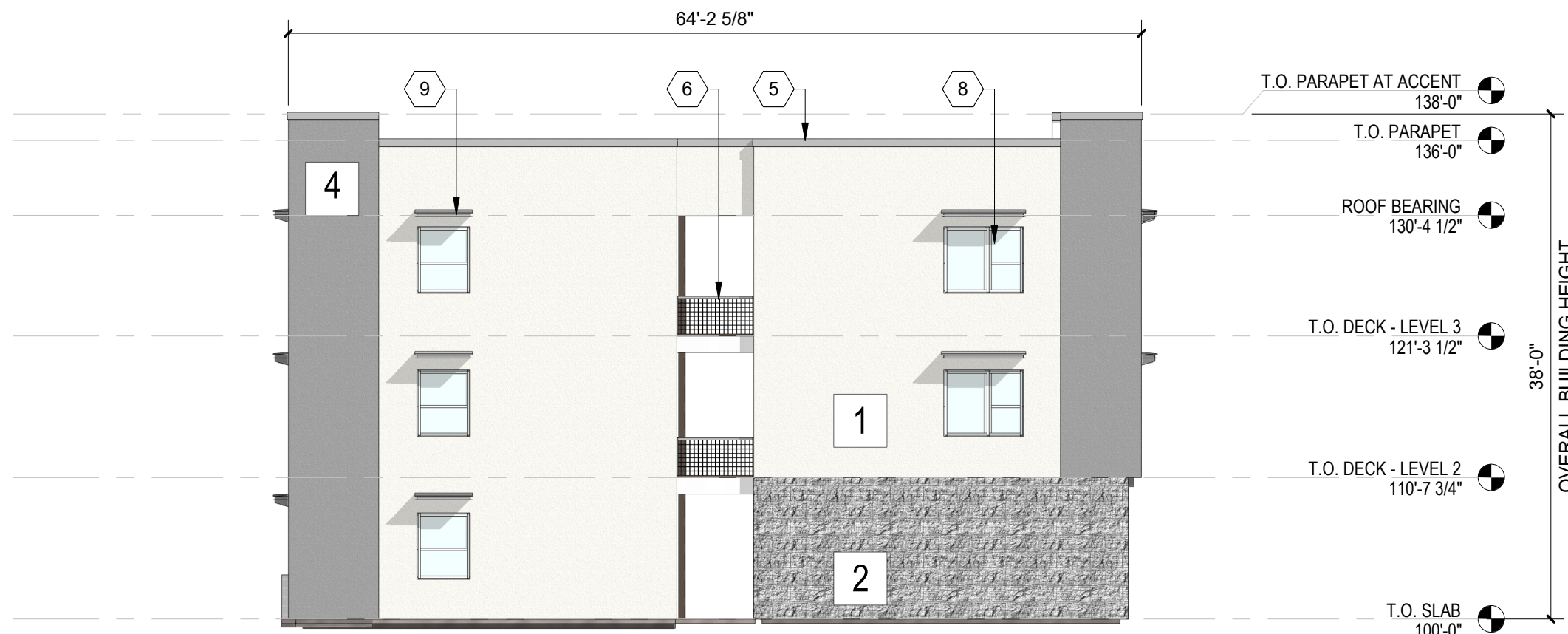
DRAWN BY	VM
REVIEWED BY	HFG
DATE	8/6/2021
PROJECT NO:	20-0286

DRAWING NAME
EXTERIOR
ELEVATIONS -
BUILDING E

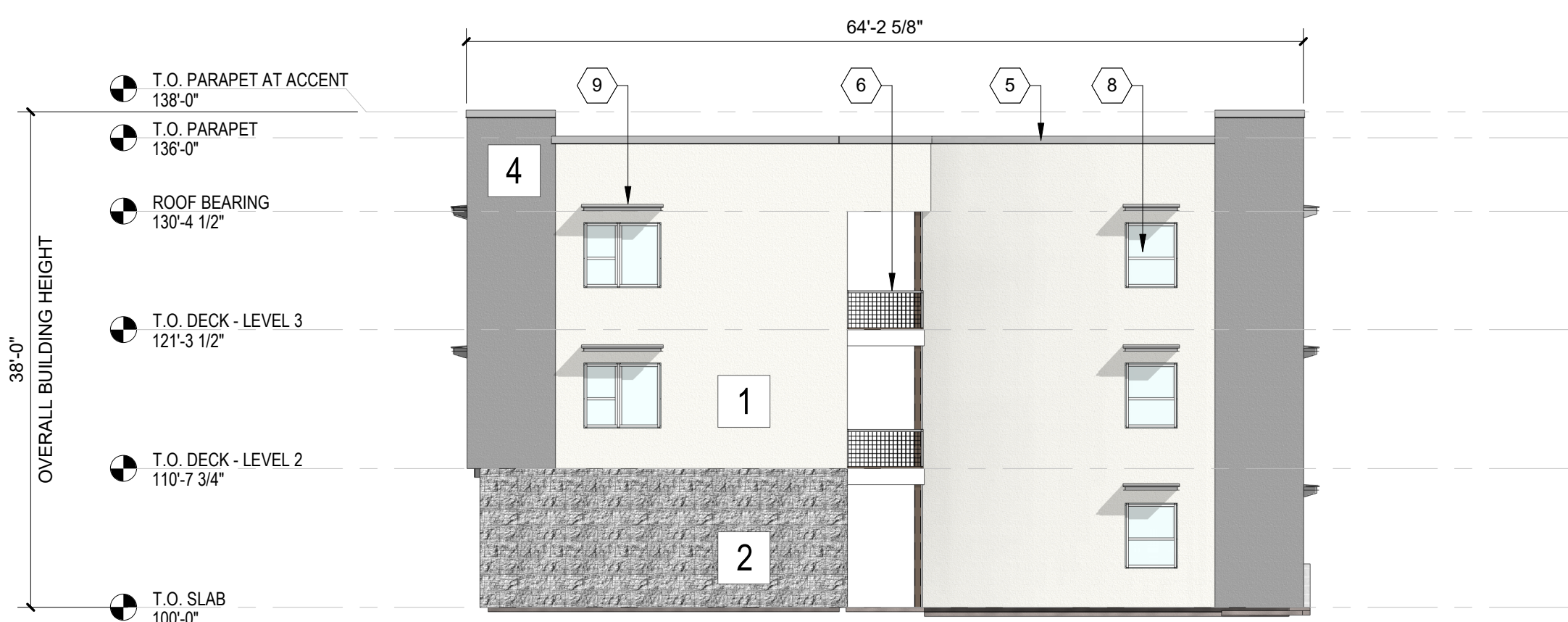
SHEET NO

EPC-5

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C2 BUILDING F SOUTH ELEVATION
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REVIEWED BY

HFG

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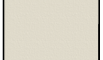


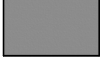
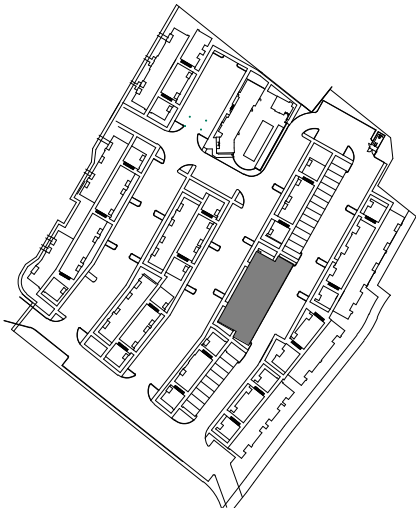
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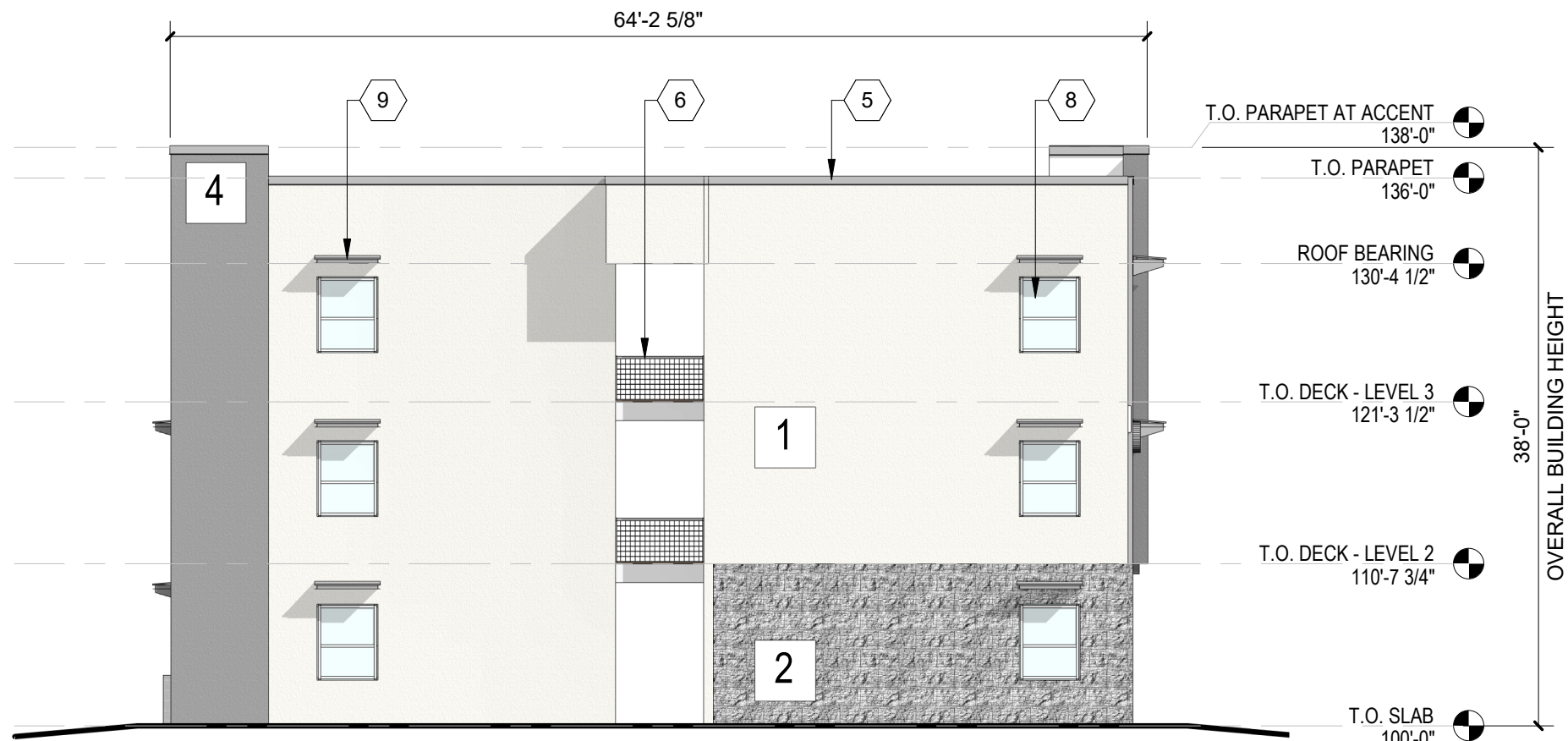
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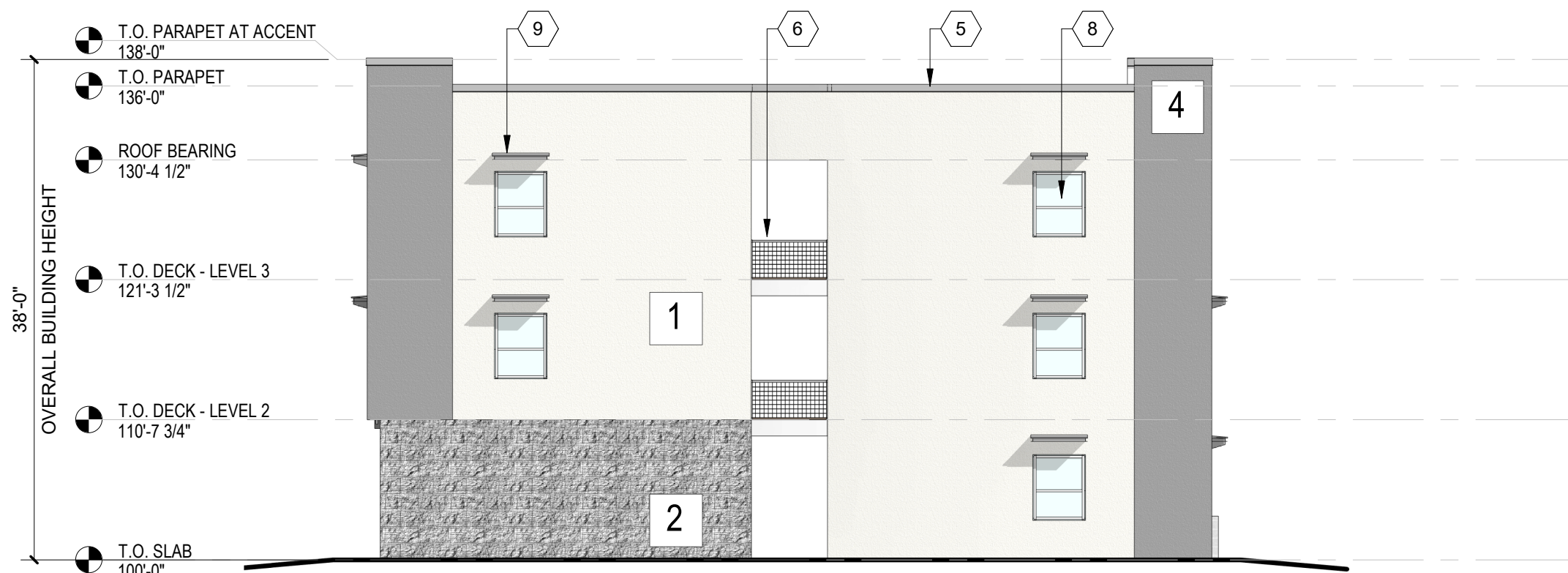
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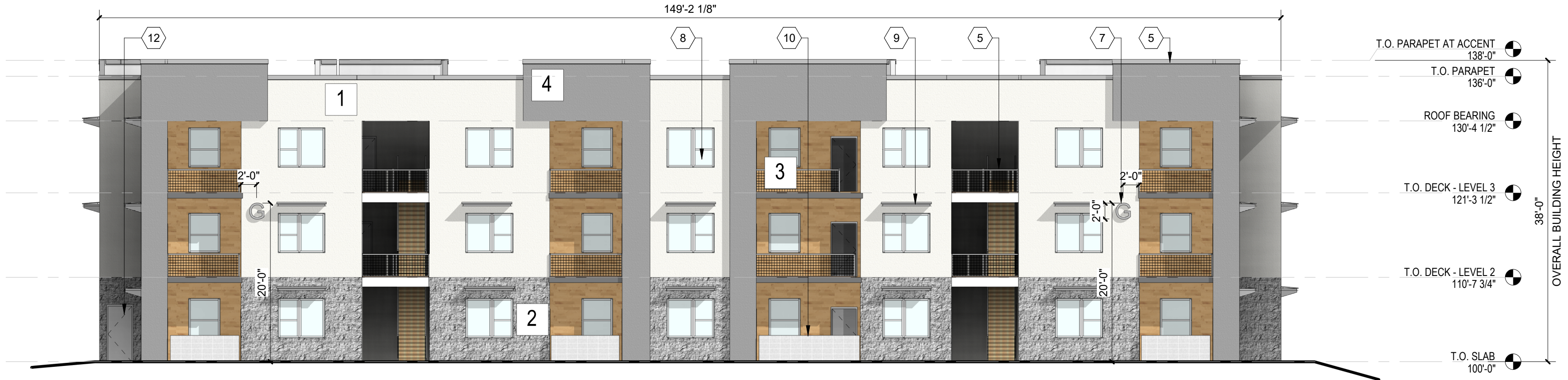
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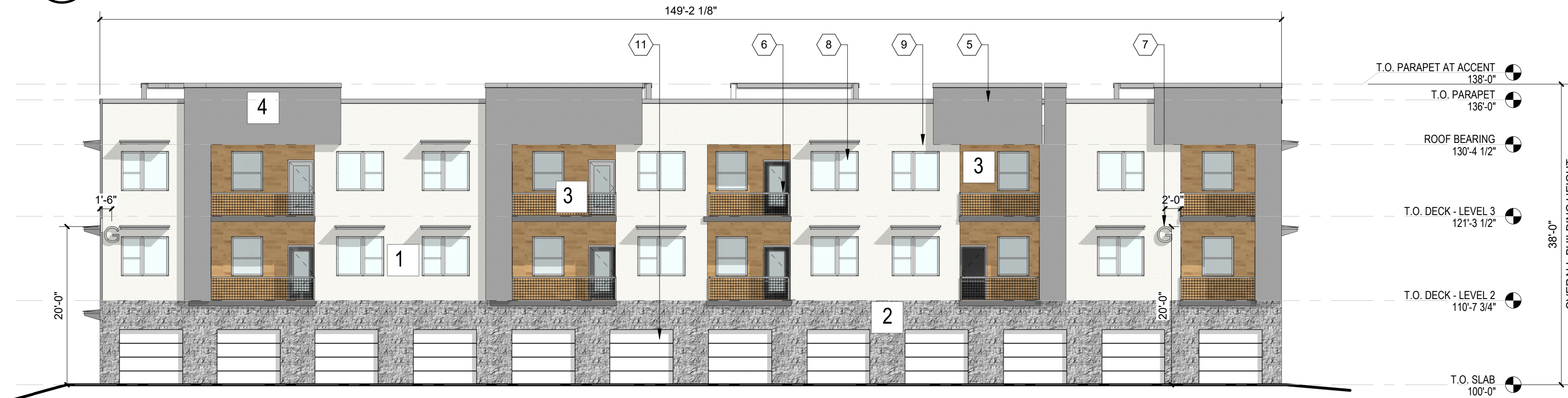
C1 BUILDING G SOUTH ELEVATION
3/32" = 1'-0"



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B2 BUILDING G WEST ELEVATION
3/32" = 1'-0"



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3/32" = 1'-0"

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

EPC

REVISIONS








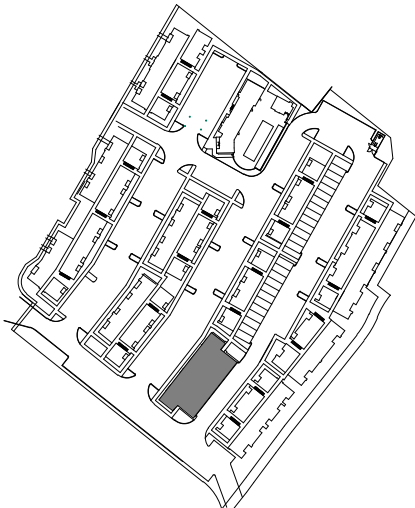
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REVIEWED BY HFG
DATE 8/6/2021
PROJECT NO: 20-0286

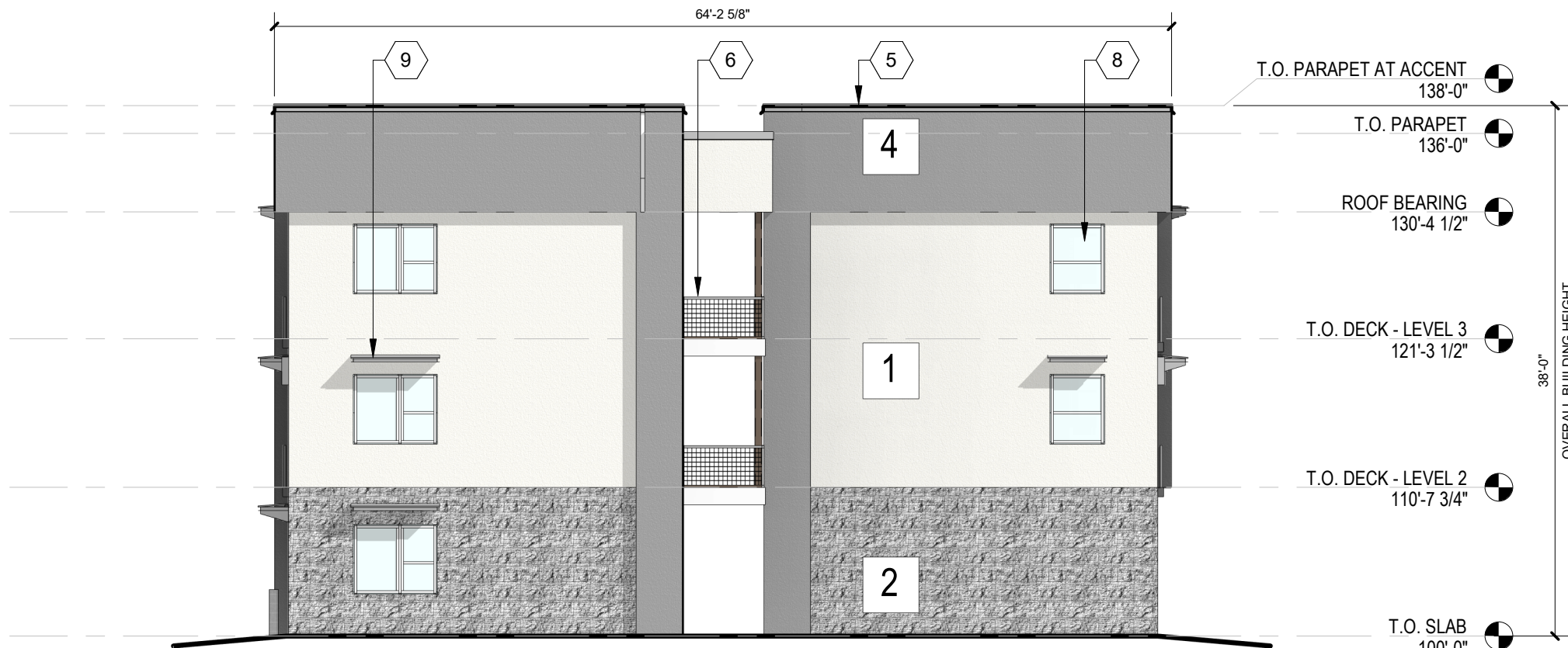
DRAWING NAME

EXTERIOR
ELEVATIONS -
BUILDING G

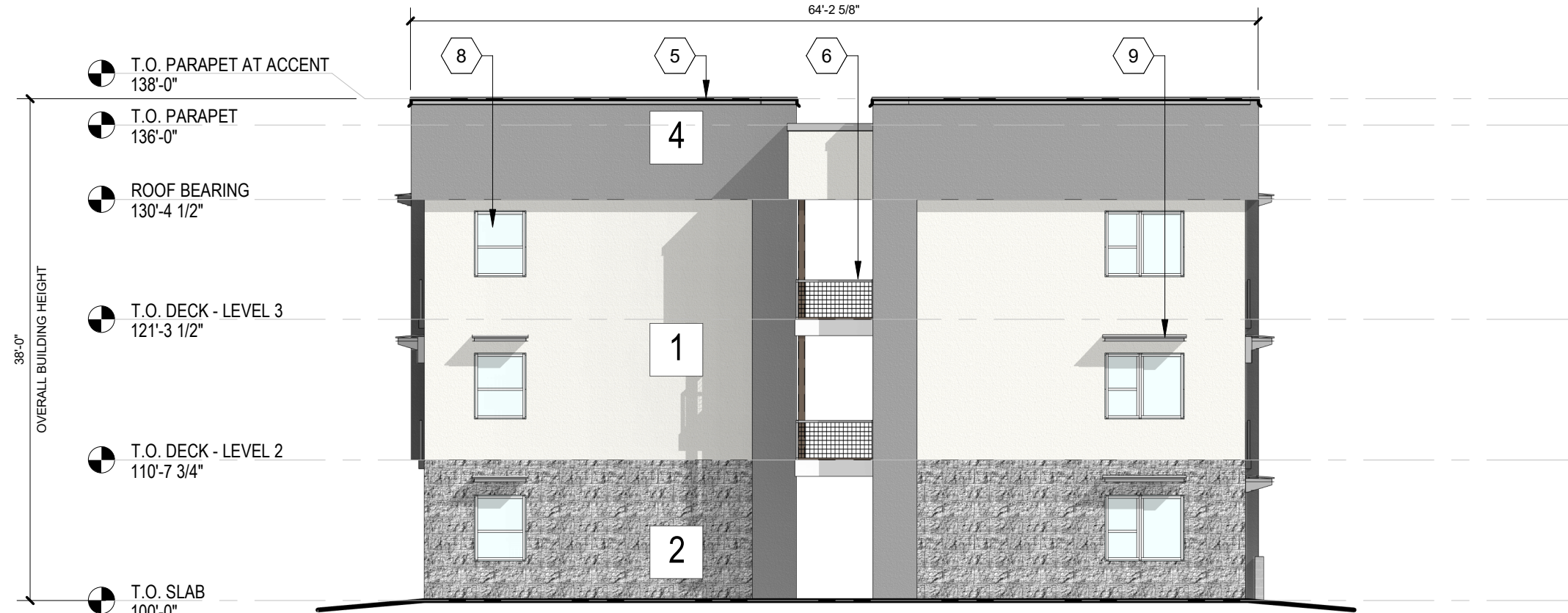
SHEET NO

EPC-7

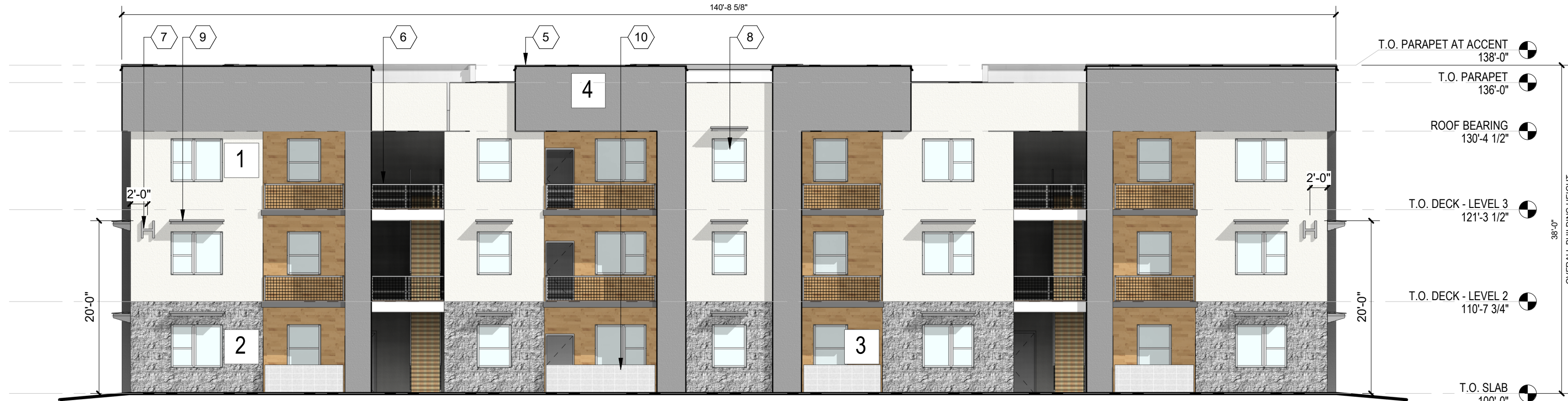
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3/32" = 1'-0"



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ARCHITECTURE
DESIGN
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NOT FOR CONSTRUCTION

SEAL

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

EPC

REVISIONS








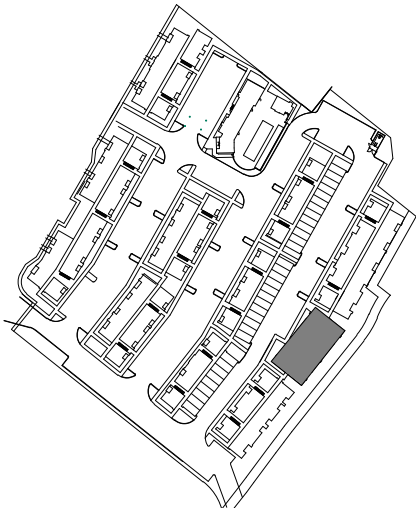
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REVIEWED BY	HFG
DATE	8/6/2021
PROJECT NO:	20-0286

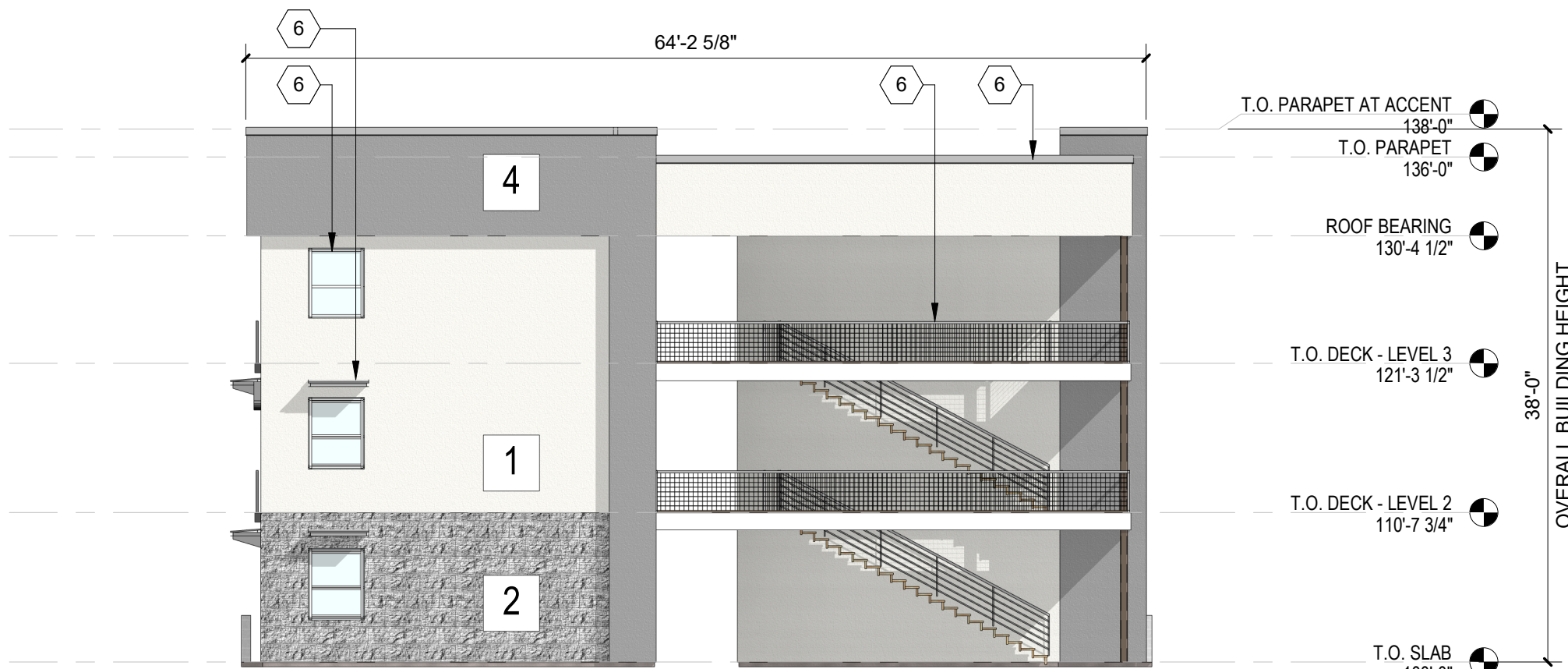
DRAWING NAME

EXTERIOR
ELEVATIONS -
BUILDING H

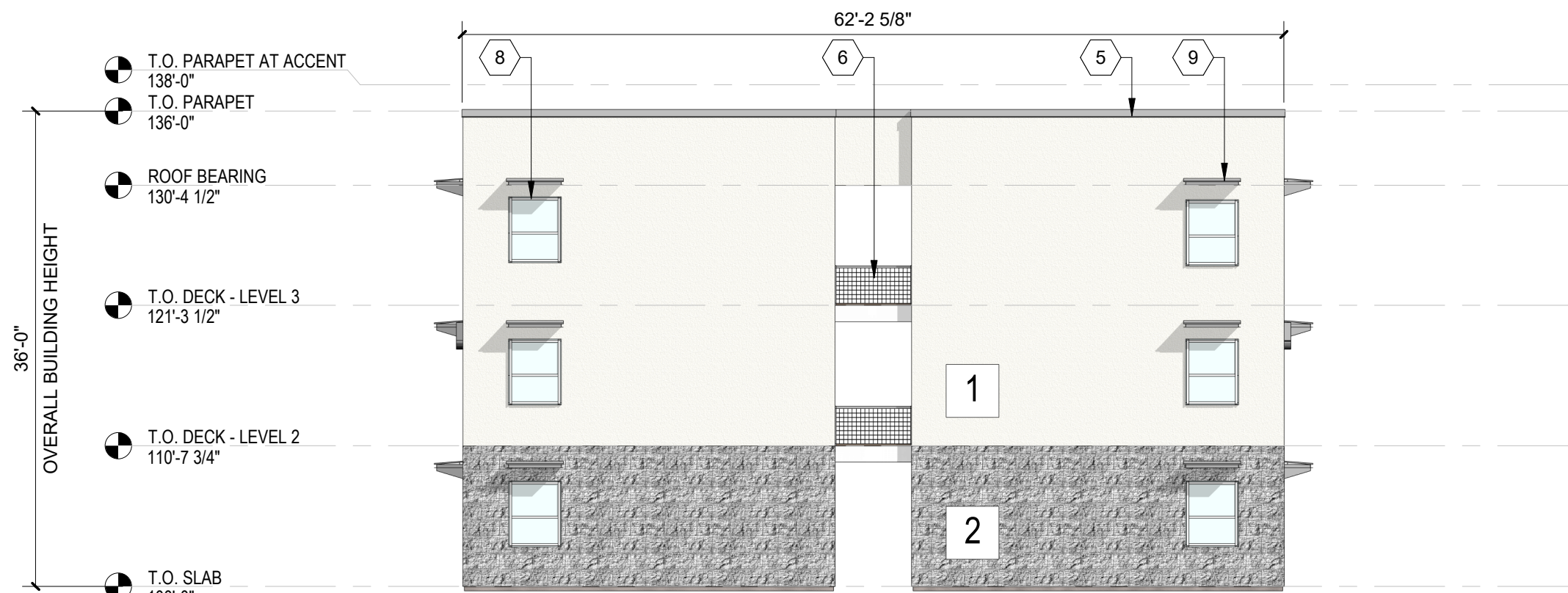
SHEET NO

EPC-8

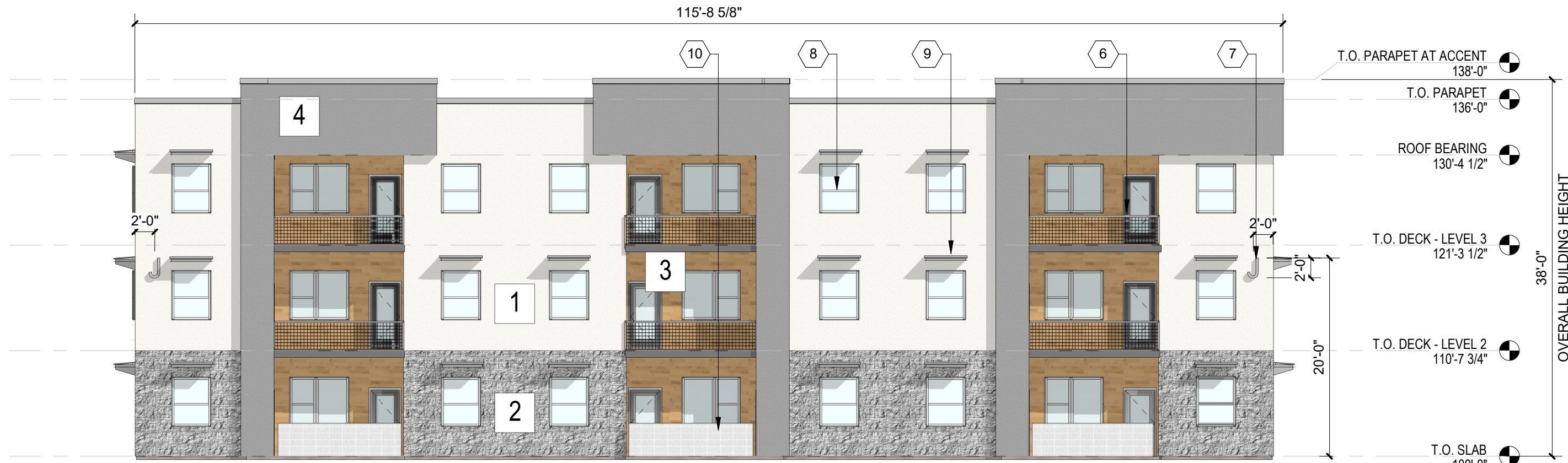
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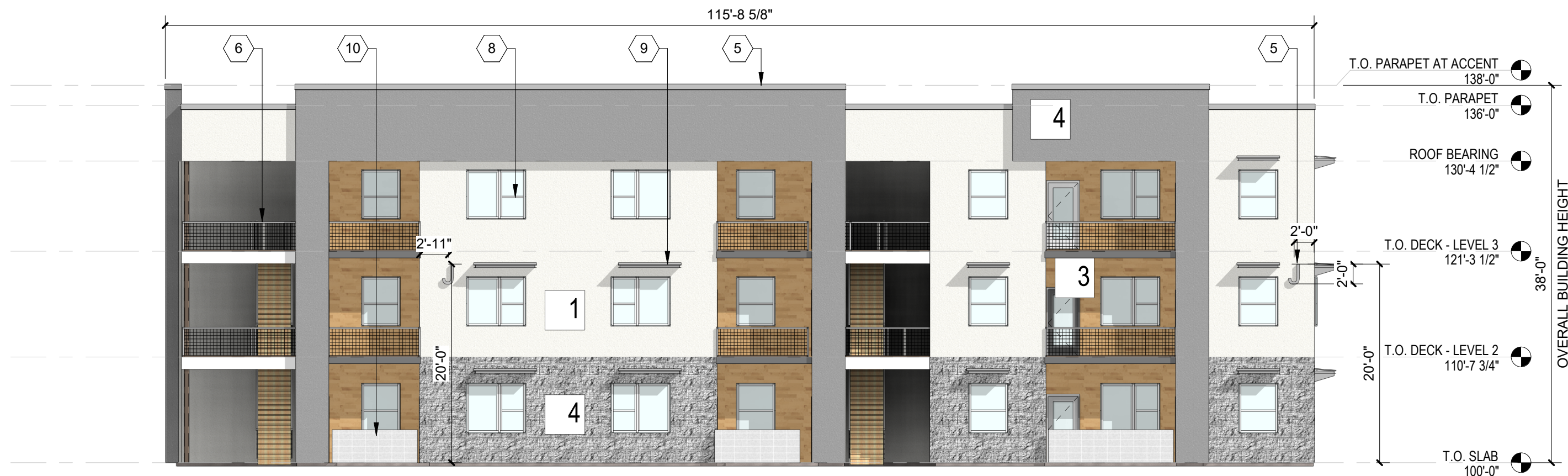
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ARCHITECTURE
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INSPIRATION

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

EPC

REVISIONS



DRAWN BY	Author
REVIEWED BY	Approver
DATE	8/6/2021
PROJECT NO:	20-0286

DRAWING NAME

EXTERIOR
ELEVATIONS -
BUILDING J

SHEET NO

EPC-9

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LEGEND

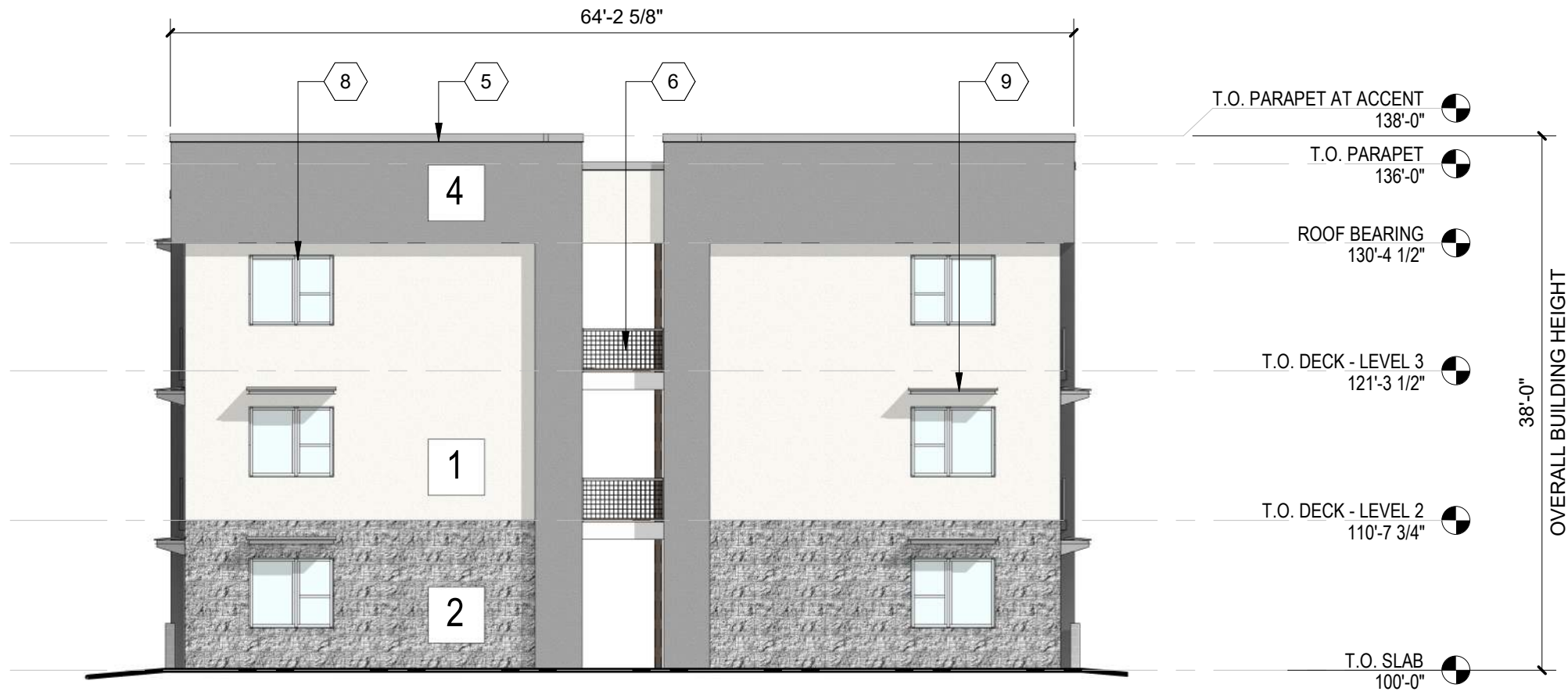
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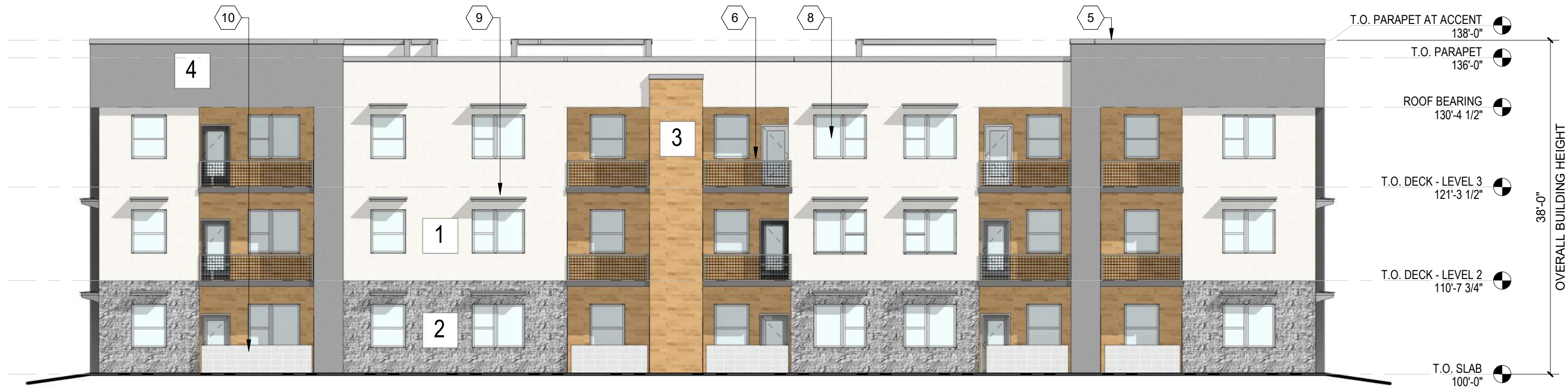
KEY PLAN



C1 BLDGK-SOUTH-DRB
3/32" = 1'-0"



C4 BLDGK-NORTH-DRB
3/32" = 1'-0"



B2 BLDGK-WEST-DRB
3/32" = 1'-0"



A2 BLDGK-EAST-DRB
3/32" = 1'-0"

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

SEAL

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

EPC

REVISIONS

DRAWN BY

VM

REVIEWED BY

HFG

DATE

8/6/2021

PROJECT NO:

20-0286

DRAWING NAME

EXTERIOR
ELEVATIONS -
BUILDING K

SHEET NO

EPC-10

**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Office Park Development
RE Davis Companies
Eagle Ranch Road
Albuquerque, New Mexico

REVISIONS

- 1. 9/28/2007 Change from Retail to office use

DRAWN BY: CRG

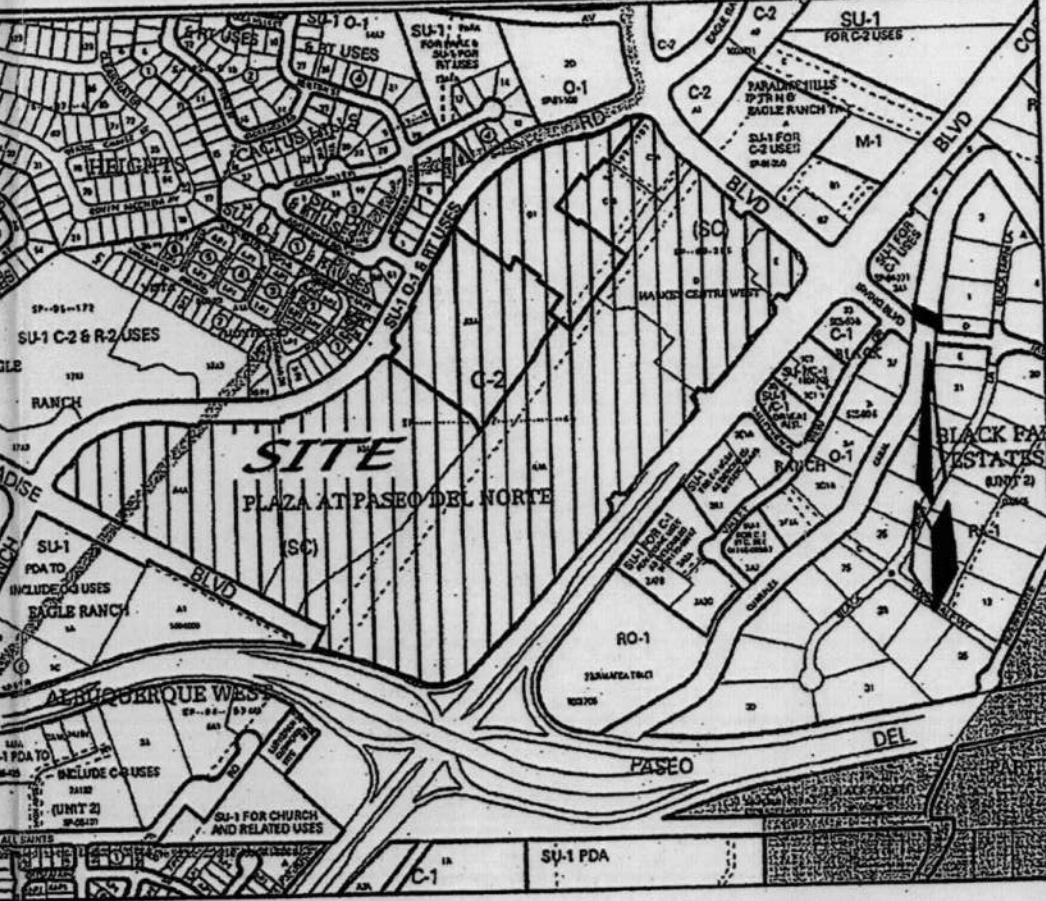
REVIEWED BY:

DATE: September 28, 2007

PROJECT NO. P00001

DRAWING NAME

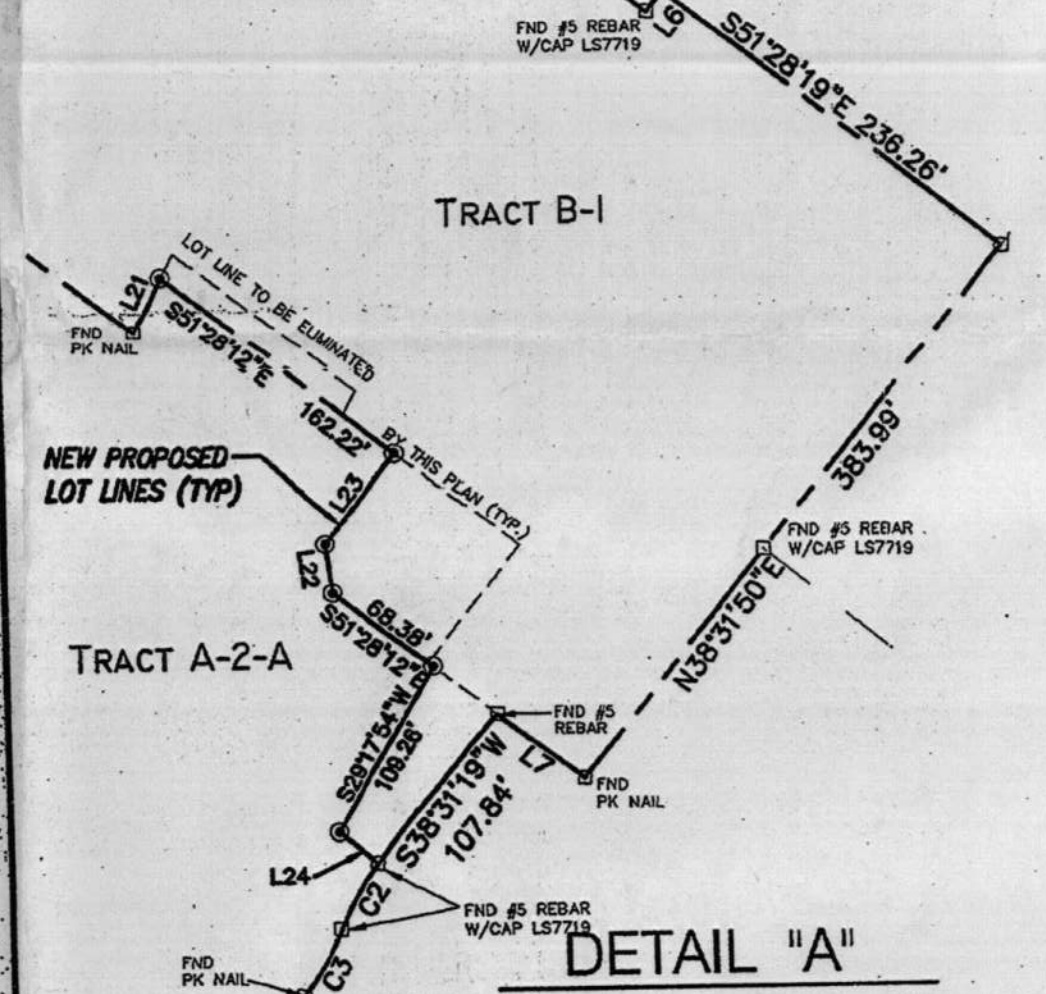
AMENDED
SITE DEVELOPMENT
PLAN



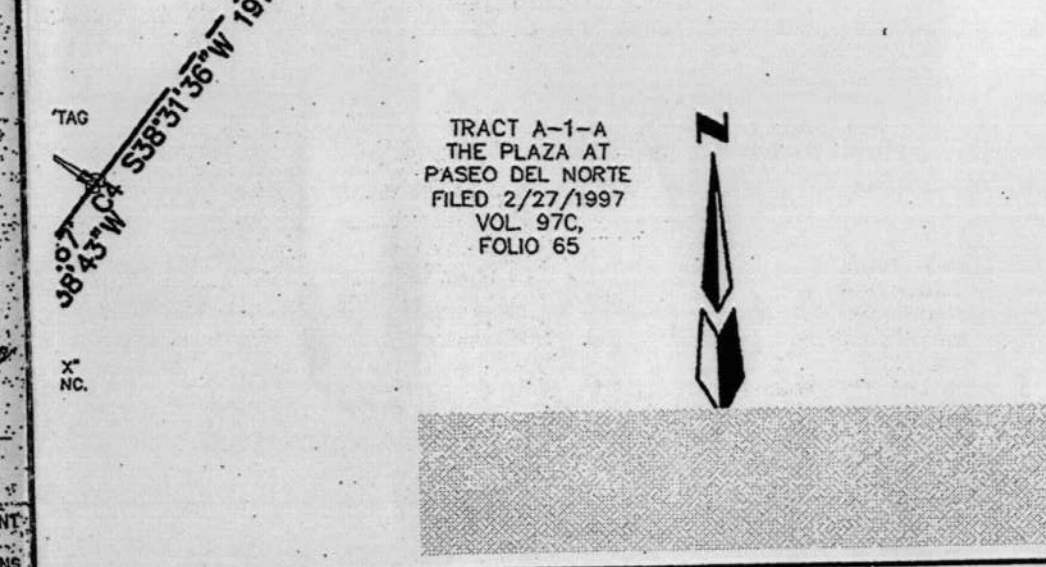
VICINITY MAP ZONE MAP: C-13-Z

LEGAL DESCRIPTION OF TRACTS TO BE AMENDED
TRACTS A-2-A AND B-1 of THE PLAZA AT PASEO DEL NORTE, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat of Tracts A-1-A, A-2-A, A-3-A, A-4-A, B-1, C-1, D and E of said subdivision filed in office of the County Clerk of Bernalillo County, New Mexico on February 27, 1997, in Map Book 97C, Folio 65.

LINE	LENGTH	BEARING
L21	34.82'	N26°20'43"E
L22	28.57'	S07°04'52"E
L23	65.02'	S37°22'28"E
L24	27.18'	S89°12'41"E



DETAIL "A"



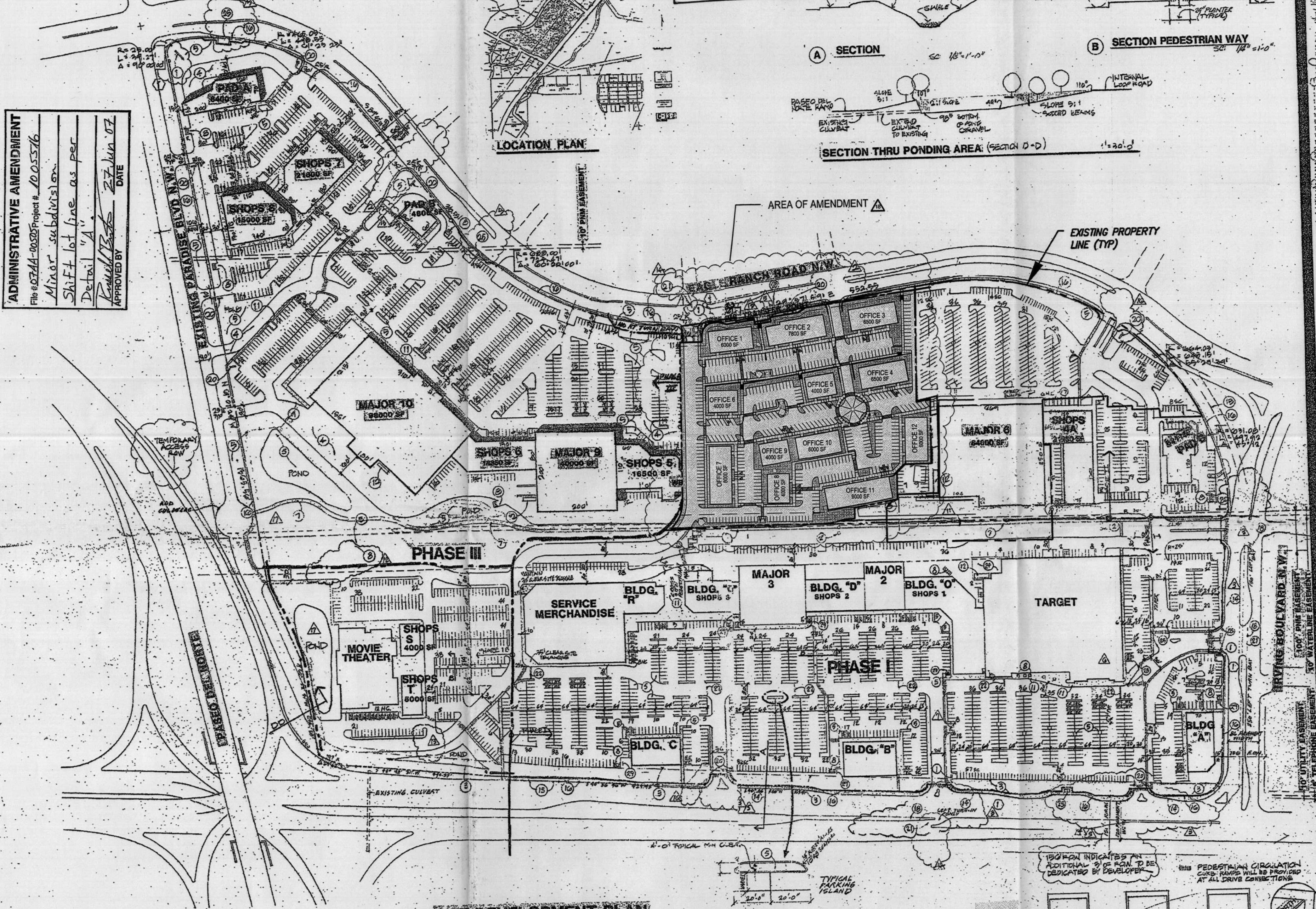
ORIGINAL SITE PLAN
MARKET CENTER WEST
(PLAZA AT PASEO DEL NORTE)

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JMM Drawn: sps Checked: DMG
Scale: AS SHOWN Date: 6/19/2007 Job: A07024 Sheet 1 of 1

ADMINISTRATIVE
File # 1003105 Project # 1003105
Tract A-2 Office use
In twelve buildings totaling
approximately 72,000 s.f.
Built 1985-2007
APPROVED BY: DATE

ADMINISTRATIVE AMENDMENT
File # 1003105 Project # 1003105
Minor subdivision
Shift lot line as per
Detail "A"
Built 1985-2007
APPROVED BY: DATE



SITE DEVELOPMENT PLAN

THE TRANSPORTATION DEVELOPMENT SECTION OF THE PUBLIC WORKS DEPARTMENT HAS REVIEWED THE REVISED SITE PLAN, WHICH WAS RECEIVED A NOVEMBER 1997, AND SUBMITS THE FOLLOWING COMMENTS:

THE MAIN EAGLE RANCH ACCESS (SOUTH OF PAD C) MUST BE PROVIDED AS PART OF PHASE I OF THE DEVELOPMENT.

SEVERAL ACCESS TO THE SITE WILL REQUIRE MINOR RELOCATIONS TO ALIGN WITH EXISTING APPROVED MEDIAN OPENINGS.

A RIGHT-TURN LANE MUST BE PROVIDED FOR THE CORNER ACCESS SOUTH OF PAD F. THIS WILL REQUIRE THE RELOCATION OF THE BUS BAY TO THE SOUTH OF THE CORNER ACCESS.

DEDICATION OF AN ADDITIONAL 3' OF RIGHT-OF-WAY FOR CORNER PLANTING RIGHTS-OF-WAY FOR ALL RIGHT-TURN LANES AND BUS BAYS SHOULD BE CONDITIONS OF APPROVAL.

THE INTERNAL VIEWS NORTH OF MAJOR 1 WILL REQUIRE MINOR REVISION TO PROVIDE FOR LEFT-TURN STORAGE AND INTERSECTION CHANNELIZATION.

THE WEST END OF THE ENTRANCE AISLE EAST OF SHOPS 1 SHOULD BE REVISION TO A MINIMUM OF 30' TO PROVIDE FOR LEFT-TURN STORAGE.

THE NORTH-SOUTH AISLE NORTH OF PAD S MUST BE REVISED TO REDUCE INTERSECTION VIEW.

WE ARE CONCERNED WITH THE PROXIMITY OF THE MAJOR NORTH-SOUTH TRAFFIC AISLE ON THE EAST SIDE OF THE SITE TO THE SHOPPING CENTER BUILDING.

A CLEAR-DRIVE TRIANGLE MUST BE PROVIDED FOR THE INTERSECTION AT THE SOUTHWEST CORNER OF MAJOR 1.

THE WIDTH OF THE HIGHWAY SHOULD BE INCREASED FROM 6' TO A MINIMUM OF 8' FOR TWO-WAY OPERATION (PLAN NOTE 7).

THE REFUSE CONTAINER ROW OF THE THEATRE (MAJOR 2) SHOULD BE RELOCATED 30' AS TO BE ACCESSED FROM THE PARKING AREA RATHER THAN FROM THE TRAFFIC AISLE. THE REFUSE CONTAINERS IMMEDIATELY WEST OF THE POWERLINE BASEMENT SHOULD BE REVERSED FOR PROPER DIRECTION OF VEHICULAR ACCESS.

SIDEWALK CONNECTIONS SHOULD BE PROVIDED BETWEEN THE INTERNAL SIDEWALKS AND THOSE ALONG THE BUS LANE STREETS.

CROSS ACCESS AND PARKING BASEMENT IF REQUIRED WILL BE PROPOSED ONLY IN TRACT OF LAND EXISTING PROBABLY SOME HIGHWAY PERMANENT TEMPORARY ACCESS ROW IS INDICATED.

PHASE NOTES:
PHASE I IS TO BE CONSTRUCTED FIRST, PHASE II NEXT, ETC.

CONSTRUCTION AND APPROVAL: 6-15-97

1. SIGNAGE MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.

2. PARKING LOT LIGHTING MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.

3. THE OUTSIDE STORAGE AREA ADJACENT TO MAJOR 10 MUST BE FULLY CONSIDERED WITH AVERAGE PRICE OR LANDSCAPING TO THE SATISFACTION OF PLANNING STAFF.

4. THE WHITE METAL ROOF OF MAJOR 10 MUST BE CHANGED TO A DARKER COLOR COMPLEMENTARY TO THE BLUE-GREEN ROOF PANELS THROUGHOUT THE REST OF THE DEVELOPMENT.

5. LANDSCAPING SCREENING OF THE LOAD SERVICE AREAS OF MAJOR 9, MAJOR 10, SHOPS 9 AND SHOPS 10 MUST BE PROVIDED TO THE SATISFACTION OF PLANNING STAFF.

6. THE BUILDING FOOTPRINT OF MAJOR 10 MUST BE REVERSED TO ORIENT LOADING DOCKS AWAY FROM PUBLIC VIEW.

7. DETAILED LANDSCAPING PLANS OF THE PARKING AREAS ARE REQUIRED TO THE SATISFACTION OF PLANNING STAFF.

8. THE REQUIREMENTS OF THE TRANSPORTATION DEVELOPMENT DIVISION, AS LISTED IN THE STAFF REPORT COMMENTS, MUST BE MET.

9. THE DISPLAY IS REQUIRED.

REVISIONS TO BLDG FOOTPRINTS, PARKING & LANDSCAPING

REVISIONS 12-1-98 (SIGNAGE) - THEATRE

REVISIONS TO HAVE 1 AREA 3/7/98

REVISIONS FROM STAFF COMMENTS 1/28/01

SCALE: NOT TO SCALE

A07024 HOBBY LOBBY\dwg\Siteplans\SITEPLAN2-B.dwg - 6/19/2007 SPS

1003105
A001

**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Office Park Development
RE Davis Companies
Eagle Ranch Road
Albuquerque, NM

REVISIONS

△
△
△
△

DRAWN BY cmj/10-3-07

REVIEWED BY

DATE September 20, 2007

PROJECT NO.

DRAWING NAME

Landscape Plan

L001

OF

PLANT LEGEND

SHADE TREES

CHINESE PISTACHE (M) 17
Ficus chinensis
2' Cal.

SHUMARD OAK (M) 15
Quercus shumardii
2' Cal.

CHITALPA (M) 13
Chilopsis x Catalpa
2' Cal.

EASTERN REDBUD (M) 16
Cercis canadensis
2' Cal.

ORNAMENTAL TREES

DESERT WILLOW (L) 24
Chilopsis linearis
15 Gal. 225sf

VITEX (M) 18
Vitex agnus-castus
15 Gal. 225sf

WESTERN RED CEDAR (M) 7
Thuja plicata 'Green Giant'
15 Gal. 225sf

ACCENTS

OCOTILLO (L) 10
Fouquieria splendens

MUGO PINE (M) 44
Pinus mugo
5 Gal. 45sf

BEARGRASS (L+) 12
Nolina microcarpa
5 Gal. 36sf

RED YUCCA (L) 144
Hesperaloe parviflora
5 Gal. 45sf

SHRUBS/ORNAMENTAL GRASSES

SPANISH BROOM (M) 23
Genista hispanica
5 Gal. 100sf

BUTTERFLY BUSH (M) 9
Buddleia davidii
5 Gal. 100sf

RUSSIAN SAGE (M) 34
Perovskia atriplicifolia
5 Gal. 36sf

SHRUBS/ORNAMENTAL GRASSES

APACHE PLUME (L) 43
Fallugia paradoxa
5 Gal. 25sf

MAIDENGRASS (M) 77
Miscanthus sinensis
5 Gal. 16sf

SCOTCH BROOM (M) 21
Cytisus scoparius
5 Gal. 16sf

REGAL MIST (M) 26
Muhlenbergia capillaris
5 Gal. 45sf

BLUE MIST SPIREA (M) 21
Caryopteris clandonensis
5 Gal. 45sf

CHAMISA (L) 51
Chrysothamnus nauseosus
1 Gal. 25sf

POWIS CASTLE SAGE (L+) 38
Artemisia x Powis Castle
1 Gal. 25sf

TURPENTINE BUSH (L+) 131
Ericameria laricifolia
1 Gal. 16sf

CATHMINT (M) 36
Nepeta musini
1 Gal. 45sf, 1' H x 2' W

WILDFLOWER 283
1 Gal. 45sf

BANK'S ROSE (M) 17
Rosa banksiae
1 Gal. 200sf

TRUMPET VINE (M) 23
Campsis radicans
1 Gal. 200sf

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH

OVERSIZED GRAVEL
& Boulders

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH

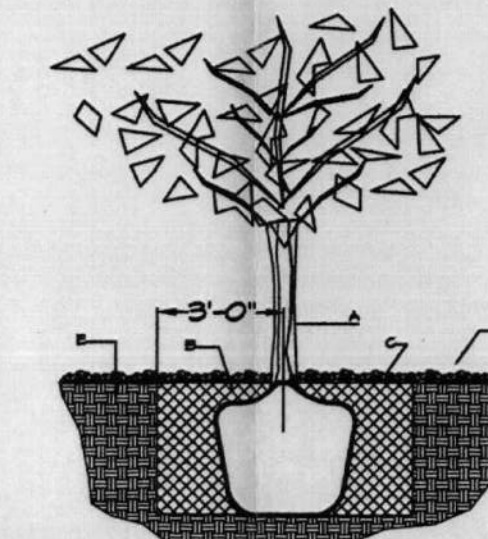
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	308645	square Feet
TOTAL BUILDINGS AREA	71800	square Feet
OFFSITE AREA	0	square Feet
NET LOT AREA	236845	square Feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	35534	square Feet

TOTAL BED PROVIDED	71815	square Feet
GROUND COVER REQ.	75%	square Feet
TOTAL GROUND COVER REQUIREMENT	53861	square Feet
TOTAL GROUND COVER PROVIDED	54654 (76%)	square Feet

TOTAL SOD AREA	0	square Feet
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TOTAL LANDSCAPE PROVIDED	71815 (27%)	square Feet
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TREE PLANTING DETAIL

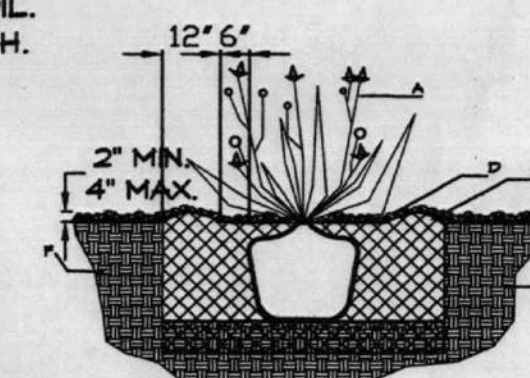
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

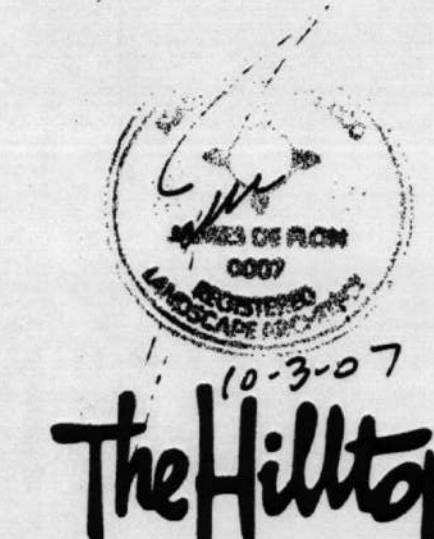
- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



GRAPHIC SCALE

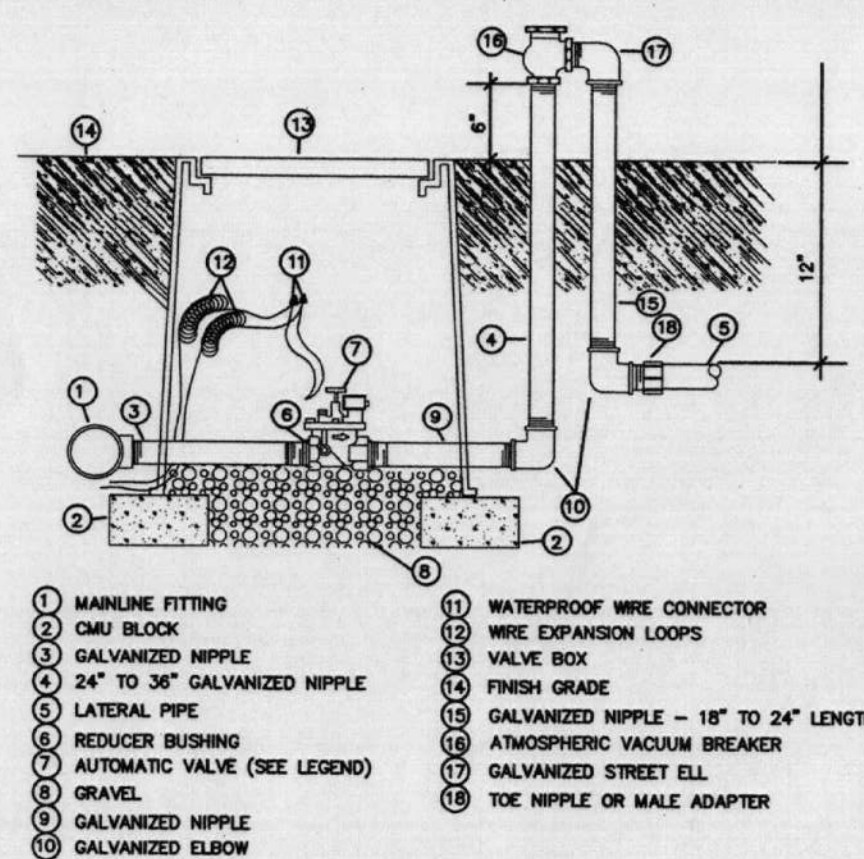
40 20 0 20 40

SCALE: 1"=40'

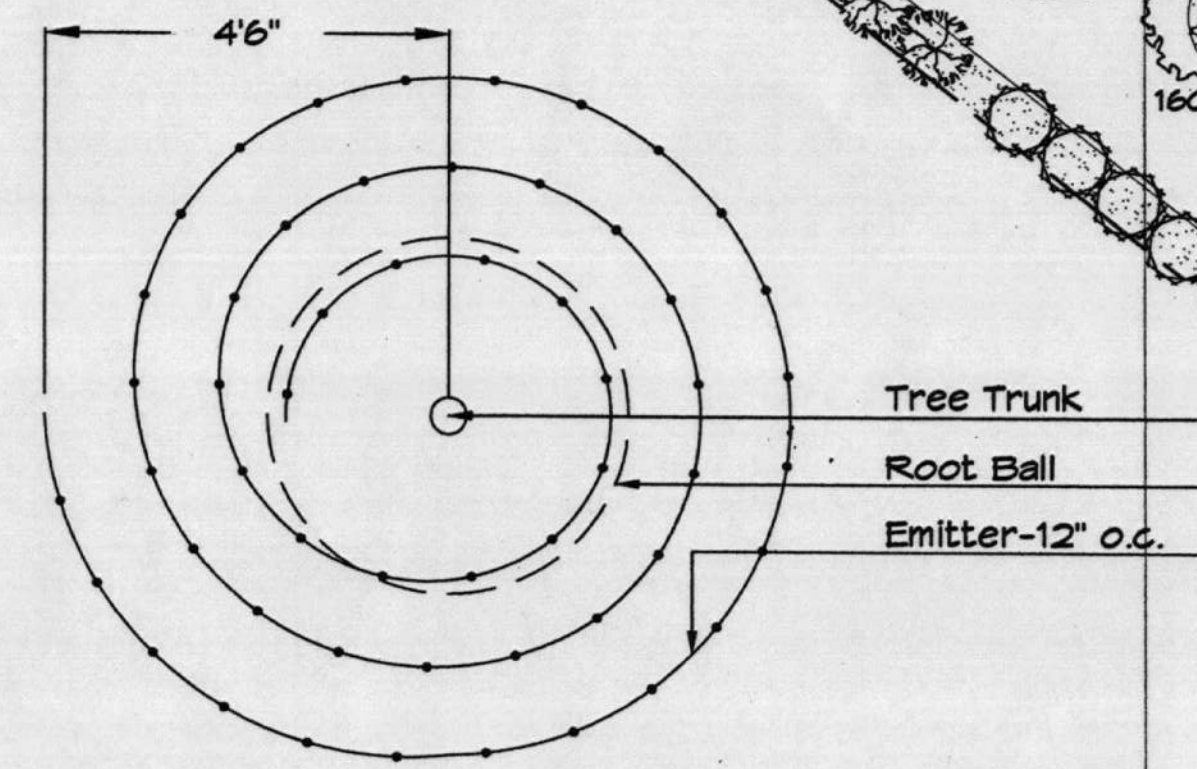


LANDSCAPE ARCHITECTS & CONTRACTORS
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SHEET NO.



VACUUM BREAKER
AUTOMATIC VALVE W/ ATMOSPHERIC



Netafim Spiral Detail

STREET TREE REQUIREMENTS

Street trees required under the COA
Street Tree Ordinance are as follows:

Name of Street: Eagle Ranch Road
Required 18 Provided 18

PARKING LOT TREE REQUIREMENTS

Shade trees required under the COA
Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required 36 Provided 43

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

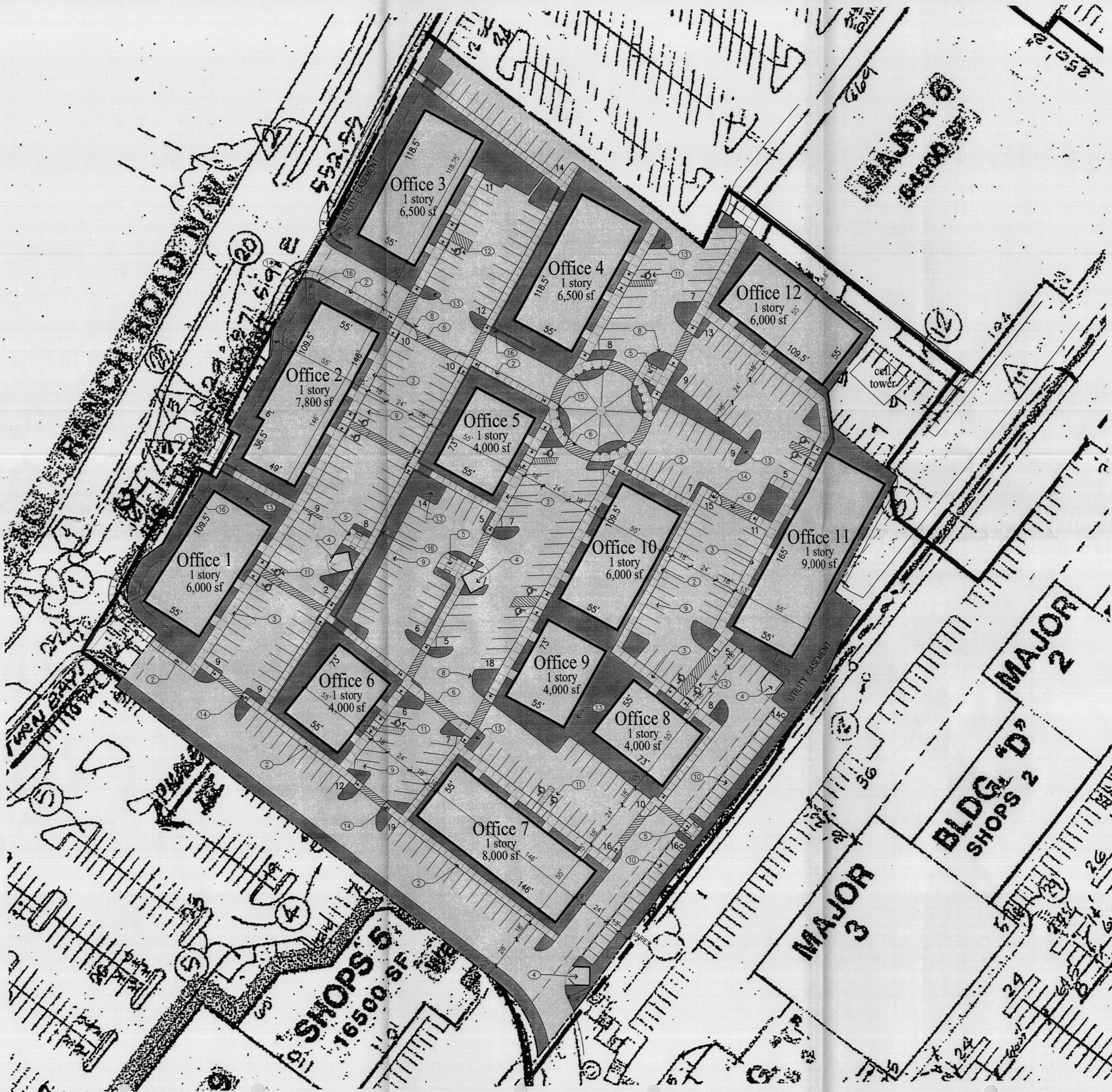
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an infield-change order.



KEYED NOTES

- 1 EXISTING TRANSIT STOP
- 2 6" CONCRETE SIDEWALK, TYPICAL U.N.O.
- 3 8" CONCRETE SIDEWALK AT BUILDING ENTRY SIDE
- 4 REFUSE ENCLOSURE
- 5 SMOKER'S AREA WITH BENCHES AND SHADE TREES
- 6 STRIPED PEDESTRIAN CROSSING, TYPICAL
- 7 NOT USED
- 8 TYPICAL CURB RADIUS = 15' U.N.O.
- 9 TYPICAL PARKING SPACE, 8.5' X 18'
- 10 TYPICAL COMPACT PARKING SPACE 8' X 13'
- 11 TYPICAL HANDICAP PARKING SPACE 8.5' X 18' WITH 5' X 18' MANEUVERING AREA
- 12 TYPICAL HANDICAP VAN PARKING SPACE 8.5' X 18' WITH 8.5' X 18' MANEUVERING AREA
- 13 LANDSCAPED AREA SHOWN SHADED
- 14 TYPICAL HANDICAP RAMP AT ALL HC PARKING MANEUVERING AREAS AND AT SIDEWALK INTERSECTIONS WITH DRIVEWAYS
- 15 BOLLARDS TO SEPARATE PEDESTRIANS FROM VEHICLES
- 16 RETAINING WALL

architecture
interiors
landscape
planning
engineering

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ARCHITECT

ENGINEER

PROJECT

SITE DATA COMPARISON

CURRENTLY APPROVED PER SITE DEVELOPMENT PLAN

SITE AREA	308,695 SF
(A PORTION OF PHASE II OF THE APPROVED SITE DEVELOPMENT PLAN)	
BUILDING AREA	
SHOPS 4B	11,200 SF
SHOPS 4C	11,000 SF
SHOPS 4D	6,400 SF
SHOPS 4E	14,000 SF
MAJOR 7	25,000 SF
MAJOR 8	9,600 SF
PAD C	
TOTAL	77,200 SF

PROPOSED AMENDMENTS TO SITE DEVELOPMENT PLAN

SITE AREA	308,695 SF
BUILDING AREA	
OFFICE 1	6,000 SF
OFFICE 2	7,800 SF
OFFICE 3	6,500 SF
OFFICE 4	6,500 SF
OFFICE 5	4,000 SF
OFFICE 6	4,000 SF
OFFICE 7	8,000 SF
OFFICE 8	4,000 SF
OFFICE 9	4,000 SF
OFFICE 10	6,000 SF
OFFICE 11	9,000 SF
OFFICE 12	6,000 SF
TOTAL	71,800 SF

PARKING CALCULATION

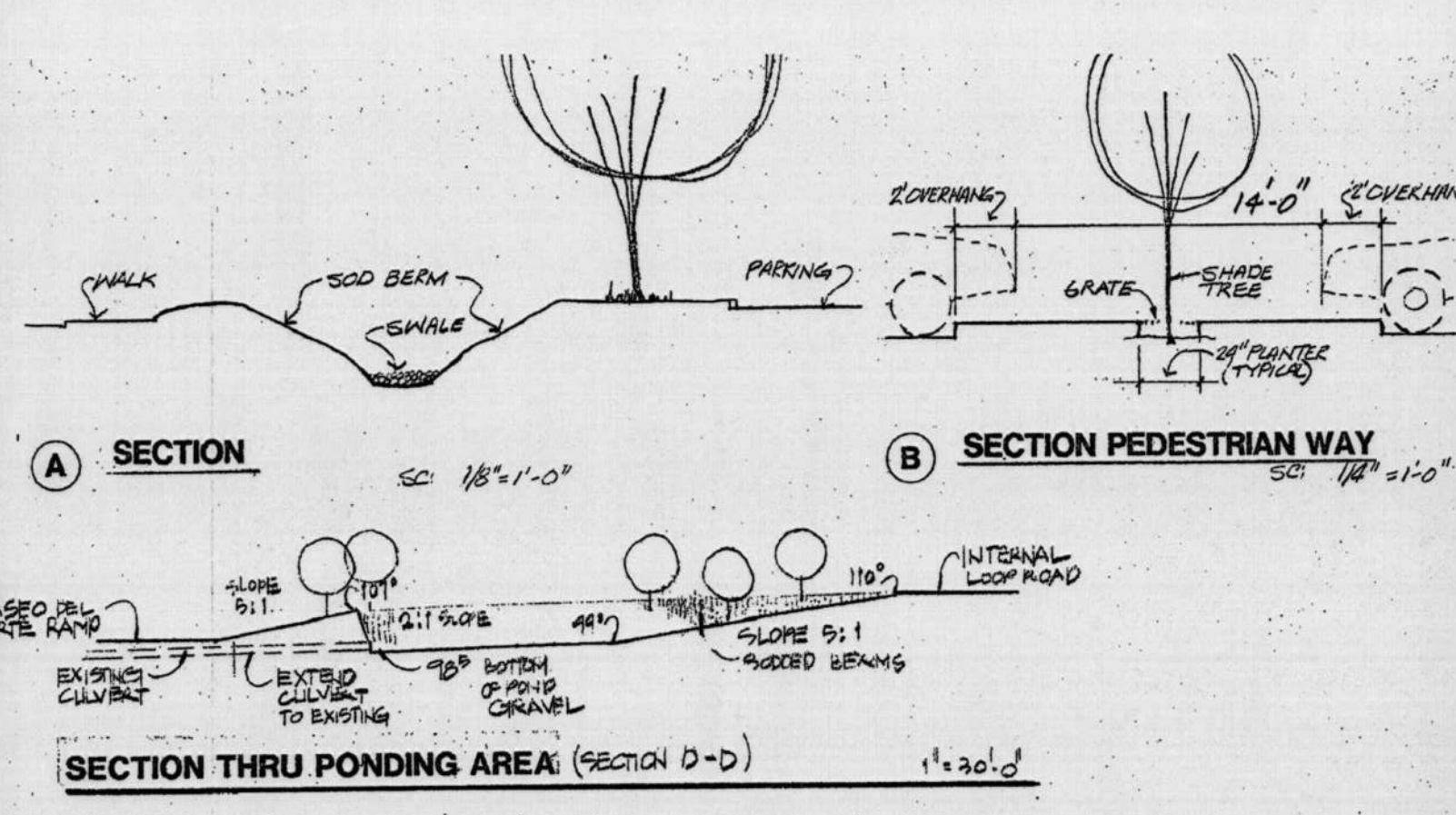
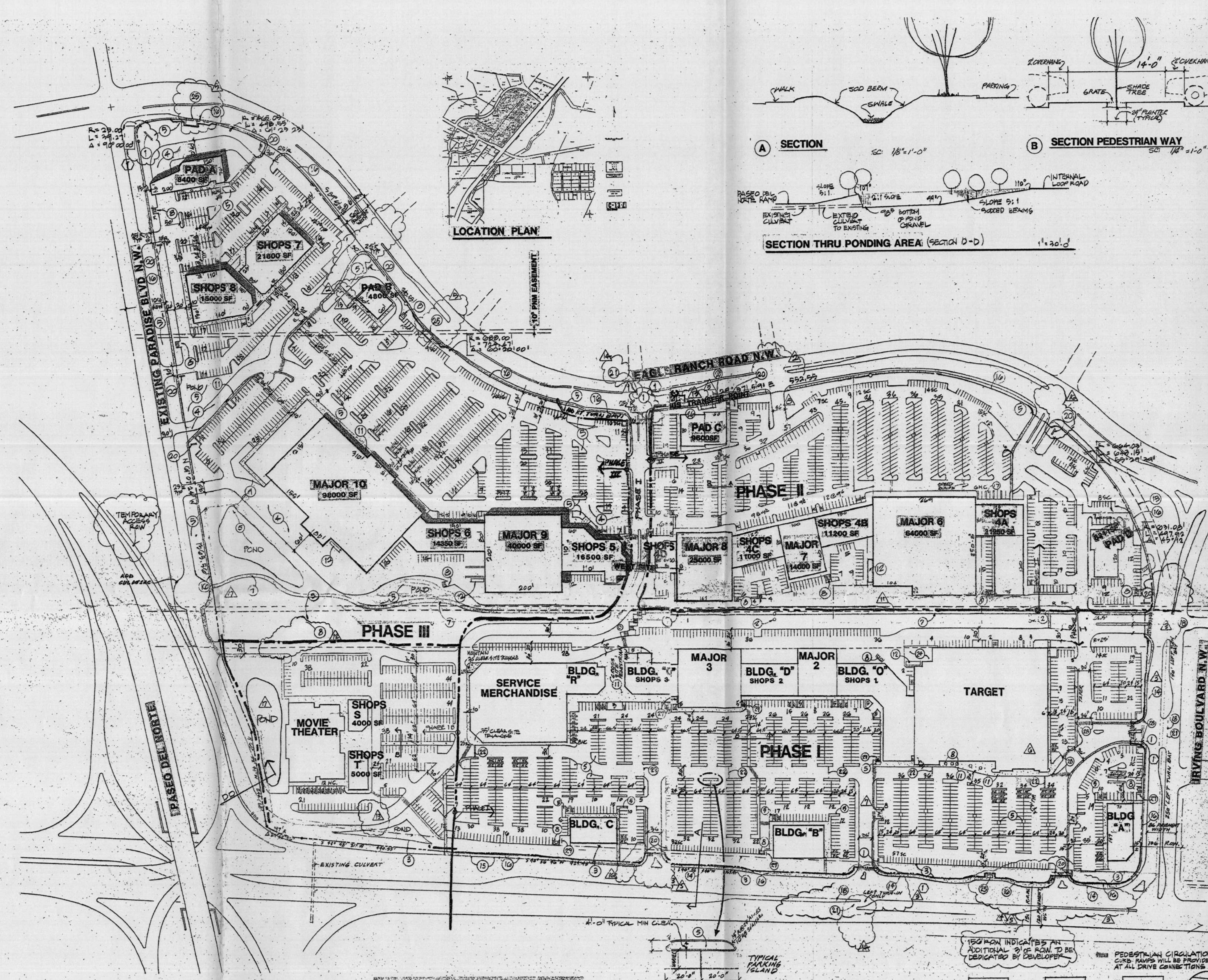
REQUIRED	
BUILDING AREA (OFFICE)	71,800 SF
CITY OF ALBUQUERQUE ZONE CODE PARKING REQUIREMENT	
1 SPACE PER 200 SF OF NET LEASABLE AREA	
PARKING REQUIRED	359 SPACES
10% REDUCTION FOR LOCATION ON A TRANSIT ROUTE	-35 SPACES
NET PARKING REQUIRED	324 SPACES
PROPOSED	
PARKING PROPOSED PER SITE DEVELOPMENT PLAN	353 SPACES

Office Park Development
RE Davis Companies
Eagle Ranch Road
Albuquerque, New Mexico

REVISIONS
△
△
△
△

DRAWN BY CRG
REVIEWED BY
DATE SEPTEMBER 28, 2007
PROJECT NO. P00001
DRAWING NAME
ENLARGED
SITE PLAN
FOR REFERENCE
ONLY

SHEET NO.
A002
OF



SITE DEVELOPMENT PLAN

- THE TRANSPORTATION DEVELOPMENT SECTION OF THE PUBLIC WORKS DEPARTMENT HAS REVIEWED THE REVISIONS TO THE SITE PLAN, WHICH WAS RECEIVED 4 NOVEMBER 1987, AND SUBMITS THE FOLLOWING COMMENTS:
- 1. THE MAIN EAGLE RANCH ACCESS (SOUTH OF PAD C) MUST BE PROVIDED AS PART OF PHASE I OF THE DEVELOPMENT.
 - 2. SEVERAL ACCESSES TO THE SITE WILL REQUIRE MINOR RELOCATIONS TO ALIGN WITH EXISTING APPROVED MEDIAN OPENINGS.
 - 3. CHANNELIZATION MUST BE PROVIDED AT ALL COORS ACCESSES. RIGHT-TURN LANES MUST BE PROVIDED FOR BOTH IRVING BOULEVARD ACCESSES.
 - 4. A RIGHT-TURN LANE MUST BE PROVIDED FOR THE COORS ACCESS SOUTH OF PAD F. THIS WILL REQUIRE THE RELOCATION OF THE BUS BAY TO THE SOUTH OF THE COORS ACCESS.
 - 5. DEDICATION OF AN ADDITIONAL 3' OF RIGHT-OF-WAY FOR COORS PLUS RIGHTS-OF-WAY FOR ALL RIGHT-TURN LANES AND BUS BAYS SHOULD BE CONDITIONS OF APPROVAL.
 - 6. THE INTERNAL AISLES NORTH OF MAJOR 1 WILL REQUIRE MINOR REVISION TO PROVIDE FOR LEFT-TURN STORAGE AND INTERSECTION CHANNELIZATION.
 - 7. THE WEST END OF THE ENTRANCE AISLE EAST OF SHOPS 1 SHOULD BE WIDENED TO A MINIMUM OF 36' TO PROVIDE FOR LEFT-TURN STORAGE.

- 8. THE NORTH-SOUTH AISLE NORTHEAST OF PAD C MUST BE REVISED TO REDUCE INTERSECTION SKEW.
- 9. WE ARE CONCERNED WITH THE PROXIMITY OF THE MAJOR NORTH-SOUTH TRAFFIC AISLE ON THE EAST SIDE OF THE SITE TO THE SHOPPING CENTER BUILDINGS.
- 10. A CLEAR-SIGHT TRIANGLE MUST BE PROVIDED FOR THE INTERSECTION AT THE SOUTHWEST CORNER OF MAJOR 4.
- 11. THE WIDTH OF THE BIKEWAY SHOULD BE INCREASED FROM 6' TO A MINIMUM OF 8' FOR TWO-WAY OPERATION (PLAN NOTE 7).
- 12. THE REFUSE CONTAINER SW OF THE THEATRE (MAJOR 8) SHOULD BE RELOCATED SO AS TO BE ACCESSED FROM THE PARKING AREA RATHER THAN FROM THE TRAFFIC AISLE. THE REFUSE CONTAINERS IMMEDIATELY WEST OF THE POWERLINE EASEMENT SHOULD BE REVERSED FOR PROPER DIRECTION OF VEHICULAR ACCESS.
- 13. SIDEWALK CONNECTIONS SHOULD BE PROVIDED BETWEEN THE INTERNAL SIDEWALKS AND THOSE ALONG THE PUBLIC STREETS.
- 14. SEE ATTACHED COMMENTS.

CROSS ACCESS AND PARKING EASEMENT IF REQUIRED WILL BE PROVIDED ONLY ON THE EAST SIDE OF THE SITE. STATE HIGHWAY DEPARTMENT TEMPORARY ACCESS ROW IS INDICATED.

PHASE NOTES:
PHASE I IS TO BE CONSTRUCTED FIRST, PHASE II NEXT, ETC.

- CONDITIONS FOR APPROVAL (2-83-93):
- 1. SIGNAGE MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.
 - 2. PARKING LOT LIGHTING MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.
 - 3. THE OUTSIDE STORAGE AREA ADJACENT TO MAJOR 10 MUST BE FULLY SCREENED WITH AN OPAQUE FENCE OR LANDSCAPING TO THE SATISFACTION OF PLANNING STAFF.
 - 4. THE WHITE METAL ROOF OF MAJOR 10 MUST BE CHANGED TO A DARKER COLOR COMPLEMENTARY TO THE BLUE-GREEN ROOF PANELS THROUGHOUT THE REST OF THE DEVELOPMENT.
 - 5. LANDSCAPE SCREENING OF THE LOADING/SERVICE AREAS OF MAJOR 9, MAJOR 10, SHOPS 9 AND SHOPS 10 MUST BE PROVIDED TO THE SATISFACTION OF PLANNING STAFF.
 - 6. THE BUILDING FOOT PRINT OF MAJOR 9 MUST BE REVERSED TO ORIENT LOADING DOCKS AWAY FROM PUBLIC VIEW.
 - 7. DETAILED LANDSCAPING PLANS OF THE PONDING AREAS ARE REQUIRED TO THE SATISFACTION OF PLANNING STAFF.
 - 8. THE REQUIREMENTS OF THE TRANSPORTATION DEVELOPMENT DIVISION, AS LISTED IN THE STAFF REPORT COMMENTS, MUST BE MET.
 - 9. THE REPEAT IS REQUIRED.

REVISIONS TO BLUE FOOTPRINTS
REVISIONS 12-1-88 (SIGNAGE)
REVISIONS TO PHASE I AREA 9/1/88
REVISIONS PER STAFF COMMENTS 11/10/87

GENERAL NOTES

1. MAINTENANCE OF LANDSCAPING WILL BE THE RESPONSIBILITY OF THE OWNER. A SPRINKLER SYSTEM WILL PROVIDE WATERING. TRUCKS SHALL BE ALLOWED FOR 1 BINE SPACE/20 CAR PARKING SPACES.
2. LANDSCAPING EXCESS 50% OF PARKING AREA.
3. LIGHTING ADJACENT TO NEIGHBORHOODS WILL BE SHIELDED OR SHIELDED AWAY FROM RESIDENCE.

KEYED NOTES

1. SEE ELEVATION 1
2. EXISTING POWER POLES TO BE REPLACED WITH NEW POWER POLES.
3. 30' LANDSCAPING SETBACK PER COORS CORRIDOR PLAN.
4. ASPHALT PAVING.
5. LANDSCAPE AREA.
6. PAINTED PARKING STRIPES.
7. TRUCK SPACE 20' WIDE ASPHALT LANE.
8. CONCRETE SIDEWALK.
9. CONCRETE SIDEWALK.
10. COMPACTOR.
11. EDGE OF EXISTING ROAD.
12. DECELERATION LANE CONSTRUCTED BY DEVELOPER.
13. EDGE OF EXISTING PAVEMENT.
14. 6' WIDE SIDEWALK PER CITY STANDARD.
15. HANDICAP PARKING SPACE PER CITY STANDARD.
16. EXISTING MEDIAN MODIFIED FOR CENTER ENTRANCE.
17. PAINTED PEDESTRIAN CROSSWALK.
18. MONUMENT SIGN, SEE ELEVATION.
19. FUTURE TRAFFIC CONTROL SIGNAL PER INFRASTRUCTURE LIST.
20. SPEED SIGN.
21. TREE CRATE.
22. TRADING AREA.
23. BUS BAY WITH BUS SHELTER, AREA DEDICATED BY DEVELOPER.
24. HANDICAPED PARKING.
25. SIDE OF EXISTING ROAD.
26. HANDICAPED RAMP.
27. TABULATION AREA OF BIKE RACK.

TOTAL SITE AREA: 74,069 ACRES
3,223,468 S.F.

	EAST SITE	PMH EASEMENT	WEST SITE
TOTAL BUILDING AREA:	1,220,000 S.F.	245,000 S.F.	1,756,824 S.F.
LANDSCAPING AREA:	699,030 S.F.	484,043 S.F.	96,700 S.F.
POND AREA:	2,000,105 X 20' = REQUIRED LANDSCAPING = 400,021 S.F.		

OFF STREET PARKING CALCULATIONS (SEE STAFF REPORT FOR DETAILS)

	EAST SITE	WEST SITE	TOTAL
MAJOR 1	101,900 S.F.		101,900 S.F.
MAJOR 2	12,000 S.F.		12,000 S.F.
MAJOR 3	25,000 S.F.		25,000 S.F.
MAJOR 4	50,000 S.F.		50,000 S.F.
SHOPS 1	24,390 S.F.		24,390 S.F.
SHOPS 2	18,000 S.F.		18,000 S.F.
SHOPS 3	23,540 S.F.		23,540 S.F.
BLDG. A	10,088 S.F.		10,088 S.F.
BLDG. B	11,900 S.F.		11,900 S.F.
BLDG. C	8,000 S.F.		8,000 S.F.
THEATRE	2,500 S.F.		2,500 S.F.
SUB TOTAL	278,308 S.F.		278,308 S.F.
MAJOR 5		4,000 S.F.	4,000 S.F.
MAJOR 6		14,000 S.F.	14,000 S.F.
MAJOR 7		25,000 S.F.	25,000 S.F.
MAJOR 8		40,000 S.F.	40,000 S.F.
MAJOR 9		80,000 S.F.	80,000 S.F.
SHOPS 4 (A+B+C)		44,800 S.F.	44,800 S.F.
SHOPS 5		18,500 S.F.	18,500 S.F.
SHOPS 6		14,300 S.F.	14,300 S.F.
SHOPS 7		15,000 S.F.	15,000 S.F.
PAD A		8,400 S.F.	8,400 S.F.
PAD B		4,800 S.F.	4,800 S.F.
PAD C		2,400 S.F.	2,400 S.F.
PAD D		2,400 S.F.	2,400 S.F.
WEST TOTAL		226,311 S.F.	226,311 S.F.
EAST + WEST TOTAL		504,619 S.F.	504,619 S.F.

699,030 S.F. - 200' = 3276 PARKING SPACES
THEATRE 2,000 SEATS ÷ 4 = 500 PARKING SPACES
3276 PARKING SPACES
10% BUS ROUTE CREDIT FOR THEATRE = 50
10% BUS ROUTE AND SHELTER FOR WEST SITE = 235
TOTAL PARKING REQUIRED = 3,491
SMALL CAR SPACES ALLOWED = 913
HANDICAP SPACES REQUIRED = 50
STANDARD CAR SPACES PROVIDED = 3,205
SMALL CAR SPACES PROVIDED = 432
HANDICAP SPACES PROVIDED = 109
TOTAL PARKING SPACES PROVIDED = 3,746

LEGAL DESCRIPTION

TRACTS 1 & 2-1
TRACTS 3 & 4-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 5 & 6-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 7 & 8-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 9 & 10-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 11 & 12-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 13 & 14-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 15 & 16-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 17 & 18-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 19 & 20-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 21 & 22-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 23 & 24-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 25 & 26-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 27 & 28-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 29 & 30-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 31 & 32-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 33 & 34-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 35 & 36-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 37 & 38-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 39 & 40-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 41 & 42-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 43 & 44-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 45 & 46-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 47 & 48-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 49 & 50-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 51 & 52-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 53 & 54-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 55 & 56-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 57 & 58-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 59 & 60-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 61 & 62-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 63 & 64-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 65 & 66-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 67 & 68-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 69 & 70-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 71 & 72-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 73 & 74-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 75 & 76-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 77 & 78-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 79 & 80-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 81 & 82-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 83 & 84-1, EAGLE RANCH INDUSTRIAL PARK & TRACTS 85 & 86-1, EAGLE RANCH INDUSTRIAL 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TRANSPORTATION DEVELOPMENT SECTION OF THE PUBLIC WORKS DEPARTMENT REVIEWED THE REVISED SITE PLAN, WHICH WAS RECEIVED 4 NOVEMBER 1971, AND SUBMITS THE FOLLOWING COMMENTS:

THE MAIN EAGLE RANCH ACCESS (SOUTH OF PAD-C) MUST BE PROVIDED AS PART OF PHASE 1 OF THE DEVELOPMENT.

SEVERAL ACCESSSES TO THE SITE WILL REQUIRE MINOR RELOCATIONS TO ALIGN WITH EXISTING APPROVED MEDIAN OPENINGS.

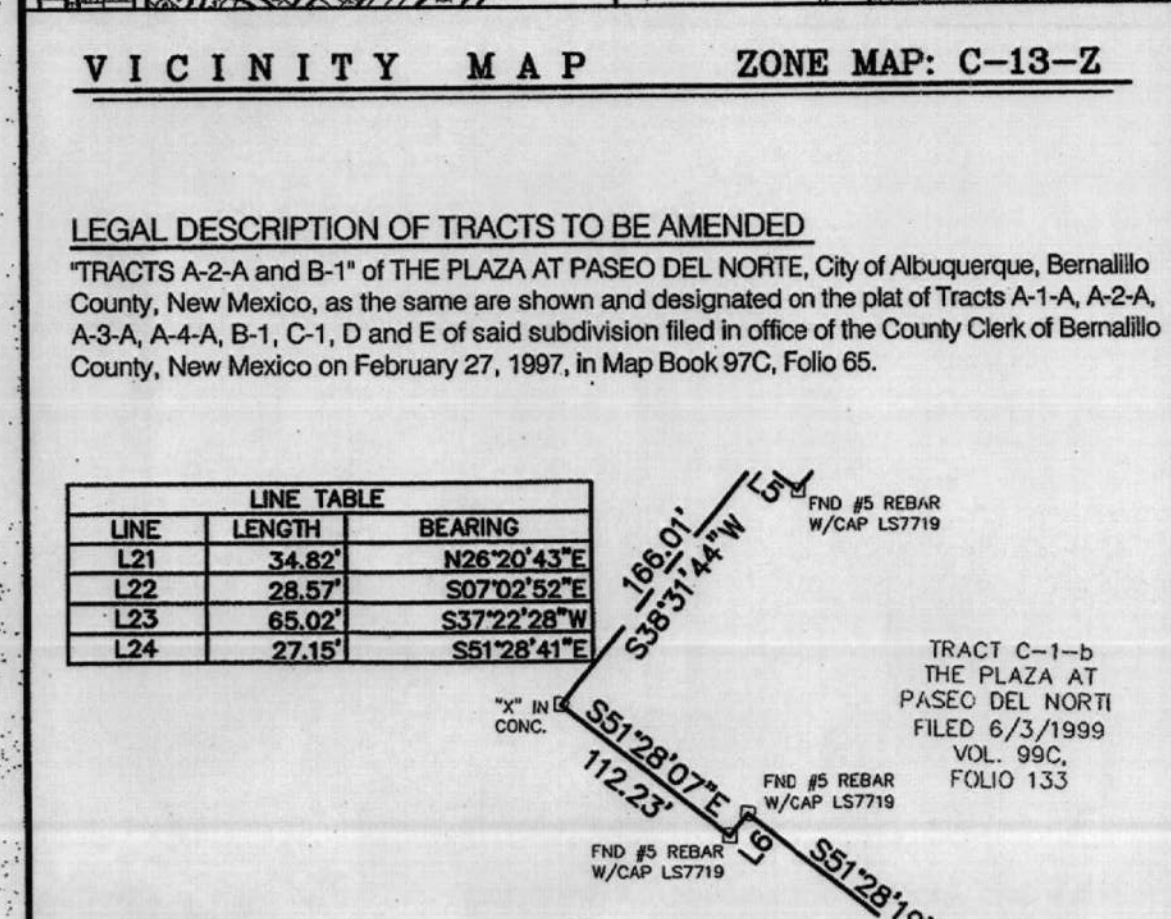
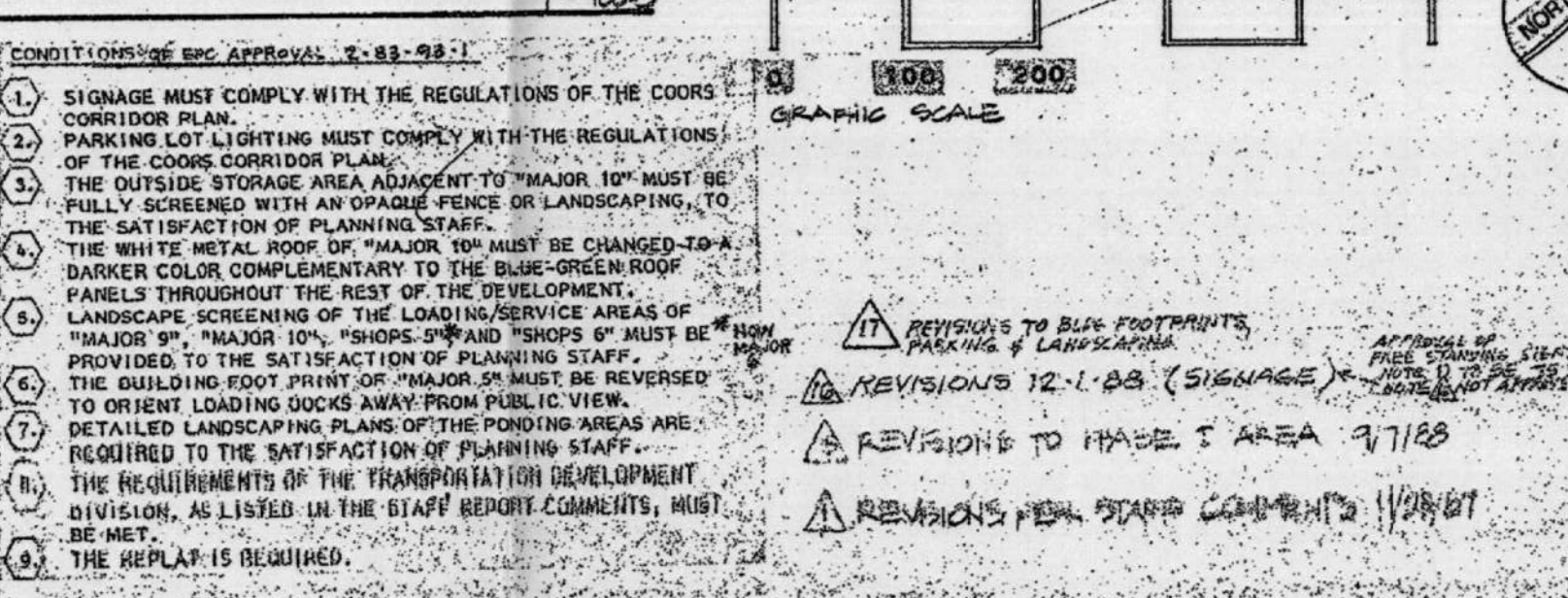
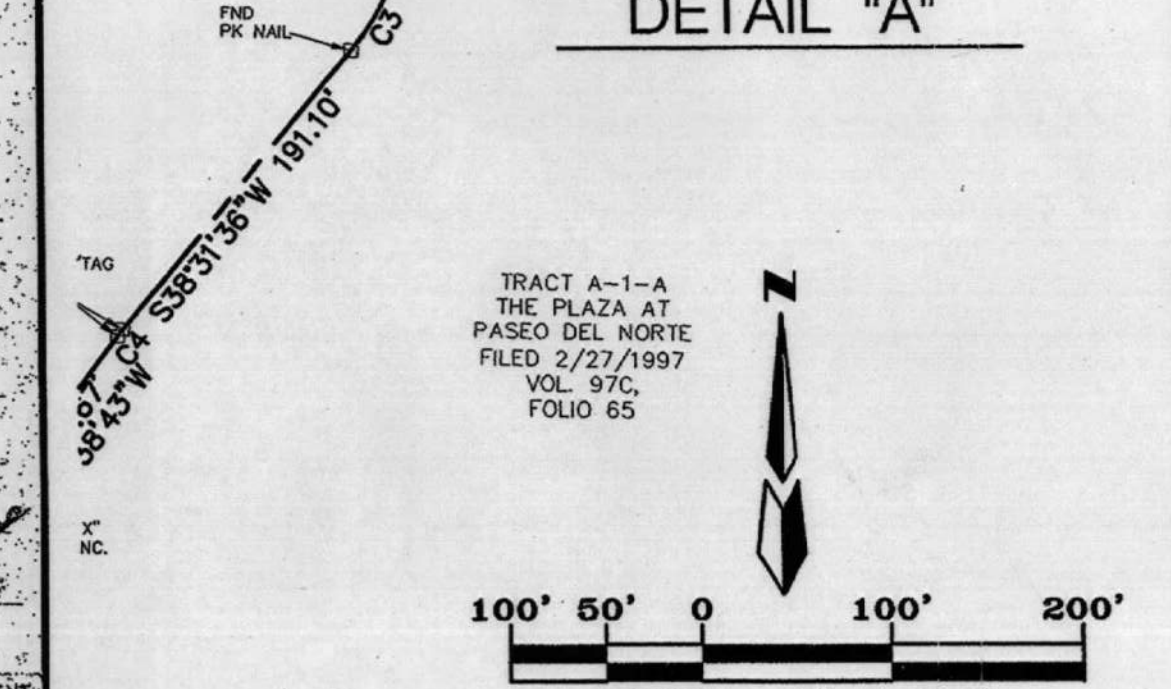
CHANNELIZATION MUST BE PROVIDED AT ALL COORS ACCESSSES. RIGHT-TURN LANES MUST BE PROVIDED FOR BOTH IRVING BOULEVARD ACCESSSES.

A RIGHT-TURN LANE MUST BE PROVIDED FOR THE COORS ACCESS SOUTH OF PAD-F. THIS WILL REQUIRE THE RELOCATION OF THE BUS BAY TO THE SOUTH OF THE COORS ACCESS.

DEDICATION OF AN ADDITIONAL 3' OF RIGHT-OF-WAY FOR COORS PLUS RIGHTS-OF-WAY FOR ALL RIGHT-TURN LANES AND BUS BAYS SHOULD BE CONDITIONS OF APPROVAL.


THE INTERNAL-AXLES NORTH OF MAJOR 1 WILL REQUIRE MINOR CHANNELIZATION TO PROVIDE FOR LEFT-TURN STORAGE AND INTERSECTION.

THE CHANNELIZATION OF THE MAJOR 1 CHANNELIZATION MUST BE PROVIDED TO THE WEST END OF THE ENTRANCE ASIDE EAST OF MAJOR 1 SHOULD BE WIDENED TO A MINIMUM OF 35' TO PROVIDE FOR LEFT-TURN STORAGE.

[illegible]

SCALE: 1" = 100'

**ORIGINAL SITE PLAN
MARKET CENTER WEST
(PLAZA AT PASEO DEL NORTE)**

 MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: <i>JMM</i>	Drawn: <i>sps</i>	Checked: <i>DMG</i>	Sheet <i>1</i> of <i>1</i>
Scale: <i>AS SHOWN</i>	Date: <i>6/19/2007</i>	Job: <i>A07024</i>	