



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision Amendment DRB Final Sign-Off</p> <p><input checked="" type="checkbox"/> for Building Permit DRB Final Sign-Off</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p>V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D <input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801

ADDRESS: 302 Eighth Street NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: North I-25 Corporate Center, LLC c/o Titan Development PHONE: _____

ADDRESS: 6300 Riverside Plaza Lane SW, Suite 200 FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision Amendment; Site Development Plan for Building Permit Zone Map Amendment; and Sector Plan Map Amendment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: North I-25 Corporate Center

Existing Zoning: SU-2/SU-1 for HDR Proposed zoning: Same MRGCD Map No. _____

Zone Atlas page(s): B-18-Z UPC Code: 101806507508130110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 9.95 acres of Tract 1.

LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE

Between: San Mateo Boulevard NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE February 9, 2015

(Print Name) James K. Strozier Applicant: Agent:

FOR OFFICIAL USE ONLY

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>16 DRB - 70055</u></p> <p><u>70056</u></p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Feb. 17, 2016</u></p> <p><u>2-9-16</u></p> <p>Staff signature & Date</p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p><u>SPS</u></p> <p>_____</p> <p>_____</p>	<p>Revised: 11/2014</p> <p>S.F. Fees</p> <p>_____ \$ <u>0</u></p> <p>_____ \$ <u>20.00</u></p> <p>_____ \$ <u>0</u></p> <p>_____ \$ _____</p> <p>_____ \$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
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Project # 1000310

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies**.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

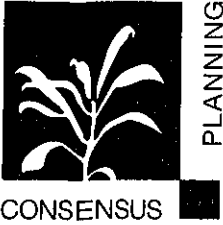
James K. Strozio, AICP
 Applicant name (print)
[Signature] 2-9-2016
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 116-DRB-70055
 - - - - - 70056

[Signature] 2-9-16
 Planner signature / date
 Project # 1000310



February 9, 2016

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project 1000310, 15EPC-40071, 40072, 40073

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1000310, Case Number 15EPC-40071, 40072, and 40073, a Sector Development Plan Map Amendment, a Site Development Plan for Building Permit, and a Site Development Plan for Subdivision Amendment which were approved on November 13, 2015.

**CONDITIONS OF APPROVAL FOR THE SECTOR DEVELOPMENT PLAN
MAP AMENDMENT**

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

We agree. This application and subsequent DRB action will satisfy that request.

2. A replat is required at DRB to create the proposed tracts.

A request for replat has been submitted concurrently with this request.

**CONDITIONS OF APPROVAL FOR THE SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT**

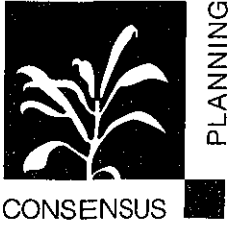
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying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

This letter satisfies this condition.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



The applicant met with Staff Planner Maggie Gould on February 2, 2016 to review the conditions and she is aware of this submittal.

3. Prior to application submittal to the DRB, the applicant shall meet with staff planner and a representative from City Environmental Health to get an update regarding mitigation measures for the .69 acres landscaping tract.

An update of the mitigation measures for the .69 acre landscaping tract, with respect to the status of the gas monitoring results, preliminary findings, and schedule, has been provided in a letter to Paul Olson, City Environmental Health. This letter was written and signed by Mark Hillier, the landfill gas engineer for the project. We have submitted this letter as part of this application.

4. Prior to issuance of a building permit the City Environmental Health Department will approve the mitigation plan for the remaining trash in the .69 acre landscape tract. No permit shall be issued if the plan does not address the concerns of Environmental Health.

We agree.

5. If required for the trash mitigation plan, the landscaping plan may be altered as long as the landscaping plan still complies with the zoning code and sector plan requirements.

We agree.

6. All structures, devices or other equipment needed for trash mitigation shall be designed so as to be architecturally integrated into the site.

We agree.

7. The signage shall comply with standards of the North I-25 Sector Development Plan.

We agree.

8. The Ocotillo shown on the Landscape Plan sheet L1.30 shall be replaced with a similar xeric plant, shrub, or tree.

We agree. We have replaced the Ocotillo with Dasylirion Sotol.

9. The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicapped parking details as presented at the hearing and as reviewed and approved by City Transportation.

The Site Plan has been updated to include a sidewalk exhibit and handicapped parking details. Please see Sidewalk Exhibit Sheet included in the Site Plan for Building Permit Set.



10. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.

We have submitted a replat concurrent with this request.

11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

We agree.

CONDITIONS OF APPROVAL FOR THE SITE DEVELOPMENT PLAN SUBDIVISION AMENDMENT

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

This letter satisfies this condition.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

The applicant met with Staff Planner Maggie Gould on February 2, 2016 to review the conditions and she is aware of this submittal.

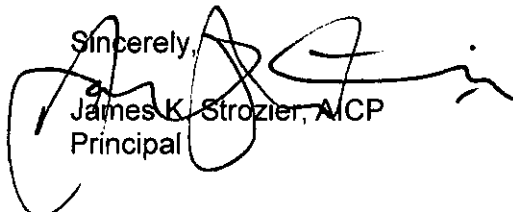
3. A replat is required at DRB to create the proposed 9.9 acre tract and amend the existing tracts within the existing subdivision to include the .69 acre landscape tract. These tracts will be created by revising the existing bulk land plat consistent with this site plan as approved by the EPC.

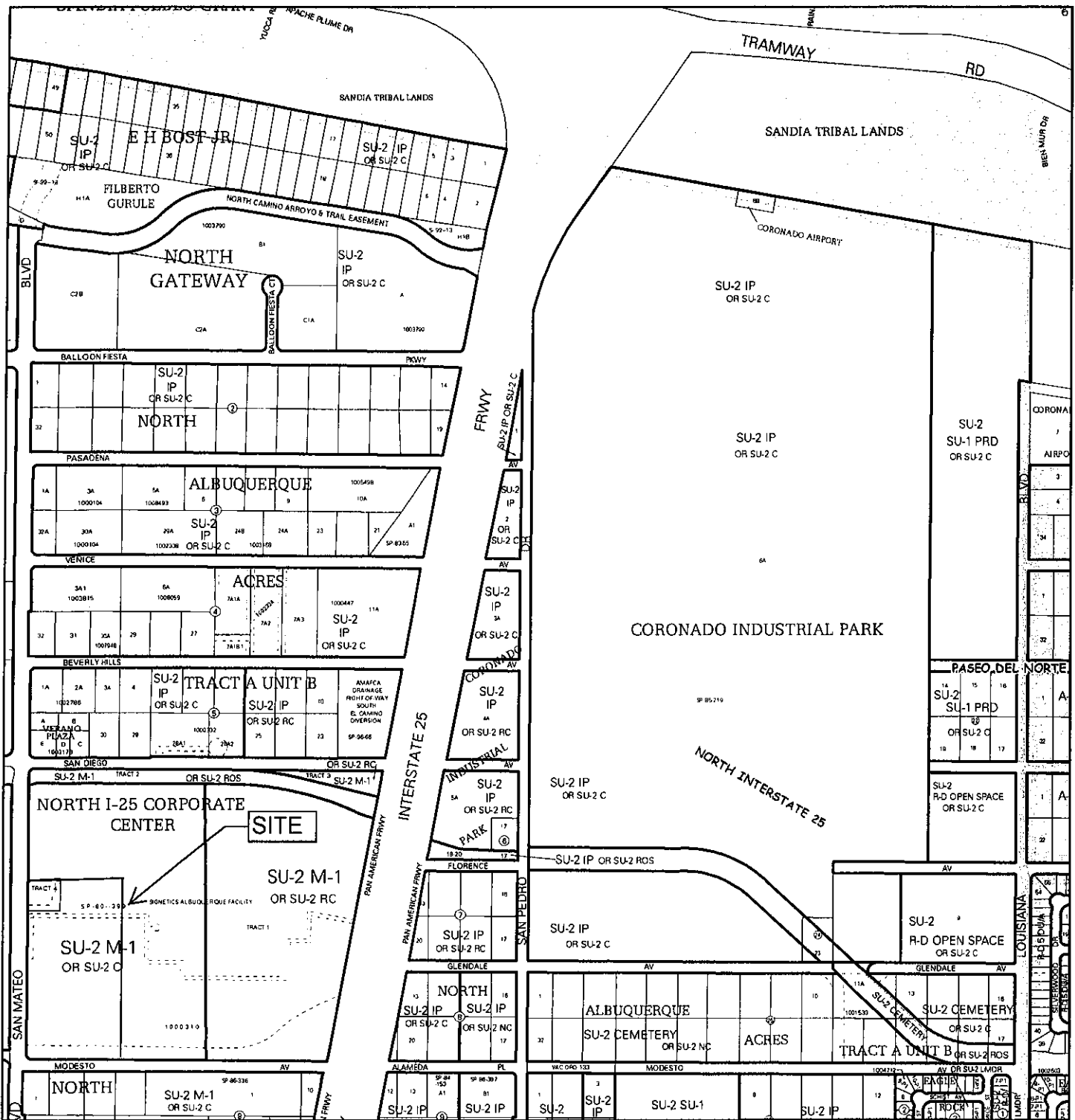
A replat has been submitted concurrent with this request.

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

We agree.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

James K. Strozler, AICP
Principal



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-18-Z

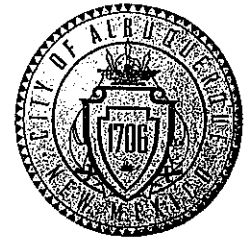
Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

Map amended through: 9/2/2014

0 750 1,500 Feet

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

January 15, 2016

North I-25 Corporate
c/o Titan Development Center
6300 Riverside Plaza Lane SW, #200
Albuquerque, NM 87120

Project# 1000310
15EPC-40071 Sector Development Plan Map Amendment
(Zone Change)
15EPC-40072 Site Development Plan for Building Permit
15EPC-40073 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract 1, North I-25 Corporate Center, zoned SU-2 for M-1 or SU-2 C to SU-2/SU-1 for HDR, Modesto Avenue NE, between San Mateo Boulevard NE and I-25, containing approximately 55 acres. (B-18-Z)

Staff Planner: Maggie Gould

PO Box 1293

On January 14, 2016, the Environmental Planning Commission (EPC) voted to APPROVE Project #1005517/15EPC-40071, a Sector Development Plan Map Amendment (Zone Change), 15EPC-40072, a Site Development Plan for Building Permit, 15EPC-40073, a Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS 15EPC 40071 – Sector Development Plan Map Amendment (Zone Change):

1. This is a request for a Sector Development Plan Amendment/Zone Map Amendment for a portion of Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto and San Diego and containing approximately 9.9 acres.
2. The applicant proposes to amend the zoning from SU2- for M-1 or SU-2 C to SU-2 SU-1 for HDR. The request will amend the zoning in the North I-25 Sector Development Plan.
3. The subject site is part of a larger master planned area (Site Development Plan for Subdivision) (SPS). A request to remove this proposed tract from the SPS is heard concurrently with this request (15 EPC 40073).
4. A Site Development Plan for Building Permit is also heard with this request as required by 14-16-2-22(15 EPC 40072).

www.cabq.gov

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January 14, 2016

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5. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests further Policy II.B5e.

- C. Policy II.B5h: Higher density housing is most appropriate in the following situations:
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family

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housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- D. Policy II.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

- E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

- F. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

- H. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard.

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- I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area.

8. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.
- A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

B. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The request is consistent with Housing Policy 1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The request is consistent with Housing Policy 2.

9. The Subject is within the boundaries of the North I-25 Sector Development Plan.
- A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

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- B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request is consistent with Policy LUZ2.

- C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

- E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

- F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

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10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The proposed use will allow high density housing near employment, services and existing amenities. The proposed uses are not a threat to the surrounding area and will complement the existing development and the allowed development in the area.
 - B. The proposed use is allowed under one of the existing zones as part of a mixed use development. The proposed zone will allow the development of multifamily housing as a standalone use. The SU-1 zone adds an additional degree of scrutiny that ensures a quality development that is compatible and complimentary with the surrounding uses and architectural styles.
 - C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 2 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds that the request is not in significant conflict with adopted elements of the Comprehensive Plan, North Valley Area Plan and North I-25 SDP. The applicant cites:
Comprehensive Plan Policies
II.B.5. d, e; h, i, k, l; II.C8 and II.C8c, II.D4 and II.D4c and g, II.D5b and d, II.D6 and II.D.6a. Policy II.B5k does apply because the project is not on an arterial street and policy i does not apply because the project is not an employment use. Staff agrees with the inclusion of the rest of the policies.
North Valley Area Plan Housing Policy 1 and 2. Staff agrees that this policy is furthered and also cites goal 11.
The North I-25 Sector Development Plan Land Use Goal and Policies LUZ 2 and 3 and the Community Design Goals and Policies CD3, CD7, CD8 and CD10. Staff agrees that the request is consistent with these goals and policies and with the intent of the plan to discourage zone changes that are not consistent with the Land Use Districts.
 - D. The applicant states that proposed zone is justified due to changing demographic conditions in the form of both an aging population and younger population wanting flexible housing options. The applicant also states that the proposed use is more advantageous to the community as articulated in the applicable plans and policies.
The site is an appropriate location for the use because it will add housing options in close proximity to jobs and will provide an additional housing option that is currently under represented in the Albuquerque market.
 - E. The proposed use will not be injurious to the existing development. Multi-family housing in this location will be a compatible and complimentary use. The required landscape buffers help to protect the apartments from any new development. Additional the multifamily use provides a transition from the commercial/industrial development to the east and the park and single family development to the west.
 - F. The site has access to the full range of urban services and infrastructure. The applicant or future developers will be responsible for all future development costs.

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G. The applicant has justified the request by demonstrating that it furthers many goals and policies of applicable plans. The applicant has not stated that economics are the determining factor for this request.

H. The applicant has demonstrated that the request furthers many goals and policies of the applicable plans. The location is relevant to the request because the proposed zoning will allow the development of a new housing option in close proximity to jobs, services and transit.

I. The SU-1 zone is generally a justified spot zone. The applicant has justified the change by demonstrating compliance with applicable goals and policies.

J. The request would not constitute a strip zone. The subject site will not be developed as strip commercial development.

11. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS:

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

FINDINGS 15 EPC 40073 – Site Development Plan for Subdivision Amendment:

1. This is a request for an amendment to a Site Development for Subdivision for Tract 1 of the I-25 Corporate Center located on San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately 59 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision (09 EPC 40021) to remove a 9.9 acre tract from the plan and update the SPS new calculations for the site acreage, parking, access and land use tables.

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3. The amendment also includes the creation of a .69 acre landscaping tract, Tract 13, along San Mateo Boulevard
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- B. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The request furthers Policy II.B5e.

- C. Policy II.B5h: Higher density housing is most appropriate in the following situations:
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- D. Policy II.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

- E. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

- F. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- G. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

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- H. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request furthers Policy II.D.4 g

- I. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- J. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request furthers the Economic Development Goal.

7. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- C. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

D. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy 1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

8. The subject site is within the boundaries of the North I-25 Sector Development Plan.

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E. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests are consistent with the Land Use Goal.

F. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

G. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

H. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request further the Community Design goal.

I. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plans also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

J. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

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Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

9. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
10. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

CONDITIONS 15 EPC 40073:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A replat is required at DRB to create the proposed 9.9 tract and amend the existing tracts within the existing subdivision to include the .69 acre landscape tract. These tracts will be created by revising the existing bulk land plat consistent with this site plan as approved by the EPC.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS 15 EPC 40072:

1. This is a request for a Site Development Plan for Building Permit for a portion of Tract I of the I-25 Corporate Center located San Mateo Boulevard between Modesto Avenue and San Diego Avenue containing approximately and containing approximately 9.9 acres.

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2. The applicant proposes to develop a 224 unit apartment complex with associated amenities.
3. An amendment to a Site Development Plan for Subdivision (15 EPC 40073) and a Sector Plan Amendment /Zone Map Amendment (15 EPC 40071) are heard concurrently with this request.
4. The site is the location of the former Coronado Landfill. The trash has been removed from the subject site. The applicant will work with the Environmental Health Department to address any issues related to the remaining trash in the tract along San Mateo Boulevard. The developer proposes to landscape the tract along San Mateo Boulevard and is aware that a remediation plan is required.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The proposed zoning and associated Site Development Plan for Building Permit will allow development that is compatible with and complementary to the existing development in area. The proposed height is less than height allowed by underlying zone and the height overlay in the North I-25 Sector Development Plan (scenic resources). The proposed design will not route traffic into existing residential areas. The use adds a housing option to the area and may offer a flexible housing option for people working nearby. The requests further Policy II.B.5d.

- A. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services and infrastructure including water and sewer lines electrical service, roads and police and fire service. The proposed development is not adjacent to any existing neighborhoods. The requests furthers Policy II.B5e.

- B. Policy II.B5h: Higher density housing is most appropriate in the following situations:

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- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network (San Mateo Boulevard, Alameda Boulevard, I-25) There is an existing pattern of mixed use and density with single family housing, commercial, office and industrial use nearby. Additional the development could act as a buffer between the park and residential development to the west and the commercial /industrial development to the east. The request furthers Policy II.B5h.

- C. Policy II.B5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring central open space, amenities and articulated buildings on the site of a former landfill. The request further Policy II.B5l.

- D. II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The landscape plan contains a mix of native and low to medium water use plants that are appropriate for the area. The site plan shows clear pedestrian paths. The request furthers the goal and policy II.C.8.c.

- E. II.D.4 Transportation and Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The proposed use will allow the development of multi-family housing in proximity to trails and transit and employment centers. This may encourage residents to use alternate modes of transportation. The requests further the goal of II.D.4.

- F. Policy II.D.4 c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is adjacent to a transit line, although not a major or enhanced transit corridor, the proposed use will still add potential ridership in the area and the added

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housing will not destabilize the area because there is already a mix of uses in the area and is not adjacent to the single family neighborhoods. The request partially furthers Policy II.D.4 c.

- G. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed zoning will allow the development of a multi-family complex that will provide sidewalk connections throughout the subject site and connection the public sidewalk along Modesto Avenue and San Mateo Boulevard. The request furthers Policy II.D.4 g.

- H. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The proposed zoning and site plans will allow the development of new housing with an attractive design featuring open space, amenities and articulated building on the site of a former landfill. The requests further Policy II.D.5b.

- I. II.D.6 Economic Development, The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed project will provide short term economic development benefits through construction jobs and will provide a housing option near jobs services. The additional residents may support those services and provide an economic benefit to the area. The request further the Economic Development goal.

11. The subject site is within the boundaries the North Valley Area Plan. The request is consistent with following goals and policy.

- A. Goal 11 To locate commercial and industrial development within the I-25 corridor ...especially as an alternative to extensive lower valley commercial/ industrial development.

The proposed project puts the more intense development in the I-25 corridor away from the lower valley. The project location is consistent with the North Valley Area Plan. The requests are consistent with goal 11.

- B. Housing Policy

- 1) The City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

The proposed zoning will allow the development of quality rental housing, this may add an affordable option for persons who do not wish to purchase a house or who cannot purchase a house. The rental option gives people flexibility and does not tie them to a home if they need to move. The requests are consistent with Housing Policy1.

- 2) The County and City shall encourage mixed use development and redevelopment which incorporates housing.

The proposed use and development will provide housing in proximity to jobs and services. Although the development is not a mixed use project, the result will be similar to what is

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intended by the desire for a mixed use development. The requests are consistent with Housing Policy 2.

12. The subject site is within the boundaries of the North I-25 Sector Development Plan.

A. Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use and development adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The request is consistent with the Land Use Goal.

B. Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The request further Policy LUZ2.

C. Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

D. Community Design Plan

The Goal is to provide quality development and a quality cohesive visual environment throughout the Plan area for residents, businesses and visitors.

The request will allow development that is site planned controlled. This process allows provides an opportunity for input, ensures quality development and gives the community and surrounding property owners a clear picture of future development on the site. The request is consistent with the Community Design goal.

E. Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulations system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Internal circulation within the site includes sidewalks and landscaped areas to encourage walking, as well as existing and future commercial businesses and the existing bus stop located along San Mateo Boulevard. In addition to the landscaped parkways, the Site Plan also include proposed landscaping of the separate tracts along San Mateo Boulevard and Modesto Avenue. This is consistent with policies CD3 and CD7.

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F. Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

The proposed buildings are 3 stories in height with articulation in the form door windows and balconies; the roof lines are varied and add to the façade. The site provides walkways and landscaping elements that further the pedestrian experience.

The requests further Policies CD 8 and CD10.

13. The Wildflower Area NA (R), District 4 Coalition of NA's, North Valley Coalition were all notified of the request as were property owners within 100 feet of the site. Staff received letters of support from I-25 Studios, HB Construction, Trane U.S., Bosque Brewing and Presbyterian Healthcare. Staff has not received any comments from the recognized neighborhoods

FINDINGS 15 EPC 40072:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner and a representative from City Environmental Health to get an update regarding mitigation measures for the .69 acre landscaping tract.
4. Prior to issuance of a building permit the City Environmental Health Department will approve the mitigation plan for the remaining trash in the .69 acre landscape tract. No permit shall be issued if the plan does not address the concerns of Environmental Health.

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5. If required for the trash migration plan, the landscaping plan may be altered as long as the landscaping plan still complies with the zoning code and sector plan requirements.
6. All structures, devices or other equipment needed for trash migration shall be designed so as to be architecturally integrated into the site.
7. The signage shall comply with standards of the North I-25 Sector Development Plan.
8. The Ocotillo shown on the Landscape Plan sheet L1.30 shall be replaced with a similar xeric plant, shrub or tree.
9. The Site Development Plan shall be updated to add the sidewalk exhibit and updated the sidewalk/handicap parking details as presented at the hearing and as reviewed and approved by City Transportation.
10. A replat is required at DRB to create the proposed tract and amend the existing tracts within the existing subdivision.
11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 29, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning

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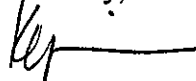
Code must be complied with, even after approval of the referenced application(s).

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

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc: North I-25 Corporate, c/o Titan Develop. Center, 6300 Riverside Plaza Lane SW, #200, ABQ, NM 87120
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Larry T. Caudill, Wildflower Area NA, 4915 Watercress NE, ABQ, NM 87113
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Tony Perry, Wildflower Area NA, 4909 Watercress NE, ABQ, NM 87113
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104
Michael Pridham, Dist. 4 Coalition, 6413 Northland Ave NE, ABQ, NM 87109
Robert Stetson, Dist. 4 Coalition, 7112-154 Pan American Freeway NE, ABQ, NM 87109
Sue Flint, 8516 Brook St NE, ABQ, NM 87113
Jotham Michnovicz, 10408 Cedar Spring Pl. NW, ABQ, NM 87114

February 6, 2016



City of Albuquerque
Environmental Health Department
PO Box 1293
Albuquerque, New Mexico 87103

Attn: Mr. Paul L. Olson, P.E.
P: (505) 768-2633
E: polson@cabq.gov

Re: Update to Current "List of Consultants Dealing with Landfill Gas Issues"

Dear Mr. Olson:

Terracon Consultants, Inc. (Terracon) is pleased to submit the attached resume for Dan Schneider, P.E (New Mexico Registration No. 21769) to the City of Albuquerque (COA) Environmental Health Department for the purpose of updating the current "List of Consultants Dealing with Landfill Gas Issues".

Mr. Schneider certifies that he has over 30 years of experience dealing with landfills and landfill gas issues and is able to meet the requirements of the *Interim Guidelines for Development within City Designated Landfill Buffer Zone*.

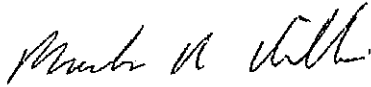
Previous client references include:

- Mr. Cameron Garcia: Phone: (970) 241-6846, Email: Cameron.Garcia@mesacounty.us
Mesa County
Mesa County Landfill
Grand Junction, Colorado
- Mr. Joe Hess: Phone: (303) 239-9011, Email: jhess@krwconsulting.com
Rooney Road Landfill Gas Collection System Design and Oversight
Rooney Road Landfill
Jefferson County, Colorado
- Mr. Darrell Schultz: (719) 383-3035
Otero County Landfill Design
Otero County
La Junta, Colorado


Terracon Consultants, Inc. 4905 Hawkins NE Albuquerque, New Mexico 87109
P (505) 797 4287 F (505) 797 4288 terracon.com

We appreciate the opportunity to provide this requested information. Please contact Mark Hillier at (505) 797-4287 if you have any questions regarding this information.

Sincerely,
Terracon Consultants, Inc.



Mark R. Hillier, P.G. (TX)
Office Manager

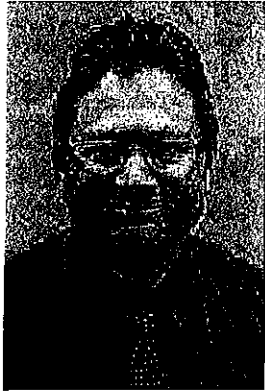


for Daniel F. Schneider, P.E., CHMM (NM)
Senior Environmental Program Manager
Principal

Attachments: Resume

DANIEL F. SCHNEIDER, P. E., C.H.M.M.

ENVIRONMENTAL PROGRAM MANAGER



PROFESSIONAL EXPERIENCE

Mr. Schneider is a registered professional engineer and certified hazardous materials manager with more than 34 years of experience in geotechnical, environmental and construction management engineering. He has worked in a wide range of technical and managerial roles including senior project manager, senior technical consultant, manager of engineering services, vice-president of engineering, area manager responsible for 55 employees, and president of a seven facility environmental remediation company. He is also a member of three Terracon nationwide technical review groups in the areas of site investigation, soil vapor assessment and site remediation.

Mr. Schneider currently is currently a Principal and the Environmental Department Manager for Terracon's Wheat Ridge, Colorado office, which provides a full range of environmental services across the transportation, oil and gas, power generation, NEPA telecom and government sectors. He has extensive experience in site assessment, investigation, and remediation aspects of environmental/construction projects in Colorado, Wyoming, New Mexico and Arizona. He has developed innovative remediation techniques that he presented at the 8th International Battelle Remediation Conference in 2012.

Mr. Schneider is also a member of Colorado Department of Public Health and Environment's Brownfields Tax Incentive Stakeholder's Group where he is assisting in developing language and criteria for a proposed tax incentive related to Voluntary Cleanup Program remediation. In addition, he is also a member of Colorado Department of Labor – Oil and Public Safety Brownfield's Redevelopment Stakeholder's Group where he is assisting the Petroleum Remediation Fund managers in establishing criteria for fund eligibility. He also served on the Colorado Brownfields Foundation Advisory Council for two years and has presented technical papers related to Brownfields development at two regional Brownfields conferences in Colorado.

Mr. Schneider also served as the Colorado Department of Labor and Employment – Oil and Public Safety program manager for Terracon's 3rd consecutive State Lead Contractor, which expired in 2011. During his tenure as Program Manager, Mr. Schneider had 16 ongoing OPS projects in various stages of assessment and remediation. He also served as OPS's emergency Response Contractor for a suspected release from an OPS-regulated facility.

Currently, Mr. Schneider is also Terracon's Program Manager for the City and County of Denver, City of Lakewood and Denver Urban Renewal Authority's Colfax Avenue Brownfield's Coalition Grant. Terracon is currently providing technical services for these entities on behalf of several developers. He is currently managing 11 active Voluntary Cleanup

Education

Doctor of Philosophy Program, GeoEnvironmental Engineering, University of Colorado at Boulder, 1992-1994

Master of Science, Civil Engineering, University of Colorado at Denver, 1992

Bachelor of Science, Civil Engineering (Geotechnical), University of Colorado at Denver, 1979

Registrations

Professional Engineer: Colorado, New Mexico

Certified Hazardous Materials Manager

Affiliations

Former Member Colorado Brownfields Foundation Advisory Board

Member CDPHE Redevelopment Tax Stakeholder's Group

Member Colorado Department of Labor – OPS Brownfields Redevelopment Stakeholder's Group

Work History

Terracon Consultants, Inc., Senior Associate, Senior Project Manager – Solid Waste and Remediation Engineering, 2010-Present

Engineering and Testing Consultants, Inc., President, 1983-2010

KRW Consulting, Inc., Senior Technical Consultant, 2001-2004

Incinerations Technologies, JV President, 1995

Chemical Waste Management, Inc., Senior Technical Consultant, 1991

Western Technologies Inc., Manager – Environmental Services Group, 1990-1991

Industrial Compliance, Inc., Senior Geotechnical Engineer Engineering Services Group, 1989 to 1990

Fox & Associates of Colorado, Inc., Vice President, Area Operations Manager, 1988 to 1989

Fox & Associates of Colorado, Inc., Division Manager, Project Manager Soils and Materials Lab Manager, 1976 to 1983

Daniel F. Schneider - Resume

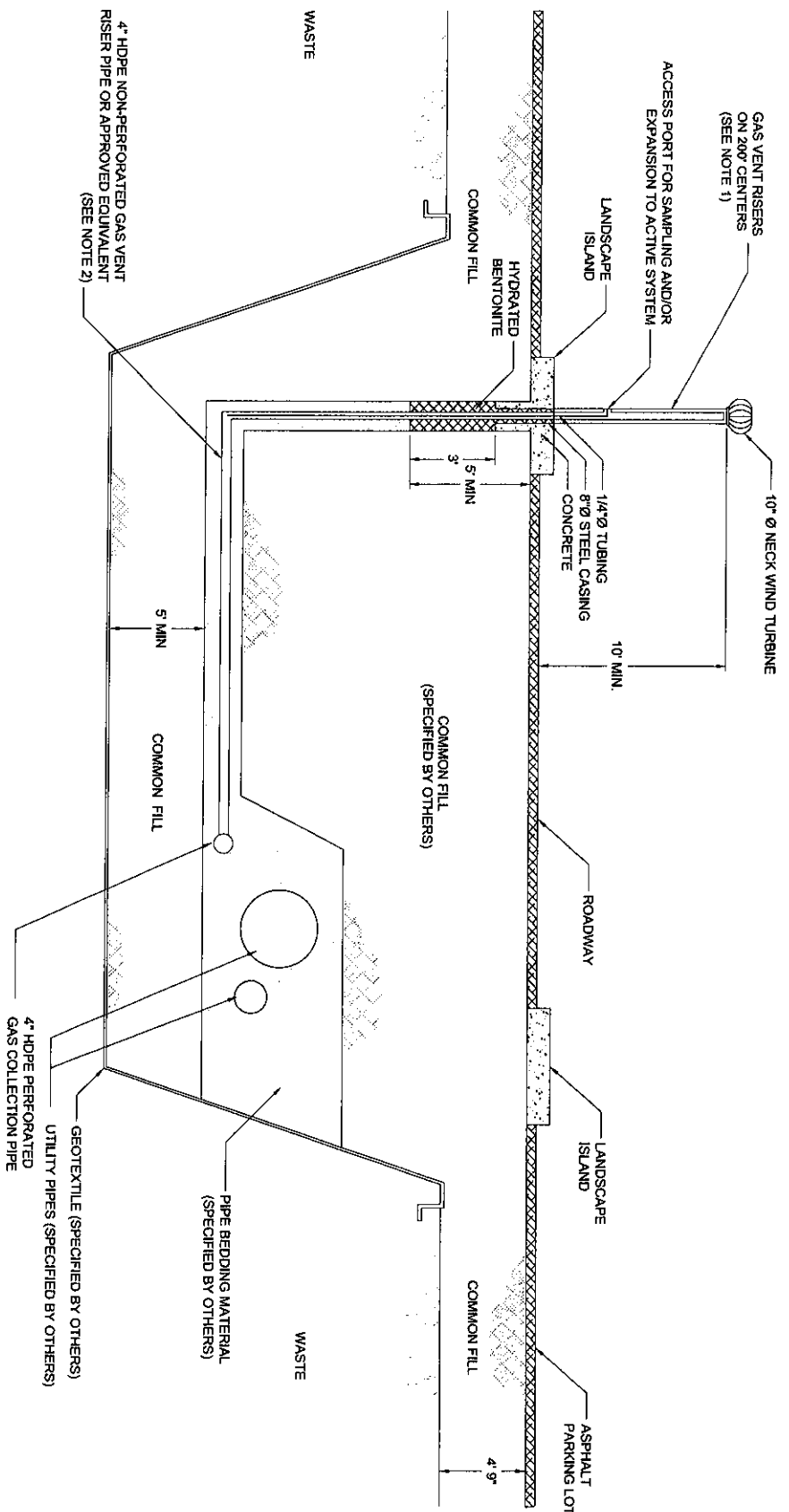
Program sites in the Denver metro area, including two which he designed construction dewatering systems to manage environmentally-impacted groundwater.

Mr. Schneider has worked on 11 "Superfund" (CERCLA) sites in Colorado and Wyoming including estimating and contract review for remedial construction on PCE treatment at Warren Air Force Base in Wyoming. Of the 11 CERCLA sites, Mr. Schneider worked for the Attorney General's Office in EPA Enforcement Actions on two Superfund sites (Protex Industries (Denver, CO) and California Gulch (Leadville, CO). On one of the sites, Mr. Schneider worked directly for the Federal Bureau of Investigation and Department of Justice in a property seizure and enforcement action.

Mr. Schneider served on the Colorado Department of Health's "RCRA Subtitle D Landfill Liner Subcommittee" to formulate language and performance criteria for Subtitle D landfills in Colorado. In addition, he has provided liner and cover technical reviews on several landfills throughout Colorado in addition to complete landfill permit applications. He also designed the landfill gas collection system for the closed Rooney Road Landfill located in Golden, Colorado. Responsibilities included preparation of bid documents, "engineer's estimate", contract modifications and bid evaluation and award processes. He also oversaw and provided construction management for all phases of construction.

Specific related project experience is available upon request in the following areas:

- Environmental economics of assessment, remediation and site development impacts
- Site Assessment and Investigation including use of various soil/groundwater sampling methods
- Corrective Action Plan Development (OPS, VCP, RCRA, NRC and TSCA)
- Remediation including excavation, landfarming, evapo-transpiration, biostimulation and bioaugmentation, in-situ chemical oxidation and in-situ chemical reduction
- Methane and vapor mitigation and extraction system design and construction oversight
- Waste characterization and management of environmentally-impacted soil and groundwater
- Construction dewatering design for environmentally-impacted and/or naturally occurring elementally-impacted groundwater
- Voluntary Cleanup Program Projects through Colorado Department of Public Health and Environment
- Brownfields Phase I and II site assessments
- CERCLA/RCRA project experience in Level B PPE
- Remote access drilling and sampling
- Solid waste siting, permitting, design and construction management
- Environmental forensics
- Emergency response and disaster-related environmental services
- Litigation support and expert witness consulting



- NOTES:
- 1) GAS VENT RISERS MAY BE LOCATED ON EITHER SIDE OF ROADWAY
 - 2) GAS VENT RISERS SHALL HAVE A MINIMUM 4" OF PIPE BEDDING MATERIAL PLACED ON ALL SIDES

TYPICAL UTILITY CORRIDOR
LFG VENTING DETAIL

No.	Revisions	Date	By
01			
02			
03			
04			

