



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

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Site Plan approval for a 158-unit multi-family development and lot split.		

APPLICATION INFORMATION		
Applicant: Titan Journal Center Land, LLC		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Lane NW		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 2A-2A-2B-1-A	Block:	Unit:
Subdivision/Addition: Journal Center	MRGCD Map No.:	UPC Code: 101706348044110201
Zone Atlas Page(s): D-17	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 6.4868 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 7800 Headline Blvd NE	Between: Jefferson Street NE	and: Lang Ave NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project #1005283 and PR-2020-003552		

Signature:	Date: 4/3/20
Printed Name: James K. Strozic, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

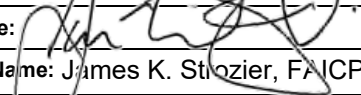
EXTENSION OF SITE PLAN – DRB

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan *(for amendments only)* (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required


FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: 4/3/20
Printed Name: James K. Stozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

March 24, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Journal Center Multi-Family Site Plan and Related Applications

Dear Ms. Wolfley:

The purpose of this letter is to authorize Consensus Planning, Bohannon Huston, and ORB Architecture to act as our agents for approval of a Site Plan – DRB, subdivision plat, and related applications for a multi-family development on the below referenced property.

Legal Description: Tract 2A-2A-2B-1-A, Journal Center, containing 6.4868 acres

Titan Journal Center Land, LLC is the owner of the property. Thank you for your consideration.

Sincerely,

TITAN JOURNAL CENTER LAND, LLC
a New Mexico limited liability company

By: Titan Journal Center Management, LLC,
a New Mexico limited liability company, its Manager

Manager: TITAN PROPERTY MANAGEMENT, LLC
a New Mexico limited liability company

By:


Kurt Browning, Manager



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 27, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-003552
Agent: Consensus Planning, Inc.
Applicant: Titan Journal Center Land, LLC
Legal Description: Tract 2A-2A-2B-1-A Journal Center
Zoning: MX-M
Acreage: 6.4868 acres
Zone Atlas Page(s): D-17-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Google Earth historic images

SITE VISIT: N/A

RECOMMENDATIONS:

Aerial photographs show the entire area has been bladed.
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

3/30/2020

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Titan Journal Center Land LLC DATE OF REQUEST: 11 / 1 / 19 ZONE ATLAS PAGE(S): D-17

CURRENT:

ZONING MX-M
PARCEL SIZE (AC/SQ. FT.) 6.48 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 2A-2A-2B-1-A BLOCK # _____
SUBDIVISION NAME Journal Center

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions


PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 158 dwelling units
BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE  DATE 11/1/19
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: If development expands a new TIS sheet will be required

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


TRAFFIC ENGINEER

11/1/19
DATE

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

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

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Journal Center Multi-Family

AGIS MAP # D-17

LEGAL DESCRIPTIONS: Tract 2A-2A-2B-1-A,
Journal Center

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on Approved 3/31/20 (date).


Applicant/Agent

3/31/20
Date

Renee Brissette
Hydrology Division Representative

Digitally signed by Renee Brissette
DN: cn=Renee Brissette, o=City of Albuquerque,
ou=Hydrology Section, email=rbrissette@cabq.gov, c=US
Date: 2020.03.31 09:48:00 -06'00'

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on Approved 3/17/20 (date). #200111


Applicant/Agent

3/25/20
Date

Chris Gustafson -- CG
ABCWUA Representative

03/25/2020
Date

PROJECT # PR-2020-003552
1005283



April 2, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Request for Approval of the Journal Center Lofts Site Plan – DRB

Dear Ms. Wolfley:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to request review and approval of a Site Plan – DRB and related Subdivision of Land – Minor on behalf of Titan Journal Center Land, LLC. The Applicant proposes to develop a 158-unit Multi-Family Residential Development on a portion Tract 2A-2A-2B-1-A, Journal Center located at 7800 Headline Boulevard NE (Figure 1).

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com



Figure 1: Site Location.

The site is zoned MX-M with a prior approval (Site Plan for Subdivision), which includes certain design standards and defined future tracts to be subdivided from the existing approximately 6.5-acre site. The accompanying Subdivision of Land application splits the existing tract into two tracts creating the parcel for the Site Plan – DRB. The plat is consistent with the Site Plan for Subdivision. The commercial portion of the Site Plan for Subdivision will be accomplished with future subdivision and site plan applications.

PRINCIPALS

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



The site is in the Journal Center area and is designated an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan. Jefferson Street, adjacent to the subject site is designated as a Multi-modal Corridor and future Premium Transit Corridor. Providing new multi-family residential in this location will bring new multi-family housing to a location with great access to many jobs.

The site is not within any overlay zones within the IDO. It is within the Journal Center Master Development Plan area and is being reviewed by the Journal Center Architectural Review Committee (ARC). Final ARC review and approval will be provided prior to final DRB approval.

The Site Plan is required to be reviewed by the DRB because it includes more than 50 dwelling units. In accordance with Integrated Development Ordinance Section 14-16-6(G)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):

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

The project has been designed in compliance with the IDO and the MX-M Development Standards except for where those standards are superseded by the Design Standards of the Site Plan for Subdivision. The Applicant has requested approval of a Parking Needs Study by the Planning Director allowing for the provided number of parking spaces. The height, setbacks, on-site open space, density, and floor area ratio all meet the specific requirements of the Site Plan for Subdivision.

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

The City's existing infrastructure and public improvements have adequate capacity to serve this project. This is an infill site surrounded by existing development. The Applicant has received approval of a Fire 1 plan, Water and Sewer Availability, and Grading and Drainage Plan. These approvals along with the rest of the Site Plan – DRB show that the proposed development can be served by the existing infrastructure and any burdens have been mitigated to the extent practicable.

6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The Applicant offered the required neighborhood meeting to the three affected neighborhood associations. Other than a request for a copy of the conceptual site plan, no meeting was requested. Due to the site's location within a major employment center with no other surrounding residential uses, the proposed development will have little impact to the surrounding area. The proposed use will complement nearby office and



employment uses along with other new commercial retail to create a more mixed-use environment.

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,

James K. Strozier, FAICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-334 Date: 11.18.19 Time: 1:00pm

Address: 7800 HEADLINE BLVD NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: WHITNEY PHELAN

Code Enforcement: CARL GARCIA

Fire Marshall: _____

Transportation: MOJGAN MAADANJAR

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

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

REQUEST: Site Plan - DRB
AA & Parking Study

SITE INFORMATION:

Zone: MX-M Size: 6.49 ACRES

Use: MULTI-FAMILY RESIDENTIAL Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

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

PROCESS:

Type of Action: Site Plan - DRB

Review and Approval Body: DRB Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-334 Date: 11.18.19 Time: 1:00pm

Address: 7800 HEADLINE BLVD NE

NOTES:

SITE PLANS: #1005283 #1004909

MULTI-FAMILY IS PERMISSIVE IN MX-M DEFINITION Pg 459

JOURNAL CENTER MASTER PLAN # IS ONLINE - ARC

Architectural Review Committee

- SITE PLAN DRB Pg 395 6-6(G) 75 ACRES > 50 DU

- Pg 4 1-10(A) PRIOR APPROVALS REMAIN VALID - USES + STANDARDS

- Review access change, administratively (amendment) prior to site plan approval

5-5(c)(5)(i) Parking Study Allowance Pg 238

Parking Table 5-5-1 Pg 229

From: [Quevedo, Vicente M.](#)
 To: [Michael Vos](#)
 Subject: Neighborhood Meeting Inquiry_7800 HEADLINE BLVD NE_DRB
 Date: Friday, November 1, 2019 12:41:46 PM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[D-17_Site.pdf](#)
[Neighborhood Meeting Inquiry_7800 HEADLINE BLVD NE_DRB.xlsx](#)

Michael,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE		Albuquerque	NM	87109	5053212719	5058721900
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, November 01, 2019 11:34 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
 Development Review Board

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

Contact Name
 Michael Vos
 Telephone Number
 5057649801
 Email Address
vos@consensusplanning.com
 Company Name
 Consensus Planning, Inc.
 Company Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102

Legal description of the subject site for this project:
 TR 2A-2A-2B-1-A PLAT OF TR 2A-2A-2B-1-A JOURNAL CENTER
 Physical address of subject site:
 7800 HEADLINE BLVD NE
 Subject site cross streets:
 Headline and Jefferson
 Other subject site identifiers:
 This site is located on the following zone atlas page:
 D-17

 This message has been analyzed by Deep Discovery Email Inspector.

Michael Vos

From: Michael Vos
Sent: Thursday, November 7, 2019 12:05 PM
To: newmexmba@aol.com; peggynorton@yahoo.com; dlreganabq@gmail.com; michael@drpridham.com; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier; Josh Rogers
Subject: IDO Pre-Application Neighborhood Notice
Attachments: D-17-Site.pdf

Tracking:	Recipient	Delivery
	newmexmba@aol.com	
	peggynorton@yahoo.com	
	dlreganabq@gmail.com	
	michael@drpridham.com	
	mwr505@hotmail.com	
	anvanews@aol.com	
	Jim Strozier	Delivered: 11/7/2019 12:05 PM
	Josh Rogers	

Dear Neighbors,

This email is notification that Consensus Planning is beginning preparation of an application for a Site Plan and Subdivision of Land (plat) to the Development Review Board (DRB), on behalf of Titan Journal Center Land, LLC. The subject site is legally described as Tract 2A-2A-2B-1-A, Journal Center and located at 7800 Headline Boulevard NE. It is zoned MX-M. The Applicant is proposing to subdivide the existing tract into 3 new parcels and constructing a 4-story multi-family residential development consisting of approximately 158 dwelling units on one of those new parcels. The proposed use is permissive under the MX-M zoning and a Site Development Plan for Subdivision for the site that was approved in 2017. The remaining two parcels will be reserved for future development.

As part of the IDO requirements, we are providing you an opportunity to discuss the project prior to submittal. Your Association(s) may request a meeting regarding this project by emailing cp@consensusplanning.com or by calling us at (505) 764-9801. Per the IDO, you have 15 days or until November 22, 2019 to request a meeting. Thank you.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

Michael Vos

From: Dan & Liz Regan <dlreganabq@gmail.com>
Sent: Thursday, November 7, 2019 4:34 PM
To: Michael Vos; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier; 'Josh Rogers'; 'Renz-Whitmore, Mikaela J.'; jwolfley@cabq.gov; 'Jim Griffee'; 'Peggy Neff'
Subject: RE: IDO Pre-Application Neighborhood Notice

Michael,

Thanks for all of this info. Muchly appreciated.

Dan R,

From: Michael Vos [mailto:Vos@consensusplanning.com]
Sent: Thursday, November 7, 2019 3:56 PM
To: Dan & Liz Regan <dlreganabq@gmail.com>; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier <cp@consensusplanning.com>; 'Josh Rogers' <jrogers@titan-development.com>; 'Renz-Whitmore, Mikaela J.' <mrenz-whitmore@cabq.gov>; jwolfley@cabq.gov; 'Jim Griffee' <jgriffee@noreste.org>; 'Peggy Neff' <peggyd333@yahoo.com>
Subject: RE: IDO Pre-Application Neighborhood Notice

Dan,
Thank you for the email. The new parcel that will contain the multi-family residential development is going to be approximately 3.9 acres. I have updated the zone atlas page with shading to show the approximate portion of the property that will be multi-family compared to the overall boundary of the tract that will be subdivided (see attached).

Also attached is the preliminary site layout showing the building footprint and proposed parking areas and access. We do not have any other sketches or designs at this time.

Please let me know if you have any additional questions, and I look forward to continued discussions as this project progresses.

Best,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

From: Dan & Liz Regan <dlreganabq@gmail.com>
Sent: Thursday, November 7, 2019 2:33 PM
To: Michael Vos <Vos@consensusplanning.com>; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier <cp@consensusplanning.com>; 'Josh Rogers' <jrogers@titan-development.com>; 'Renz-Whitmore, Mikaela J.' <mrenz-whitmore@cabq.gov>; jwolfley@cabq.gov; 'Jim Griffee' <jgriffee@noreste.org>; 'Peggy Neff' <peggyd333@yahoo.com>; Dan Regan <dlreganabq@gmail.com>
Subject: RE: IDO Pre-Application Neighborhood Notice

Mr. Vos,

Thank you for your notice.

It would be most helpful to all recipients of your email to be supplied with the following information, which I assume you have at your ready disposal:

- What will the size of the new parcel which will contain the multi-family residential development?
- Which portion of the zone map will be utilized for this project?
- The footprint of the projected building(s).
- Any sketches/designs for this project that exist at this time. It is understood that these captures are “in process” and not, in any way, to be taken as final anythings.

Having an opportunity to discuss the project prior to submittal without any of this information would be akin to being asked to partake in a job interview but ya don't know even know what the job is.

Thanks, in advance, for your assistance with this notice.

Dan Regan
District 4 Coalition
Zoning / Development Committee, Chair

From: Michael Vos [<mailto:Vos@consensusplanning.com>]
Sent: Thursday, November 7, 2019 12:05 PM
To: newmexmba@aol.com; peggy-norton@yahoo.com; dlreganabq@gmail.com; michael@drpridham.com; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier <cp@consensusplanning.com>; Josh Rogers <jrogers@titan-development.com>
Subject: IDO Pre-Application Neighborhood Notice

Dear Neighbors,

This email is notification that Consensus Planning is beginning preparation of an application for a Site Plan and Subdivision of Land (plat) to the Development Review Board (DRB), on behalf of Titan Journal Center Land, LLC. The subject site is legally described as Tract 2A-2A-2B-1-A, Journal Center and located at 7800 Headline Boulevard NE. It is zoned MX-M. The Applicant is proposing to subdivide the existing tract into 3 new parcels and constructing a 4-story multi-family residential development consisting of approximately 158 dwelling units on one of those new parcels. The proposed use is permissive under the MX-M zoning and a Site Development Plan for Subdivision for the site that was approved in 2017. The remaining two parcels will be reserved for future development.

As part of the IDO requirements, we are providing you an opportunity to discuss the project prior to submittal. Your Association(s) may request a meeting regarding this project by emailing cp@consensusplanning.com or by calling us at (505) 764-9801. Per the IDO, you have 15 days or until November 22, 2019 to request a meeting. Thank you.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael J. Van
(Applicant or Agent)

4/3/20
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: PR-2020-003552

From: [Office of Neighborhood Coordination](#)
To: [Michael Vos](#)
Cc: [Office of Neighborhood Coordination](#)
Subject: 7800 Headline Blvd NE Public Notice Inquiry
Date: Monday, March 30, 2020 1:48:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggnorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE		Albuquerque	NM	87109	5053212719	5058721900
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Sincerely,



Angelo D. Metzgar
 Office of Neighborhood Coordination Manager
 Council Services Department | Office of Neighborhood Coordination
 1 Civic Plaza NW, 9th Floor, Suite 9087 | Albuquerque, NM 87102
 Office: (505) 768-3105
 Email: ametzgar@cabq.gov
 Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Wednesday, March 25, 2020 1:51 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Michael Vos

Telephone Number
(505) 764-9801

Email Address
vos@consensusplanning.com

Company Name
Consensus Planning, Inc.

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Tract 2A-2A-2B-1-A, Journal Center containing 6.4868 acres

Physical address of subject site:

7800 Headline Blvd NE

Subject site cross streets:

Headline and Jefferson Street

Other subject site identifiers:

Northeasterly corner of the intersection that is vacant

This site is located on the following zone atlas page:

D-17

=====
This message has been analyzed by Deep Discovery Email Inspector.



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

April 3, 2020

Dear Neighbors:

This letter is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of Titan Journal Center Land, LLC to develop a 4-story multi-family residential development with 158 dwelling units at 7800 Headline Boulevard NE.

The subject site is legally described as Tract 2A-2A-2B-1-A, Journal Center and contains approximately 6.5 acres. The site is zoned MX-M (Mixed-use Medium Intensity) with a prior approval (Site Plan for Subdivision) that includes certain design standards in addition to those in the Integrated Development Ordinance (IDO). The site is also within the Journal Center Master Development Plan area and is being reviewed by the Journal Center Architectural Review Committee. The DRB will review the proposed site plan for conformance with the IDO, Site Plan for Subdivision standards, and Journal Center Master Development Plan.

The DRB meeting for this application will be held on April 29, 2020 starting at 9:00 AM. Due to the ongoing COVID-19 situation, this meeting will be a remote public meeting with participation from home using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting

<https://cabq.zoom.us/j/123586693?pwd=WkVtUHU3MXRoZlI4d1pQSHdweFJBQT09>

Meeting ID: 123 586 693

Password: 014012

One tap mobile

+16699006833,,123586693# US (San Jose)

+13462487799,,123586693# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 123 586 693

Find your local number: <https://cabq.zoom.us/u/adNS25J2CM>

PRINCIPALS

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



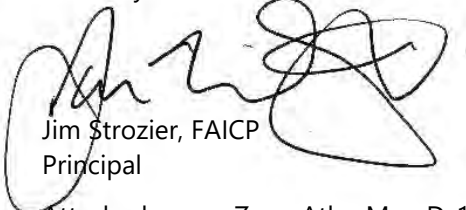
Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3910 or email devhelp@cabq.gov.

Sincerely,



Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map D-17
Site Plan and Building Elevations

PRINCIPALS

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

SITE LIGHTING LEGEND

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LF
□	P4	EATON - LUMARK PRV C25 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC, TWIN-HEAD AT 180° - POLE MOUNT AT +15' T.O.F.	(2) 96W LED 3000K	Absolute	0.88
□	253	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
□	S3	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
□	S3HS	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
□	254	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, TWIN-HEAD AT 180° - POLE MOUNT AT +15' T.O.F.	(2) 52W LED 3000K	Absolute	0.88
□	S5	EATON - LUMARK PRV C15 UNV T5 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC, POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
⊕	P13	LIGHTWAY INDUSTRIES PAPP-1R-LED U 37W 2 B99 ILL. BLACK FINISH.	LED PEDESTRIAN POST TOP LIGHT, FULLY CUTOFF, TYPE 3 OPTIC, +9' T.O.F.	37W LED 3000K	Absolute	0.90
—	CA	COLUMBIA LIGHTING LKEN 4.3D XW RBA E U. WHITE FINISH.	4 FT. LINEAR ENCLOSED AND GASKETED LED LIGHT.	18W LED 3000K	Absolute	0.95
□	W9	HUBBELL OUTDOOR LIGHTING LNC 9LU 3K 3 1. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE III. WALL MOUNT AT +9' B.O.F.	22W LED 3000K	Absolute	0.95
○	CY	ACUITY - GOTHAM ARCHITECTURAL LIGHTING EYVINC 30/015 AR MND USS MVOLT JBX DN WL DDBT.	4" WALL MOUNT LED CYLINDER LIGHT. WALL MOUNT AT +7' B.O.F.	7.2W LED 3000K	Absolute	0.95

LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE

DEVELOPMENT DATA

LOT AREA:
NET: 170,004 SF (3.903 acres)

ZONING:
CURRENT: MX-M
LAND USE: MULTI-FAMILY RESIDENTIAL

CONSTRUCTION TYPE:
MAIN BLDG: VA
CARRIAGE BLDGS: VB

AMENITIES:
POOL, SPA, FITNESS, RECREATION CLUB ROOM, RAMADAS, CABANAS, BBQ

SETBACKS:
REQUIRED: JEFFERSON AND HEADLINE BLDG. AT 40' FROM FACE OF CURB
INTERIOR SIDE (NORTH) BLDG 0'-0" FROM FACE OF CURB
INTERIOR REAR (EAST) BLDG 10'-0" FROM PROPERTY LINE

PROVIDED: FRONT (WEST) (HEADLINE): 30'-0"
SIDE (SOUTH) (JEFFERSON): 30'-0"
SIDE (NORTH): N/A
REAR (EAST): N/A

BLDG HEIGHT:
ALLOWED: STRUCTURE HEIGHT UP TO 28' FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28' HIGH SHALL FALL WITHIN 45-DEGREE ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MAIN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR, A STRUCTURE OVER 28' HIGH MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45-DEGREE PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60-DEGREE ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE.
PROPOSED: 51' MAX

GLAZING:
BETWEEN 20% AND 24% OF GLAZING PER FLOOR WILL BE PROVIDED AT THE MAIN BUILDING.

BUILDING AREAS:
MAIN BUILDING
Level L1: 42,579 SF
Level L2: 36,956 SF
Level L3: 42,579 SF
Level L4: 42,579 SF
TOTAL: 166,694 SF
CARRIAGE BUILDINGS
Level L1: 4,074 SF
Level L2: 4,074 SF
TOTAL: 8,148 SF

OPEN SPACE:
REQUIRED: 10% OF SITE AREA DESIGNATED AS COMMON OPEN SPACE. 170,004 x 0.10 = 17,000 SF REQUIRED
PROVIDED: PRIVATE BALCONIES 11,105 S.F. ON SITE 38,351 S.F. TOTAL PROVIDED 49,456 S.F.

PARKING:
REQUIRED: 1.5 SPACES PER UNIT 158 x 1.5 = 237 P.S.
PROVIDED: 1.36 SPACES PER UNIT - 158x1.36 = 214 P.S.*
GARAGE 15
SECURE CARPORT 142
SECURE OPEN 50
INSECURE OPEN 7
TOTAL PROVIDED 214*

F.A.R.:
ALLOWED: 2.00
PROVIDED: 1.03

UNIT MIX:
Studio 8
1 Bedroom 93
2 Bedroom 57
TOTAL UNITS 158

DENSITY:
ALLOWED: 75 D.U. / ACRE
PROPOSED: 40.48 D.U. / ACRE

ACCESSIBLE PARKING: (2% OF PARKING PROVIDED)
REQUIRED: 214 x 0.02 = 5 PS
PROVIDED: 6 PS (2 VAN ACCESSIBLE)

BICYCLE PARKING: (10% OF PARKING REQUIRED)
REQUIRED: 237 x 0.10 = 24 PS
PROVIDED: GARAGE 15 PS ON SITE RACKS 10 PS TOTAL PROVIDED 25 PS

TITAN JOURNAL CENTER
NEC JEFFERSON ST NE AND HEADLINE BLVD NE
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTES

- 8.5x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 1/A1.41.
- 11x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 8/A1.41.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE CURB RAMP, SEE DETAIL 5/A1.41.
- ACCESSIBLE DRIVEWAY CROSSING WITH PAINTED STRIPING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 7/A1.41.
- TRASH YARD WITH 6' TALL CMU WALL WITH STUCCO FINISH PAINTED TO MATCH BUILDING. 2 TRASH BINS AND 1 RECYCLE BIN. SEE DETAIL 21/A1.42.
- VEHICULAR SLIDING GATE, SEE DETAIL 15/A1.41.
- CALL BOX.
- EMERGENCY ONLY ACCESS SLIDING GATE.
- PEDESTRIAN GATE, SEE DETAIL 34/A1.43.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 11/A1.41.
- WROUGHT IRON FENCE OVER CMU RETAINING WALL WITH STUCCO FINISH. REFER TO CIVIL DRAWINGS FOR RETAINING CONDITIONS, SEE DETAIL 14/A1.41.
- 8' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 8/A1.41.
- 5' SIDEWALK, TYPICAL NEXT TO DRIVEWAYS.
- 4' SIDEWALK, TYPICAL AT INTERIOR SITE.
- EXISTING STREET SIDEWALK DETACHED FROM CURB TO REMAIN.
- NEW CURB CUT DRIVEWAY.
- POOL EQUIPMENT LOCATION.
- WROUGHT IRON POOL FENCE, SEE DETAIL 11/A1.41.
- GLASS POOL FENCE.
- POOL ENTRY GATE, SEE DETAIL 35/A1.43.
- GAS GRILLS.
- POOL LIFT, SEE DETAIL 36/A1.43.
- POOL CABANA.
- 35x35' SIGHT VISIBILITY. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL, (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW FIRE HYDRANT.
- MOUNTABLE CURB FOR EMERGENCY ACCESS.
- JOURNAL CENTER MONUMENT SIGN, SEE DETAIL 39/A1.43.
- PROJECT MONUMENT SIGN, SEE DETAIL 43/A1.43.
- BICYCLE PARKING RACKS, SEE DETAIL 27/A1.42.
- EXISTING FRONTAGE TREES TO REMAIN.
- REMOVE TREES AT NEW DRIVEWAY OR NEW PARKING ONLY.
- LANDSCAPE TO BE USED FOR PARKING SCREENING. REFER TO LANDSCAPE PLANS.

PROJECT NUMBER:
Application Number:

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

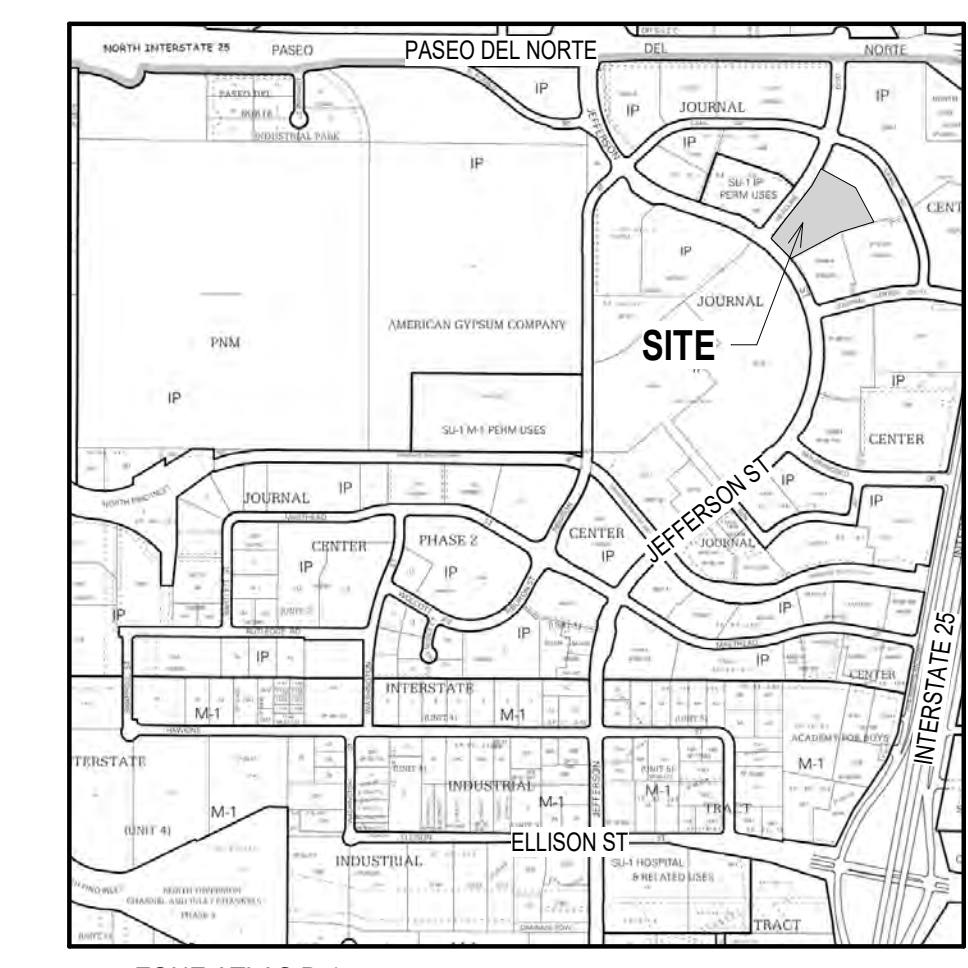
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

DRB SUBMITTAL
DATE: March 31, 2020 ORB #: 18-236

A1.10
SITE PLAN - DRB



SITE PLAN - DRB
SCALE: 1" = 30'-0"

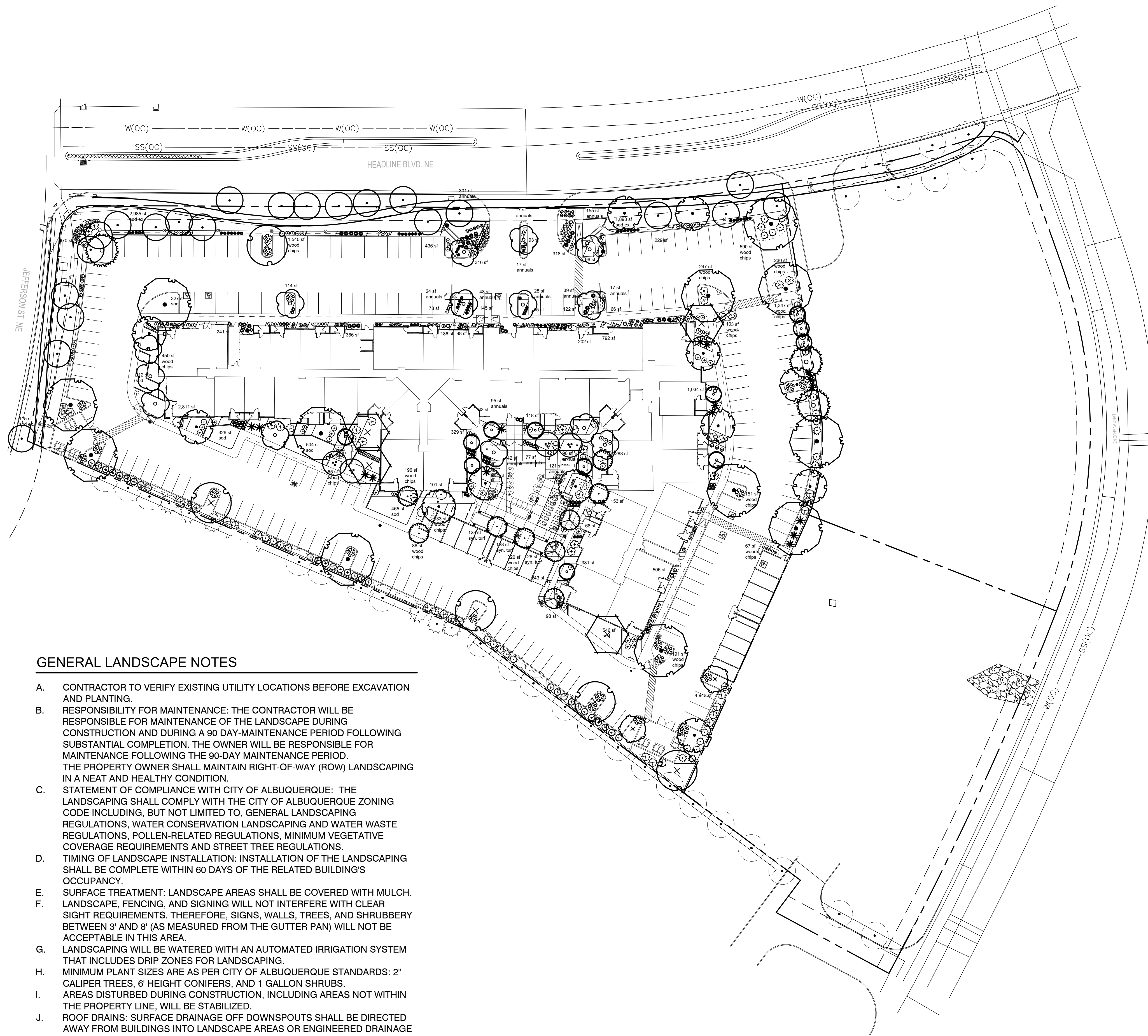


VICINITY MAP
NOT TO SCALE

C:\Users\jca\Documents\18236_2020_Journal Center_167661.rvt

LANDSCAPE CALCULATIONS

TOTAL AREA OF PROJECT	171,275 SF
LESS BUILDING	48,504 SF
NET LOT AREA	122,771 SF
REQUIRED LANDSCAPE AREA	
MINIMUM 15% OF NET LOT AREA	18,416 SF
ACTUAL LANDSCAPE AREA	33,797 SF
OUTDOOR SEATING AREAS, MAY COUNT TOWARD UP TO 1/3 OF LANDSCAPE AREA, PER 14-16-5-6(C)(3)(e) LANDSCAPE AREA REQUIREMENT EXCEEDED	
	3,715 SF
	19,096 SF
LANDSCAPE COVERAGE REQUIRED - 75%	
COVERAGE PROVIDED	29,269 SF
REQUIREMENT EXCEEDED	3,921 SF
MULCHES (NON GRAVEL MULCH MIN. 25% OF TOTAL)	
GRAVEL AND CRUSHER FINES MULCH (72%)	17,746 SF
WOOD CHIP MULCH AND ANNUALS (28%)	6,783 SF
TOTAL MULCHES	24,529 SF
SOD ALLOWED (10% OF REQUIRED LANDSCAPE AREA)	
NEW SOD ACTUAL	2,535 SF
UNDER MINIMUM ALLOWED	2,480 SF
	55 SF
REQUIRED 25% COVERAGE BY GROUND-LEVEL PLANTS	
ACTUAL COVERAGE BY GROUND-LEVEL PLANTS	7,317 SF
REQUIREMENT EXCEEDED	7,336 SF
	19 SF
BICYCLE PARKING	
(10% OF REQ. PARKING) REQUIRED	15
PROVIDED	15



GENERAL LANDSCAPE NOTES

- A. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- B. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD. THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION.
- C. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, MINIMUM VEGETATIVE COVERAGE REQUIREMENTS AND STREET TREE REGULATIONS.
- D. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- E. SURFACE TREATMENT: LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. LANDSCAPE, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- G. LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES DRIP ZONES FOR LANDSCAPING.
- H. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- I. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- J. ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEMS. REFER TO CIVIL.
- K. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- L. NEW PLANTINGS DO NOT EXCEED THE 10% LIMIT FOR HIGH WATER BURN.
- M. ORGANIC BARK MULCH IS PROVIDED AT EACH TREE FROM ROOT BALL EXTENDING OUT TO DRIPLINE PER CITY OF ALBUQUERQUE IDO 14-16-5-6(C)(5)(b)
- N. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL 1/2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
- O. PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

Broadstone Journal Center - Trees

24-Mar-20

Headliner Blvd. NE

DBH	# of trees credited per or	# of ex. trees	Total trees credited	LF
< 4 in.	1	1	1	505
4 in. - 8 in.	2	0	0	
8 in. - 12.9 in.	3	4	12	
13 in. - 24.9 in.	3	12	36	
> 25 in.	8	0	0	
Total Trees Credited			49	
Required STREET TREES (1 per 25 LF)			21	
Available for Dwelling Unit Trees per 14-16-4-3(B)(7)			28	

Jefferson St. NE

DBH	# of trees credited per or	# of trees	Total trees credited	LF
< 4 in.	1	0	0	164
4 in. - 8 in.	2	0	0	
8 in. - 12.9 in.	3	0	0	
13 in. - 24.9 in.	6	2	12	
> 25 in.	8	2	16	
Total Trees Credited			28	
Required STREET TREES (1 per 25 LF)			7	
Available for Dwelling Unit Trees per 14-16-4-3(B)(7)			21	

Dwelling Unit Trees

total Dwelling Unit Trees Required (1 for each 1st/2nd floor DU) per 14-16-4-3(B)(7), somewhere on lot	75
Total Dwelling Unit Trees Credited from existing trees	49
New Dwelling Unit Trees Provided	55
Total Dwelling Unit Trees Credited and Provided	104

Parking Lot Trees

Parking Lot Trees Required (1/10 parking spaces)	20
198 parking spaces provided (+ 16 covered spaces) Provided	22

TREE SUMMARY	
Total Street Trees Credited	28
Total Parking Lot Trees Provided	22
Total Dwelling Unit Trees Credited (49) + Provided (55)	104
Total Trees New Trees Provided	77
Total Trees Credited	77
Total Trees Provided and Credited	154

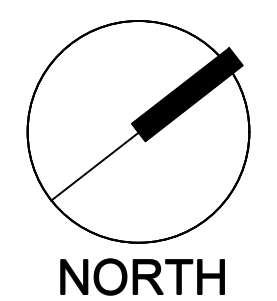
TITAN JOURNAL CENTER

NEC JEFFERSON ST NE AND HEADLINE BLVD NE
ALBUQUERQUE, NEW MEXICO

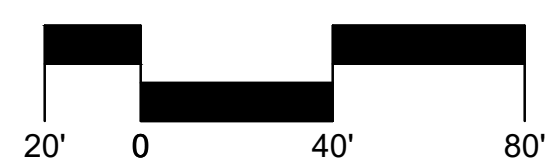


WorldHQ@ORBArch.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**



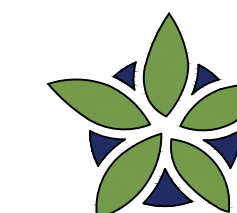
Scale: 1.0" = 40.0'



DATE: MARCH 25, 2020 ORB # 18-236

LP-00

OVERALL
LANDSCAPE PLAN



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

FOR PLANT PALETTE AND REFERENCE NOTE SCHEDULE,
SEE SHEETS LP-01 AND LP-02



WEST ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"

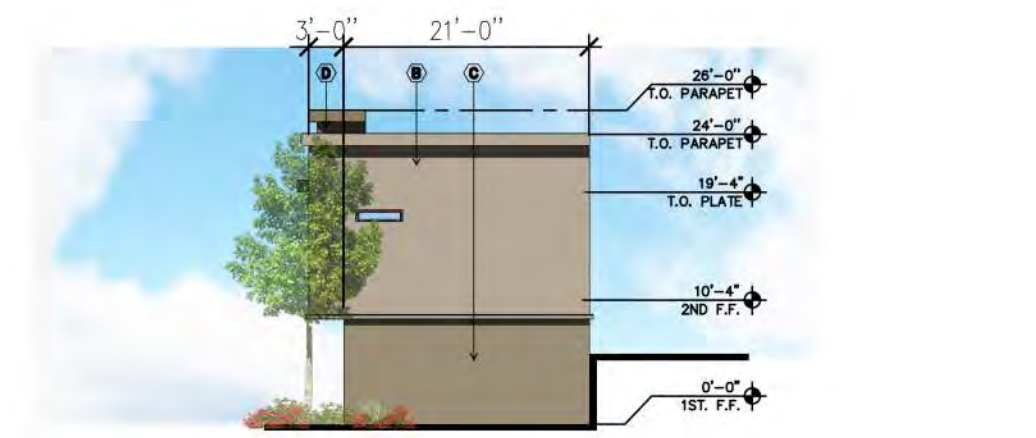
MATERIAL/COLOR KEY NOTES:

- (A) LIGHT BEIGE STUCCO
- (B) MEDIUM BEIGE STUCCO
- (C) LIGHT BROWN STUCCO
- (D) DARK BROWN STUCCO
- (E) LIGHT RED STUCCO
- (F) MEDIUM GREEN STUCCO
- (G) STONE VENEER
- (H) RAILINGS COLOR MEDIUM GREEN
- (I) ALUMINUM FRAME WINDOWS DARK BRONZE
- (J) METAL ROOF MEDIUM GREEN
- (K) GARAGE DOORS DARK BROWN

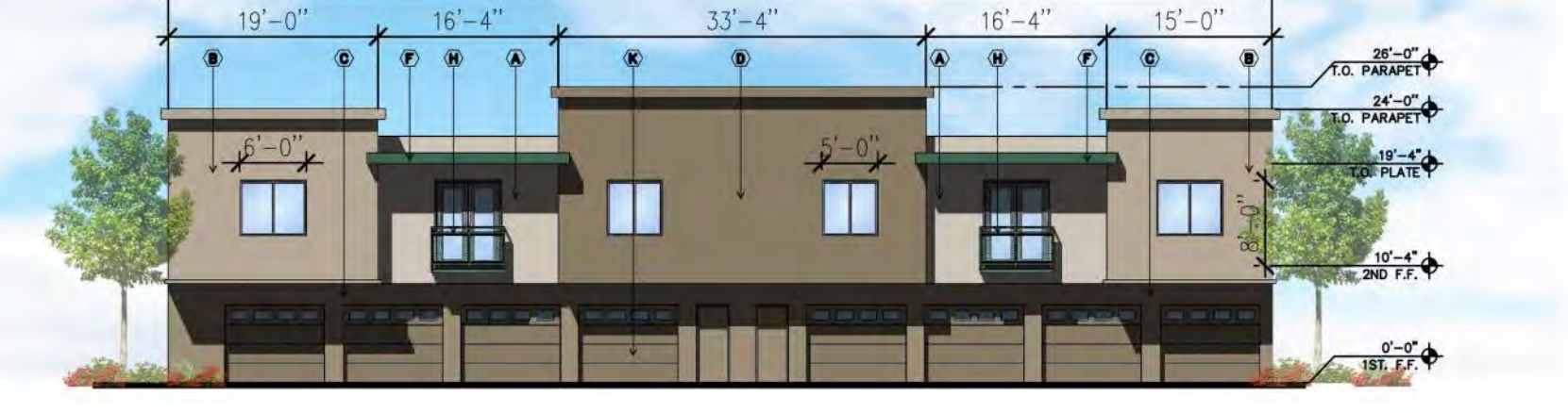
TITAN JOURNAL CENTER
 NEC JEFFERSON ST NE AND HEADLINE BLVD NE
 ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



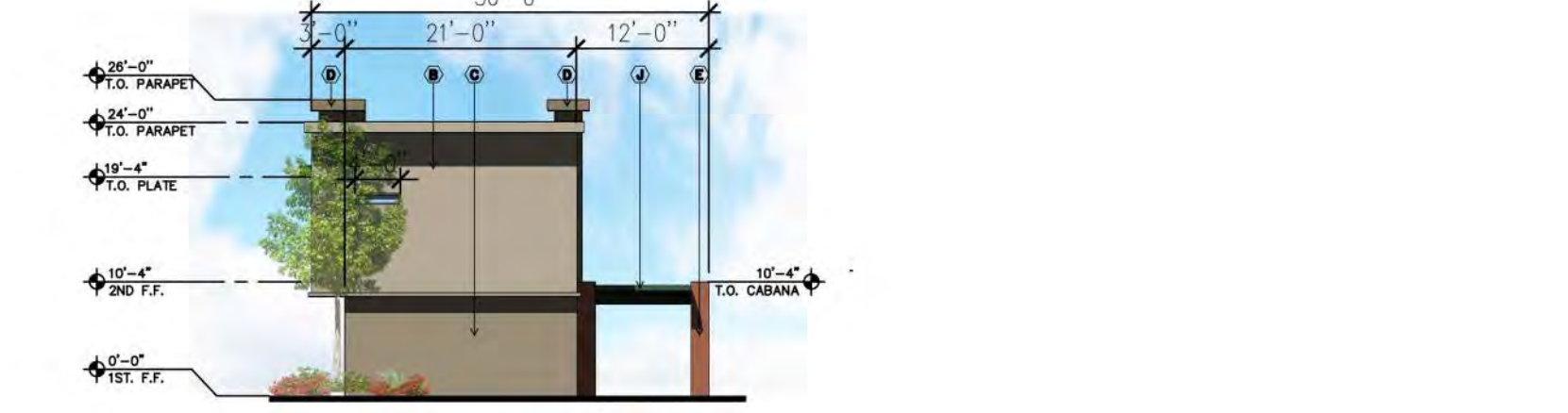
EAST ELEVATION
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 SCALE: 1/16" = 1'-0"



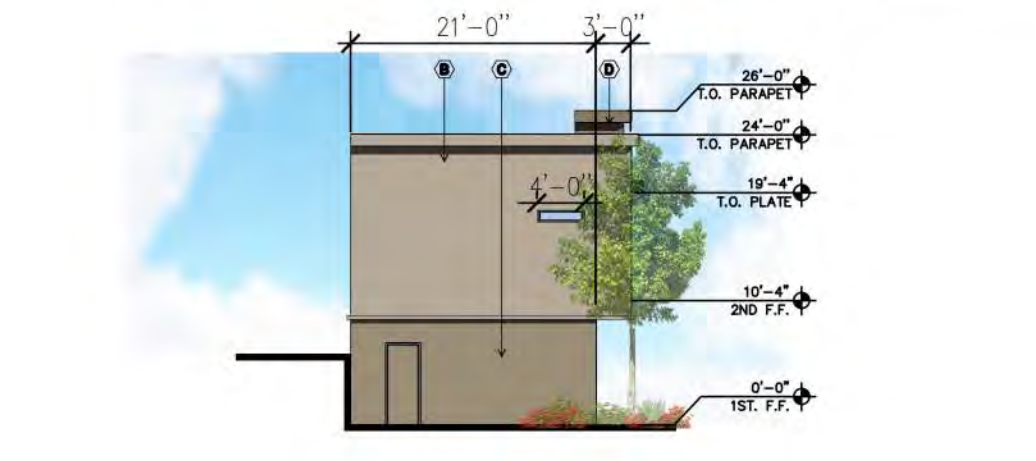
SOUTH ELEVATION
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 SCALE: 1/16" = 1'-0"



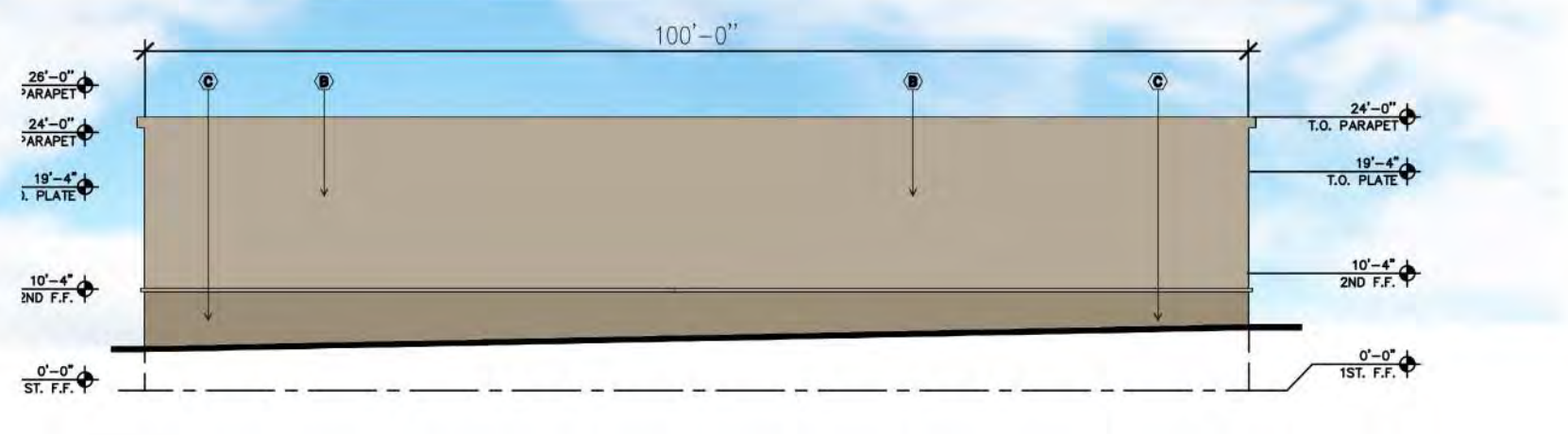
SOUTH ELEVATION
 POOL
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



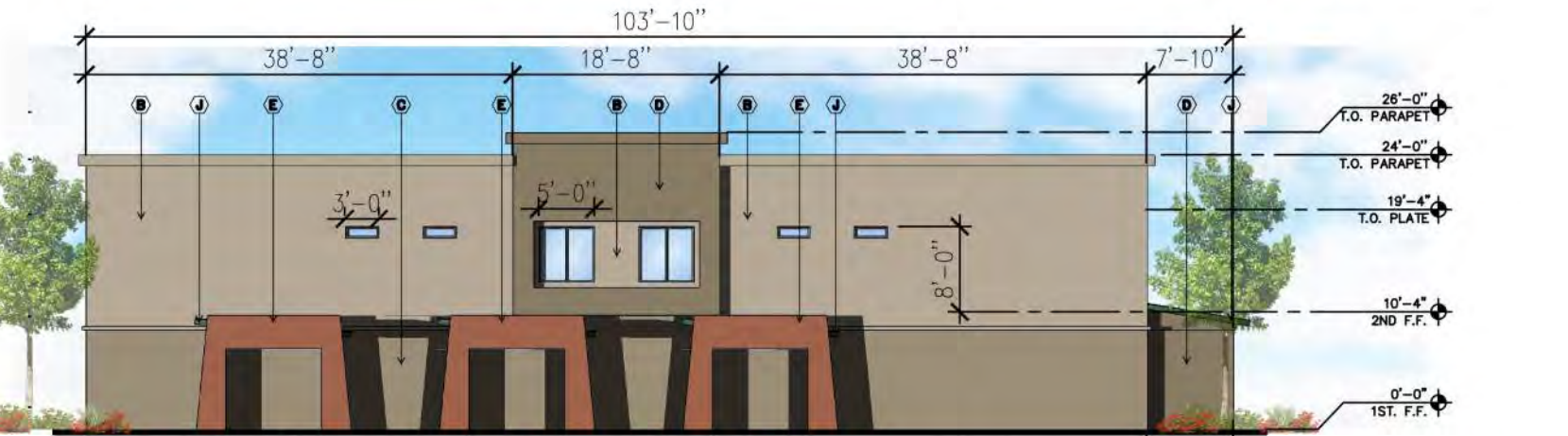
EAST ELEVATION
 POOL
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 SCALE: 1/16" = 1'-0"



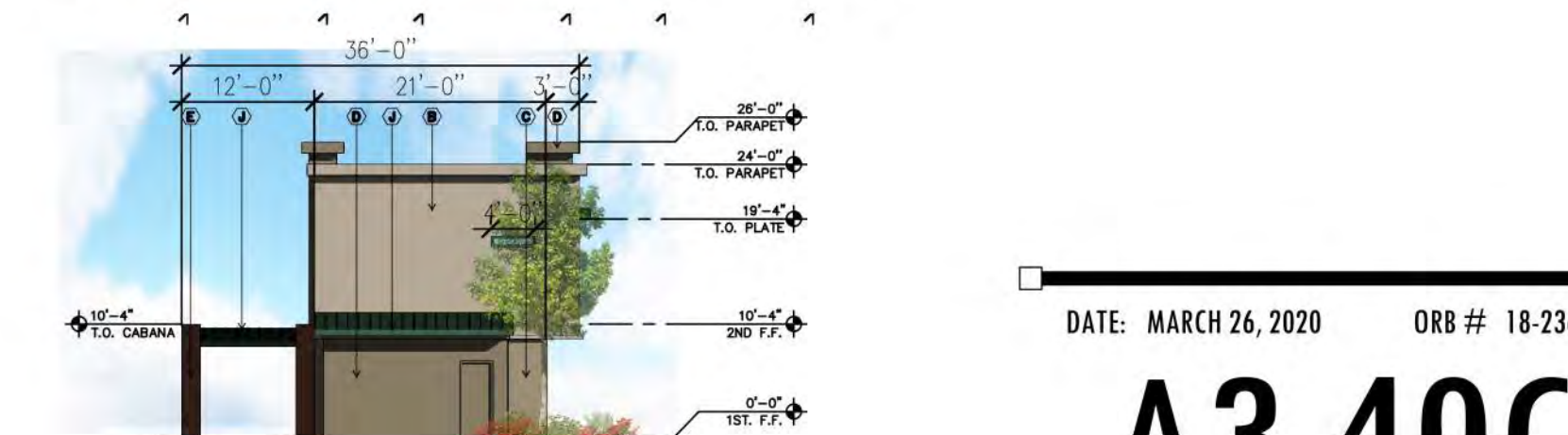
WEST ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION
 POOL
 0' 16' 32'
 SCALE: 1/16" = 1'-0"



WEST ELEVATION
 POOL
 0' 16' 32'
 SCALE: 1/16" = 1'-0"

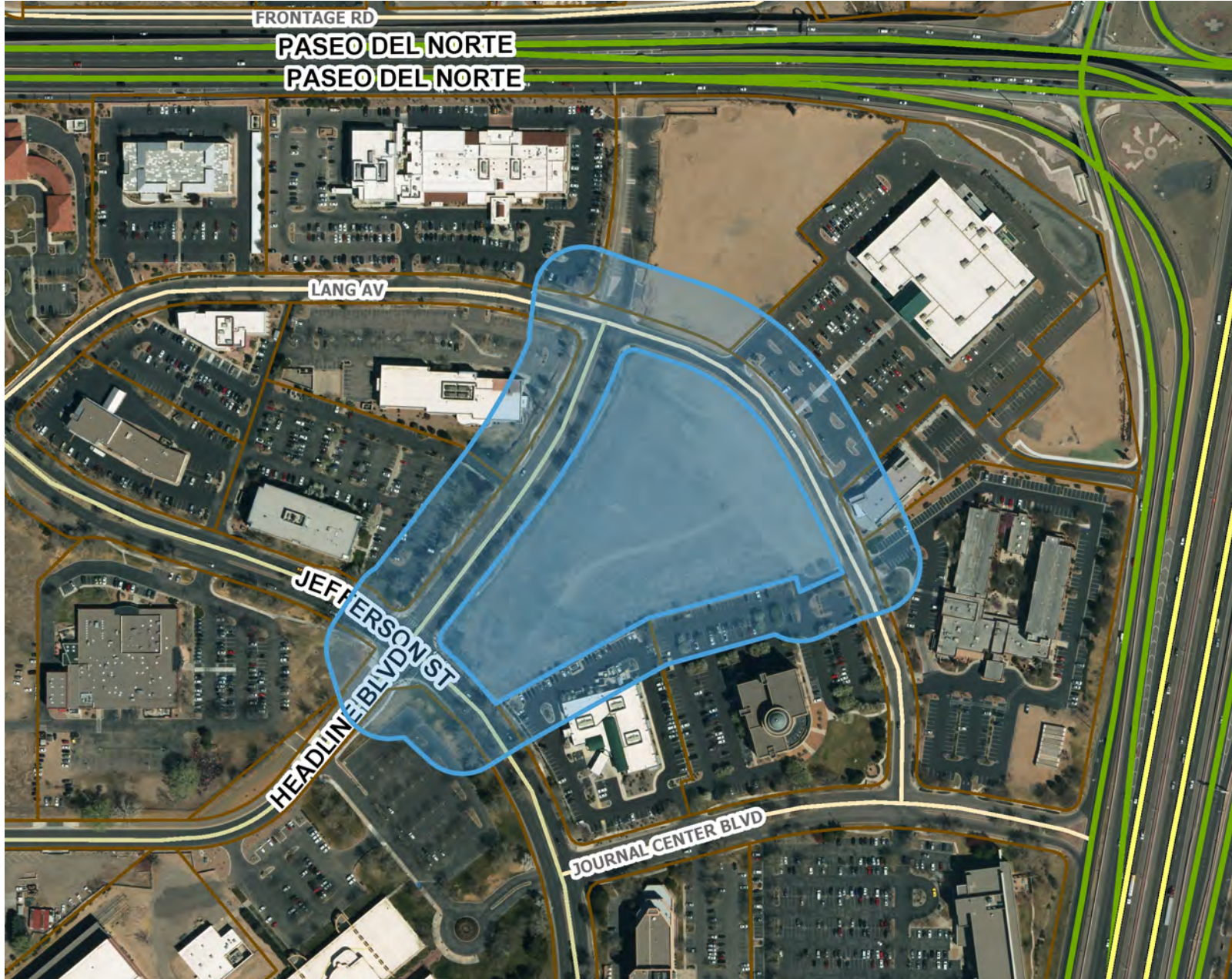
DATE: MARCH 26, 2020 ORB # 18-236

A3.40C

BUILDING ELEVATIONS



Property Owner Buffer Map

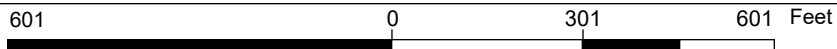


Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
 - Other Streets
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

100-foot buffer non including Jefferson, Headline, or Lang rights-of-way.
Prepared by Consensus Planning 4/2/20.



WGS_1984_Web_Mercator_Auxiliary_Sphere
4/2/2020 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ASHCRAFT REAL ESTATE &
DEVELOPMENT CORP
1700 LOUISIANA BLVD NE SUITE 220
ALBUQUERQUE NM 87110-7015

COTTONWOOD CLASSICAL
FOUNDATION INC
7801 JEFFERSON ST NE
ALBUQUERQUE NM 87109

FIFTY FIFTY-ONE LLC
5051 JOURNAL CENTER BLVD NE
ALBUQUERQUE NM 87109-5903

JOURNAL PUBLISHING CO ETAL
PO DRAWER J
ALBUQUERQUE NM 87103

NEW MEXICO CANCER CENTER LLC
4901 LANG AVE NE
ALBUQUERQUE NM 87109

SWGA PROPERTIES LLC
7788 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4342

TITAN JOURNAL CENTER HOTEL LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120-2617

TITAN JOURNAL CENTER INVESTORS
LLC & TITAN JOURNAL CENTER LAND
LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200

TITAN JOURNAL CENTER LAND LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

WILBRO LLC C/O MURRAY L BROTT THE
BROTT COMPANY
5 ALTAZANO DR
SANTA FE NM 87505

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104

Peggy Norton
North Valley Coalition
PO Box 70232
Albuquerque, NM 87197

Michael Pridham
District 4 Coalition
6413 Northland Avenue NE
Albuquerque, NM 87109

Daniel Regan
District 4 Coalition
4109 Chama Street NE
Albuquerque, NM 87109

Mark Rupert
Alameda North Valley Association
909 Tijeras Avenue NW #214
Albuquerque, NM 87102

Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113

April 3, 2020

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Meeting on Wednesday, April 29, 2020 at 9:00 a.m.**, to consider the following item. **Due to the ongoing COVID-19 situation, this will be a remote public meeting via the software Zoom. You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:**

Join Zoom Meeting

<https://cabq.zoom.us/j/123586693?pwd=WkVtUHU3MXRoZlI4d1pQSHdweFJBQT09>

Meeting ID: 123 586 693

Password: 014012

One tap mobile

+16699006833,,123586693# US (San Jose)

+13462487799,,123586693# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 123 586 693

Find your local number: <https://cabq.zoom.us/u/adNS25J2CM>

DRB RULES OF PROCEDURE

A copy of the DRB Rules of Procedure and more information about the remote meeting procedure is on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board>.

The DRB agenda will be posted on the City website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> by Friday, April 24, 2020.

REQUEST

Consensus Planning, agent for Titan Journal Center Land, LLC, requests approval of a Site Plan - DRB for Tract 2A-2A-2B-1-A, Journal Center, zoned MX-M (Mixed-use Medium Intensity). The site is located at 7800 Headline Boulevard NE between Jefferson Street NE and Lang Avenue NE and contains approximately 6.5 acres. The request is for approval of a Site Plan for a 4-story multi-family residential development with 158 dwelling units.

If you have questions or need additional information regarding this request contact DRB Senior Planner, Jacobo Martinez at (505) 924-3910 or jacobomartinez@cabq.gov.

Sincerely,

Consensus Planning, Inc.

87102

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104

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North Valley Coalition
PO Box 70232
Albuquerque, NM 87197

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Alameda North Valley Association
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District 4 Coalition
6413 Northland Avenue NE
Albuquerque, NM 87109



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Steve Wentworth
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113



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ALBUQUERQUE NM 87109-5903

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7788 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4342

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TITAN JOURNAL CENTER HOTEL LLC
6300 RIVERSIDE PLAZA LN NW SUITE
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ALBUQUERQUE NM 87120-2617

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0002118651 APR 03 2020
MAILED FROM ZIP CODE 87102

Michael Vos

From: Michael Vos
Sent: Friday, April 3, 2020 11:39 AM
To: newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; Dan & Liz Regan; mwr505@hotmail.com; anvanews@aol.com
Cc: Jim Strozier; Josh Rogers
Subject: Public Notice for Site Plan - DRB Application at 7800 Headline Blvd NE
Attachments: D-17-Site-Update.pdf; Color Elevations.pdf; Site Plan.pdf

Dear Neighbors:

This email is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of Titan Journal Center Land, LLC to develop a 4-story multi-family residential development with 158 dwelling units at 7800 Headline Boulevard NE.

The subject site is legally described as Tract 2A-2A-2B-1-A, Journal Center and contains approximately 6.5 acres. The site is zoned MX-M (Mixed-use Medium Intensity) with a prior approval (Site Plan for Subdivision) that includes certain design standards in addition to those in the Integrated Development Ordinance (IDO). The site is also within the Journal Center Master Development Plan area and is being reviewed by the Journal Center Architectural Review Committee. The DRB will review the proposed site plan for conformance with the IDO, Site Plan for Subdivision standards, and Journal Center Master Development Plan.

The DRB meeting for this application will be held on April 29, 2020 starting at 9:00 AM. Due to the ongoing COVID-19 situation, this meeting will be a remote public meeting with participation from home using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting

<https://cabq.zoom.us/j/123586693?pwd=WkVtUHU3MXRoZlI4d1pQSHdweFJBQT09>

Meeting ID: 123 586 693

Password: 014012

One tap mobile

+16699006833,,123586693# US (San Jose)

+13462487799,,123586693# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 123 586 693

Find your local number: <https://cabq.zoom.us/j/98012345678>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3910 or email devhelp@cabq.gov.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

SITE PLAN CHECKLIST

Project #: PR-2020-003552 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - N/A 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO