



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

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

APPLICATION INFORMATION

Applicant: Electrify America, LLC.		Phone: +1(571) 519.1781
Address: 2003 Edmund Halley Drive		Email: paige.reichel@electrifyamerica.com
City: Reston	State: VA	Zip: 20191
Professional/Agent (if any): Madeleine Reinke (Kimley Horn)		Phone: 720 -464 - 1878
Address: 6200 South Syracuse Way		Email: madeleine.reinke@kimley-horn.com
City: Denver	State: CO	Zip: 80111
Proprietary Interest in Site:	List <u>all</u> owners: ABQ Uptown, LLC Simon Property Tax Dept	

BRIEF DESCRIPTION OF REQUEST

This is a proposed Minor Administrative Amendment to the existing Site Plan for the Simon ABQ Uptown Outlets located at 2200 Louisiana Blvd NE, Albuquerque, NM. Electrify America is proposing 6 EV chargers with associated electrical equipment.

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

Lot or Tract No.: TRACT A-1 OF ABQ UPTOWN SITE	Block: N/A	Unit: N/A
Subdivision/Addition: ALBURQUERQUE UPTOWN SITE	MRGCD Map No.: N/A	UPC Code: 101905905506030134
Zone Atlas Page(s): H19	Existing Zoning: MX-H	Proposed Zoning: C-1
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (acres): 17.67

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2200 Louisiana Blvd. NE	Between: East of Louisiana Blvd. NE, West of Uptown Loop NE Road	and: South of Arvada Ave NE, North of Indian School Road NE
--	--	---

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

Signature:	Date: 06/19/2023
Printed Name: Madeleine Reinke	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

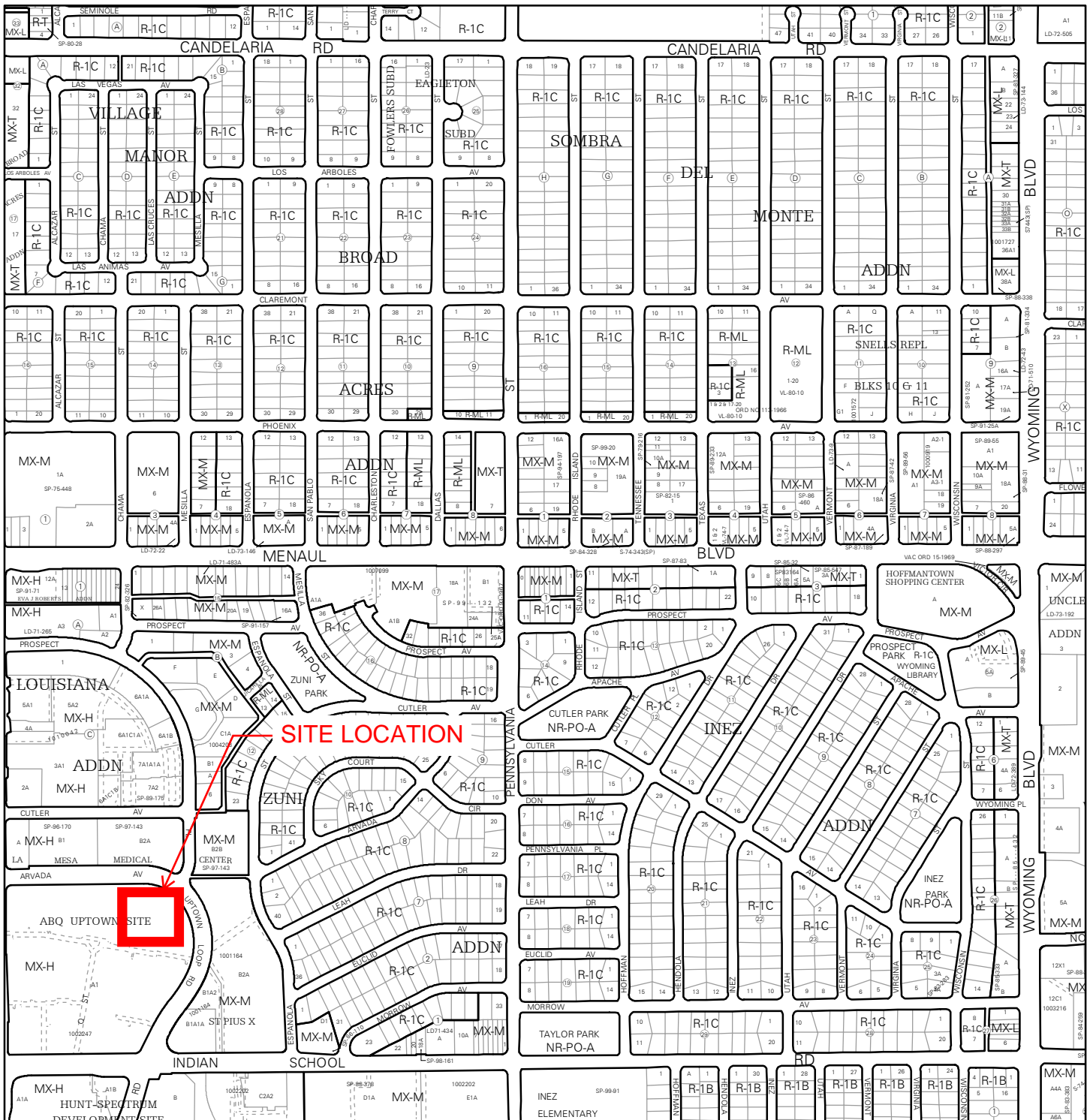
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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

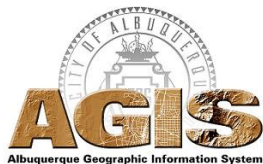
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

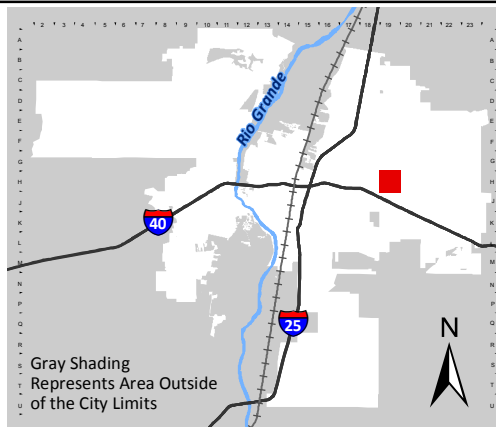


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-19-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

LETTER OF AUTHORIZATION

APPLICATION FOR DEVELOPMENT/CONSTRUCTION PERMITS

ABQ Uptown, LLC, a Delaware limited liability company, owner of the below described property ("Owner"), does hereby authorize Electrify America, LLC ("Electrify America"), and its employees, agents and contractors, for a period of ninety (90) days following the date of this Letter of Authorization, for the sole purpose of filing and completing any forms or applications for land use and permitting processes that are necessary to ensure its ability to use the leased property for the purpose of constructing a charging facility for electric vehicles, including charging posts and related equipment on the property as required for the electric vehicle charging facility.

We understand that any such application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by Electrify America only of conditions related to Electrify America's equipment installation, provided that any such conditions of approval or modification will be the sole responsibility of Electrify America.

The above authorization does not permit Electrify America to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to Electrify America's installation of an electric vehicle charging facility without the prior written approval of Owner.

Electrify America will be responsible for all costs, fees and expenses incurred in securing any required approvals and satisfying any conditions thereto.

Electrify America Site Name: ABQ Uptown

Property Located at: 2240 Q Street NE, Albuquerque, NM 87110

ABQ Uptown, LLC, a Delaware limited liability company

By: 

Title: General Manager

Date: 1/25/23

Letter of Owner Authorization

Application for the Development/Construction Permits

The undersigned, Electrify America, owner/representative of the property described below, does hereby authorize Kimley-Horn and their employees, agents and contractors, for the purpose of filing and completing any forms or applications for land use and the permitting processes that are necessary to ensure its ability to use the property leased by Electrify America for the purpose of constructing a charging facility for electric vehicles, including charging posts and related equipment on the property as required for the electric vehicle charging facility. I understand that the application may be modified or approved with conditions and that those conditions or modifications must be completed prior to the issuance of any construction permits. Electrify America, and the contractor, will be responsible for all fees incurred in securing any required approvals.

Electrify America Site Name: NM240032 - Simon ABQ Uptown (Albuquerque, NM)

Property Located at: 2200 Louisiana Blvd NE, Albuquerque, NM

Signature and Title of Owner:

Owner's name (print): Paige Reichel

Signature: Paige Reichel

Date: 12/1/22



Justification Letter

To: City of Albuquerque

From: Madeleine Reinke
Kimley-Horn and Associates, Inc.

Date: 06/27/2023

Subject: Electric Vehicle Charging Improvements – Request for Minor Administrative Amendment

Electrify America is looking to implement 6 new DC Fast Charging Stations for electric vehicles at the existing parking lot located at 2200 Louisiana Blvd NE, Albuquerque, NM 87110. The site is zoned Commercial and consists of a fully developed parking lot.

The proposed EV charging spaces have fast charging capability and will be open to the public to provide a place for local citizens and visitors to charge their electric vehicles. This is a service that most municipalities are looking to implement more of as the number of electric vehicles on the road continues to grow each day.

The private improvement scope of work at this location includes transitioning seven (7) existing parking stalls into six (6) EV charging stalls. Additionally, electrical powering equipment required to support the charging units will be implemented nearby which will require the removal of two (2) spaces from the existing parking lot.

This Minor Administrative Amendment will meet the following requirements:

6-4(Y)(2) Minor Amendments

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and Part 14-16-6: Administration and Enforcement 6-4(Y): Amendments of Approvals 6-4: General Procedures 6-4(Y)(2): Minor Amendments Integrated Development Ordinance 2021 IDO ANNUAL UPDATE – EFFECTIVE DRAFT DECEMBER 2022 City of Albuquerque, New Mexico Page 439 buffering effect of landscaping as viewed from adjacent streets and public areas.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Thank you for your time and consideration and please feel free to contact me at 720-464-1878 or Madeleine.Reinke@Kimley-Horn.com with any questions.

Madeleine Reinke

Kimley-Horn | 6200 South Syracuse Way, Suite 300, Denver, CO 80111

Direct: 720-464-1878

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision Purposes

- ☒ for Building Permit (AA)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- ☐ Annexation
- ☐ County Submittal
- ☐ EPC Submittal
- ☐ Zone Map Amendment (Establish or Change Zoning)
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Text Amendment (Zoning Code/Sub Regs)
- ☐ Street Name Change (Local & Collector)
- ☐ L A APPEAL / PROTEST of
- ☐ D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: Hunt Uptown LLC PHONE: 915.533.1122
 ADDRESS: 4401 North Mesa, Suite 201 FAX: 915.298.4371
 CITY: El Paso STATE TX ZIP 79904 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Denish + Kline Assoc. PHONE: 842.6461
 ADDRESS: 500 Marquette NW, Suite 350 FAX: 842.6471
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: lsk@denishkline.com

DESCRIPTION OF REQUEST: administrative amendment to EPC
approved site plan for building permit.

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

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

Lot or Tract No. Tract A1 Block _____ Unit _____
 Subdiv. / Addn. St. Pius X Subdivision
 Current Zoning: SU-3 Inside Intense Core Proposed zoning: n/a
 Zone Atlas page(s): H-19 No. of existing lots: n/a No. of proposed lots: n/a
 Total area of site (acres): 17.7 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 1-019.059-051.050.3.01.34 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School NE
 Between: Arvada (Loop Road) and Louisiana Blvd

CASE HISTORY:

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

1001164 / SD 2247

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ? . Date of review:

SIGNATURE [Signature] DATE 10/05/05
 (Print) LAWRENCE KLINE Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☒ Site is within 1000ft of a landfill
- ☒ F.H.D.P. density bonus
- ☒ F.H.D.P. fee rebate

Application case numbers
051A E1573

Hearing date _____

Form revised 4/04

Action	S.F.	Fees
AA	P(A)	\$ 45.00
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		Total
		\$ 45.00

10/7/05

Project #

1002247

AA

APPLICATION NO. 05AA-01573	PROJECT NO. 1002247
PROJECT NAME St. Pius UPTOWN	
EPC APPLICATION NO.	
APPLICANT / AGENT LAWRENCE KLINE	PHONE NO. 842-6461
ZONE ATLAS PAGE H-19	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986	
PLANS DISAPPROVED	DATE
PLANS APPROVED <i>STB</i>	DATE 10/11/05
COMMENTS:	

UTILITY DEV (505) 924-3989	
PLANS DISAPPROVED	DATE
PLANS APPROVED <i>NSF</i>	DATE 10/10/05
COMMENTS:	

TRANSPORTATION DEV (505) 924-3990	
PLANS DISAPPROVED <i>NSF</i>	DATE 10/7/05
PLANS APPROVED <i>NSF</i>	DATE 10/16/05
COMMENTS:	
- Planting/trees = Verify stopping sight distance is not an issue at intersection of Indian School & Up-town loop and @ all entrances to site that are being impacted by request for AA.	

PARKS AND REC (505) 768-5328	
PLANS DISAPPROVED	DATE
PLANS APPROVED	DATE
COMMENTS:	

PLANNING (505) 924-3858	
PLANS DISAPPROVED	DATE
PLANS APPROVED <i>PSB</i>	DATE 10/13/05
COMMENTS:	
Bldg. H configuration and architecturally integrated wall.	
<i>PSB</i>	

Revised 3/3/04

(Return form with plat / site plan)

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME HUNT UPTOWN LLC
 AGENT DENISH & KLINE
 ADDRESS 500 MARQUETTE NW STE 350
 PROJECT & APP # 1002247 / 05AA-01573
 PROJECT NAME St. Pius

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

10/7/2005 11:29AM LOC: ANNX
 RECEIPT# 00050726 WSH 007 TRANS# 0022
 Account 441006 Fund 0110 TRSKAL
 Activity 4971000
 Trans Amt \$45.00
 J24 Misc \$45.00
 CK \$45.00
 CHANGE \$0.00

\$ 441032/3424000 Conflict Management Fee
 \$ 441006/4983000 DRB Actions
 \$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 441018/4971000 Public Notification
 \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 45.00 TOTAL AMOUNT DUE

*****NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

LOLA E. BIRD
 909 FORRESTER AVE. NW
 ALBUQUERQUE, NM 87102
 95-219-1070 1236
 Date 10/7/05
 Pay to the order of: City of Albuquerque \$ 45.00
forty five & 00/100 Dollars
 Wells Fargo Bank New Mexico, N.A.
 770 St. Michael's Dr.
 Santa Fe, NM 87505
 www.wellsfargo.com
 Memo Hunt AA Lola E Bird
 0107002192106062499001 01236
 Counterreceipt



DENISH + KLINE ASSOCIATES

October 6, 2005

Mr. Russell Brito, Senior Planner
Planning Department
City of Albuquerque
600 2nd NW
Albuquerque, NM 87103

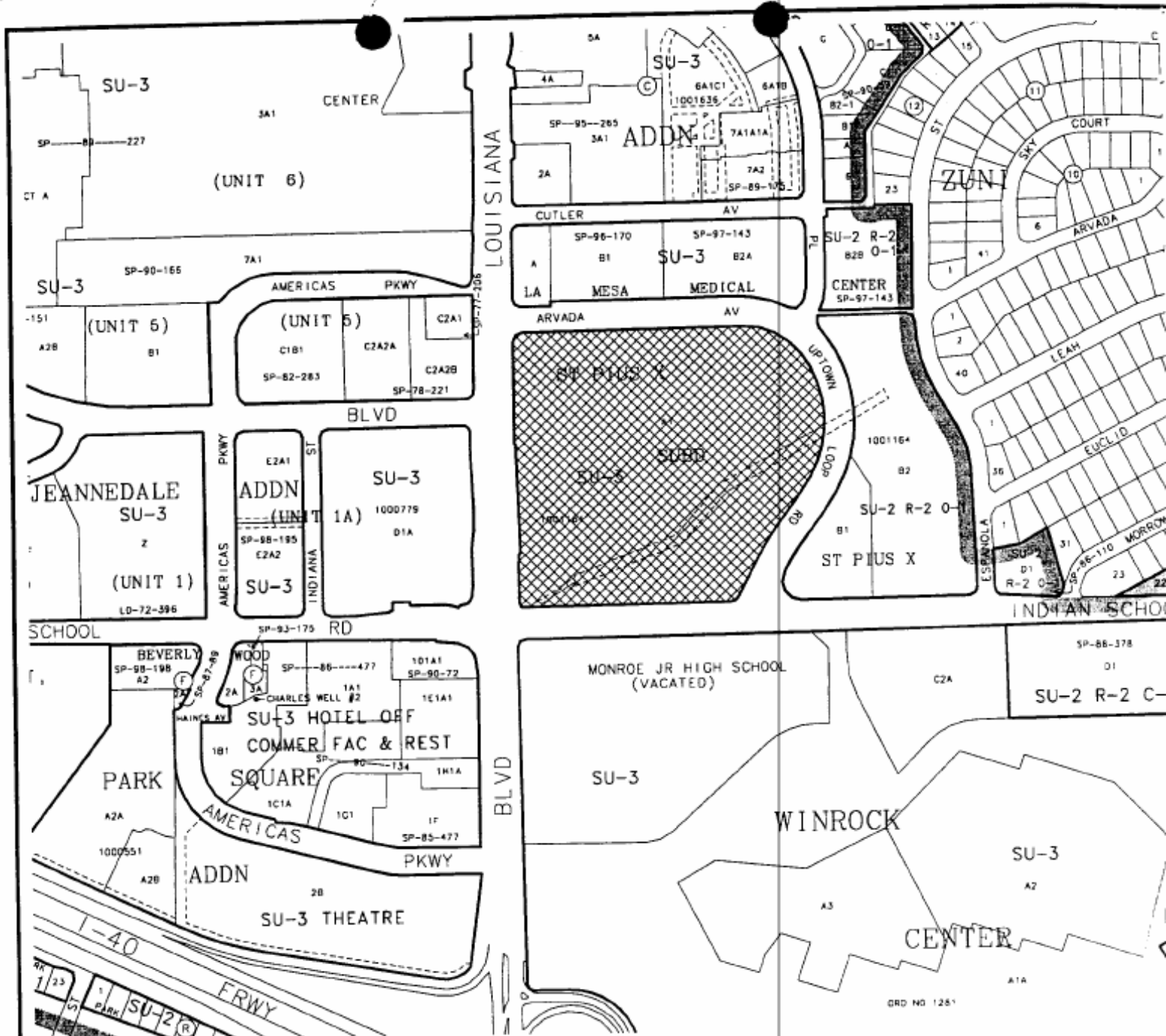
HAND-DELIVERED

Re: Project # 1001164
Administrative Amendment

Dear Mr. Brito,

I am writing on behalf of our client, Hunt Uptown, LLC to request an Administrative Amendment of the EPC approved site plan for AbqUptown at Indian School and Louisiana (Project #1001164). Our client requests a change to the building configuration of Building 10, eliminating the portion of the building that extends to the Loop Road. In the reasonably near future, this area will be replaced with Building 12. In the interim we are providing a solid temporary screen for the scissor-lift/docking area to hide it from view from the Loop Road. We thank you for your consideration.

Sincerely,



ZONING MAP



Scale 1" = 462'

PROJECT NO.
1002247

HEARING DATE
7-17-03

MAP NO.
H-19

ADDITIONAL CASE NUMBER(S):
03EPC-00914



Note: Shaded area indicates County

Not to Scale



DENISH + KLINE ASSOCIATES

October 7, 2005

Mr. Russell Brito, Senior Planner
Planning Department
City of Albuquerque
600 2nd NW
Albuquerque, NM 87103

HAND-DELIVERED

Re: Project # 1001164
Administrative Amendment

Dear Mr. Brito,

I am writing on behalf of our client, Hunt Uptown, LLC to request an Administrative Amendment of the EPC approved site plan for AbqUptown at Indian School and Louisiana (Project #1001164).

Our client requests a change to the building configuration of Building 11, eliminating the portion of the building that extends to the Loop Road. In the reasonably near future, this area will be replaced with Building 12 and a façade wall located along Indian School to screen the Building 11 service area. In the interim we are providing a solid temporary screen for the trash receptacles and scissor-lift/docking to hide them from view of the Loop Road and Indian School.

We understand that when we come forward for an administrative amendment for Building 12 you will be reviewing both its building footprint and the façade wall connecting Building 11 and 12. We thank you for your consideration.

Sincerely,

Lola Bird

HUNT-UPTOWN, LLC

May 28, 2003

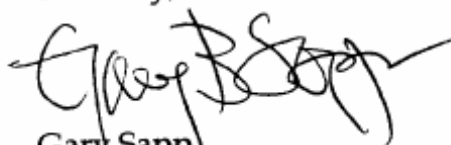
Mr. Jeff Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Tract A-1, St. Pius X Subdivision

Dear Commissioner:

Please allow this letter to serve as authorization for Herbert M. Denish and Associates, Inc. to serve as our agent and to apply for entitlements on our behalf regarding the above referenced properties.

Sincerely,



Gary Sapp
Hunt Uptown LLC
Hunt Uptown II LLC



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

Hunt Uptown LLC
500 Marquette NW, Suite 350
Albuq. NM 87102

Date: August 15, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002247**
03EPC-00914 EPC Site Development Plan-Building
Permit

LEGAL DESCRIPTION: Tract(s) A1, **St. Pius X Subdivision**, zoned SU-3 Inside Intense Core, located on LOUISIANA BLVD. NE, between ARVADA AVE. NE and INDIAN SCHOOL ROAD NE, containing approximately 18 acre(s). (H-19)
Debbie Stover, Staff Planner

On August 14, 2003 the Environmental Planning Commission voted to approve Project 1002247/03EPC-00914, a site development plan-building permit based on Findings & Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 17.7-acre tract of land known as Tract A-1, St. Pius X Subdivision, located on Louisiana Boulevard between Arvada Avenue and Indian School Road.
2. The subject site is located in the area designated Established Urban by the *Comprehensive Plan*. The submittal meets the Goal of this area by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The submittal furthers the Policies of the Established Urban Area as follows:
 - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods or community amenities.

- b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i, *Comprehensive Plan*).
 - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned area (Policy 5j, *Comprehensive Plan*).
 - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods (Policy 5k *Comprehensive Plan*).
 - e. The site plan represents a quality and innovative design, which is appropriate to the plan area (Policy 5l *Comprehensive Plan*).
 - f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o *Comprehensive Plan*).
3. This request is within a Major Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Policies of the Major Activity Center designation as follows:
- a. The request helps to shape an urban form in a sustainable development pattern, creating mixed use concentrations of inter-related activities that promote transit and pedestrian access both to and within the center, and maximize cost-effectiveness of City services (*Comprehensive Plan*, Policy II.B. 7.a).
 - b. This request will assist in the development of an Major Activity Center as defined by the *Comprehensive Plan* by providing the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs, serving the entire metropolitan population and beyond, being accessible by all modes of travel, including pedestrian and bikes; it is located at major roadways and/or major transit stops and transfer points, will be served by on-street and off-street parking with parking structures as encouraged by the plan, have major street intersections designed to facilitate pedestrians, and have transit connections.
 - c. This request will also assist in the development of an Major Activity Center as defined by the *Comprehensive Plan* by locating in an area 300 acres or more with land uses typical in modern commercial, office, and technology centers, including medium to high density residential in sensitive relationship to employment, and transition from intense core to surrounding residential neighborhoods.

- d. This request meets the policies of the *Comprehensive Plan* by providing buildings that are 3-stories tall and higher with appropriate floor area ratios and urban land uses and amenities, with connections between buildings and sidewalks, buildings close or touching, on street and off-street parking, opportunities for park and ride, structure parking, larger scale plazas and paths, and greater opportunity for public-private partnership in creating public spaces (*Comprehensive Plan*, Activity Center Goal, Policy A, Major Activity Centers).
 - e. This submittal proposes net densities above 30 dwelling units per acre (41 DU's/acre) within a major activity center; lower net densities are proposed in the areas surrounding this activity center, which will serve as a transition to residential neighborhoods (Policy II.B. 7. b.).
 - f. The request further meets the policies of the *Comprehensive Plan* in that structures that would dominate their surroundings are located in a major activity center to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access (Policy II.B. 7. c.).
 - g. The subject site does not abut any residential property. Additionally, a residential development is proposed for the area that lies between the subject site and the residential area to the east. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from nearby low-density residential development and will be buffered from those residential uses by a transition area of less intensive development (Policy II.B. 7. f.). Multi-unit housing is proposed for the upper floors of the development in accordance with the policy that states that multi-family is an appropriate use in neighborhood, community and major activity centers (Policy II.B. 7., i.).
- 4.
- a. This proposal provides concentrated locations of commercial, service and employment uses with retail uses that will serve the needs of the offices and residents on the site and throughout the Uptown area and are supportive of the mixed use concept and the promotion of pedestrian activity and sense of place. The retail establishments are shown located on the first floors of the buildings and are adjacent to pedestrian amenities, as required by the SU-3 Zone/Intense Core (page 12, USDP).
 - b. This request meets the first goal of the *USDP* for an Urban Center (Major Activity Center) by proposing a site contained the within rigid boundaries set out in the plan and avoiding negative consequences to surrounding residential neighborhoods. The subject site borders no residential areas and provides additional residential options for the area. Parking for the site is controlled with three large parking facilities. Noise impact on surrounding residential areas will be minimal due to the distance separation between this site and the location of those neighborhoods. The visual impact of lighting and signage upon surrounding residential areas is minimal due to the nature of the multi-storied buildings. The look of the proposed development has a solid urban character.
 - c. The applicant has worked closely with City agencies to ensure that development of this site is integrated with its surroundings as well as providing excellent opportunities for mass transit use with the densities proposed, as per the second goal of the *USDP*. A transit stop is located within the subject site on Q Street. This will facilitate the goal of providing better

opportunities for mass transit within the area. In addition, the applicant has conducted a traffic impact analysis to help determine the impact of this development, and will allow for associated mitigation measures as needed.

- d. The site plan furthers the third goal of the *USDP* by proposing a high intensity, mixed use development which complements and enhances the viability of the existing predominantly office core within the Intense Core and promotes an integrated mix of land uses including employment, retail, entertainment, and housing within the Uptown Loop Road. This site plan within the Uptown Loop Road also promotes pedestrian activity with specialty retail and restaurants at the ground level, reinforced by pedestrian-friendly streetscapes and plazas as well as a diverse and walkable urban form that promotes pedestrian activity where possible.
- e. The applicant commissioned an Air Quality Impact Assessment as well as a Traffic Impact Analysis for the area as required in the Plan in Goal 4.
- f. The proposed development furthers Goal 5 in the *USDP* limiting excess availability of free parking spaces by imposing parking controls on existing and future land development in Uptown including shared parking among adjacent uses with different peak parking demand times. The mixed-use component of this request complies with this goal by providing uses that generate peak traffic at different times of the day. The development of the parking structures reduces the amount of asphalt development by stacking parking spaces vertically. The proposal further meets Goal 5 by providing controls that will help prevent the spillover of parking into adjacent neighborhood areas or other "free" areas.
- g. The site plan shows an extensive number of strategically located pedestrian facilities to help capture the maximum number of users. Sidewalks are typically 10 to 30-feet wide and bicycle parking spaces are provided at every opportunity, as per the intent of Goal 6 in the *USDP*.
- h. The submittal furthers Goal 7 in the *USDP* by limiting roadway improvements to those listed in the Plan and by emphasizing transit and ridesharing alternatives to the single-occupancy automobile as solutions to the growing mobility demands of Uptown. The applicant has addressed this by initiating a Transportation Management Plan process with the Transit Department.
- i. The applicant has complied with Goal 8 of the *USDP* to assess traffic impacts of the proposed new development by having a Traffic Impact Analysis performed and attempting to identify specific mobility improvements or traffic reduction measures through the development review and approval process.
- j. The applicant has commissioned a study to predict air quality after the proposed development is built and proposes features such as rapid transit and bicycle lockers to assist in alleviating automobile emissions in the area and to promote development patterns in Uptown that encourage the use of transit, para-transit, bicycle, and pedestrian modes of transportation. This will further Goal 9 of the plan to meet and maintain Federal standards for air quality in Uptown.

- k. This submittal furthers Goal 10 of the Plan by establishing site design criteria, which promotes pedestrian and vehicular accessibility and provide a strong relationship between buildings and the street. This submittal shows an extensive amount of strategically located pedestrian facilities to help capture the maximum number of users. Much of the site design shows placement of parking behind buildings so that the perimeter of the site presents view of the buildings instead of parking areas. This site plan provides a highly pedestrian oriented space which helps to further the goal (Goal 10. e., p. 9) that a highly visible, attractive pedestrian corridor linking the two major shopping sites across Louisiana be developed.
 - l. The site plan furthers Goal 11 of the *USDP* by providing amenities for the area that help shape the proposed developments in a way that denote this community as a distinct and unique place. This site plan includes methods and facilities that are suggested in the *USDP* such as: 1) outdoor seating, shaded areas, plazas and landscaping; 2) a signage package that provides directional signage to parking areas, restaurants, retail shops, etc.; and 3) the installation and maintenance of additional landscaping on new private development.
 - m. This request has undergone a land use and massing evaluation through the EPC review process to minimize impacts on views from surrounding residential areas, furthering Goal 12 of the *USDP*.
- 5. The proposal assists in keeping the Uptown Center within rigid boundaries and avoids deleterious impacts on the surrounding residential areas, as required by the *USDP*. This proposal will develop intensively within those boundaries, but does not cause this intense development to bleed out into the surrounding single-family residential neighborhoods. Nor will it cause serious and deleterious effects resulting from traffic and other causes to impact these neighborhoods. This submittal follows the Sector Plan by making the development urban in character and keeping it centered (*USDP*, Governing Concepts, p. 6).
 - 6. According to the *USDP*, it is recognized that an urban center at this site could be a major contributor to improving Albuquerque's air quality in the future through the provision of dense employment and retail development along with residential opportunities in an urban, pedestrian environment. The Environmental Health Department has analyzed the Air Quality Impact Analysis and found that no violations of air quality will occur as a result of this development.
 - 7. Albuquerque Public Schools states that this development will affect Inez Elementary School, Grant Middle School and Sandia High School; these existing APS facilities currently have the capacity to handle all forecasted growth.
 - 8. The applicant provided adequate notification of the EPC hearing through signs, letters and neighborhood meetings. The applicant took extra steps, such as replacing signs that were removed and holding an open house, to ensure adequate review and participation by interested parties.
 - 9. The submittal complies with the zoning requirements of the SU-3 Intense Core zone as specified in the *USDP* to allow up to 20% retail commercial uses by proposing 19% of these uses for the site (*USDP*, R-154).

- c. Tree canopies shall be allowed to count toward the required 40% landscaping of the plaza areas.
- 7. If any significant changes occur regarding the transportation network assumptions, the applicant shall contact the Air Quality Division to determine whether an update to the AQIA may be warranted.
- 8. All signage requirements shall comply with the *USDP* as set out on pages 21 and 22. A note to this effect shall be added to all sheets of the landscape plans.
- 9. The blank facades shown on certain sections of the elevations shall be articulated in a similar manner as the rest of the proposed facades or noted as to specific purpose for the lack of articulation.
- 10. Parameters of the proposed artwork, including approximate size and location, shall be delegated to the DRB. A final design shall not be required at that time. The final design shall be determined by the applicant.
- 11. The parameters of the water features, such as approximate size and location shall be delegated to the DRB. Staff shall work with the applicant in the final design of such features.
- 12. Public Works Department and City Engineer Conditions:
 - a. The EPC conditions of approval and public roadway improvements, as identified in the DRB approved infrastructure list, for Spectrum II (Tract A Monroe Jr. High School) shall be accounted for and coordinated with ABQ Uptown.
 - b. The TIS will need to be approved prior to DRB sign-off of the Site Development Plan for Building Permit. Completion or financial guarantee of the required TIS mitigation measures, per Transportation Development, must be in place prior to DRB sign-off.
 - c. Based on the analysis in the Traffic Impact Study, the gross square footage of allowable office is 54,000 square feet. Any office development exceeding 54,000 square feet will require additional analysis and approval by the City Traffic Engineer. Applicant shall place a note on the site plan identifying this threshold.
 - d. At the Uptown Blvd. entrance from Louisiana Blvd., the westerly six (6) parking spaces shall be eliminated on the south side of the drive aisle, a new handicapped van space relocated from elsewhere onsite shall be placed just to the east of the six (6) eliminated spaces with the van loading area on the west side of the handicap space. A new parking space may be added on

the north side of the drive aisle as desired by the Applicant, and the previous location of the handicap van space that was relocated per above shall be replaced with two (2) standard parking spaces, and five (5) additional spaces shall be added to the parking garage.

- e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda. Realignment of the storm drain will be an infrastructure list item.
- f. Platting action to include consummating the proposed vacation shall be a concurrent DRB action.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 29, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC//ac

cc: Denish & Kline Assoc., 500 Marquette NW, Suite 350, Albuquerque, NM 87102
Bill Sterchi, Alvarado Park N.A., 5607 Princess Jeanne NE, Albuquerque, NM 87110
Lynn Tabor, Alvarado Park N.A., 1804 Alvarado Drive NE, Albuquerque, NM 87110
Carolyn Johnson, Classic Uptown N.A., 2700 Espanola NE, Albuquerque, NM 87110
Theodore G. Kryloff, Classic Uptown N.A., 2804 San Pablo NE, Albuquerque, NM 87110
Ruth Beck, Inez N.A., 2338 Hoffman Dr. NE, Albuquerque, NM 87110
Richard P. Huber, Inez N.A., 7807 Prospect NE, Albuquerque, NM 87110
Julie Jones, Jerry Cline Park N.A., 7625 Winter Avenue NE, Albuquerque, NM 87110
Eric Shirley, Jerry Cline Park N.A., 900 Grove Street NE, Albuquerque, NM 87110
Bob Day, Quigley Park N.A., 2924 Cagua Drive NE, Albuquerque, NM 87110
Nancy Tecumseh, Quigley Park N.A., 2704 Valencia NE, Albuquerque, NM 87110
Joyce Mortimer, Snow Heights N.A., 1702 Vermont NE, Albuquerque, NM 87110
Rick Paul, Snow Heights N.A., 8411 Haines Ave. NE, Albuquerque, NM 87110
Richard Peterson, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
John Kinney, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Roger Easley, Uptown Progress Team, Inc. 6200 Uptown Blvd. NE, #400, Albuquerque, NM 87110
David Campbell, Uptown Progress Team Inc., 6100 Uptown Blvd. NE, #500, Albuquerque, NM 87110
Nick Wees, Zuni N.A., 2314 Espanola NE, Albuquerque, NM 87110
Virginia Emmett, Zuni N.A., 7517 Leah Drive NE, Albuquerque, NM 87110
Pedaco, 1600 La Cabra Dr. SE, Albuquerque, NM 87123
Bill Bailey, 2703 G. Broadbent Parkway, Albuquerque, NM 87107
Stephan Vercuinski, Classic Uptown NA, 2700 Espanola NE, Albuquerque, NM 87110
Matti Partridge, 2340 Menaul NE, Albuquerque, NM 87107
John Henderson, 2340 Menaul NE, Albuquerque, NM 87107

**SU-3
Zoning**

LOUISIANA BOULEVARD NE (R/W VARIES)

ARVADA AVENUE NE (R/W VARIES)

SU-2
R-2
O-1
Zemling
Vacant

---Alley---
---(R/W Varies)---

INDIAN SCHOOL ROAD NE (103' RW)

UPTOWN LOOP ROAD
(96' R/W)

- Temporarily, solid screen wall at loading dock
- Architecturally integrated wall between Building 10 and Building 12



ADMINISTRATIVE AMENDMENT

Temporary Parking Lot

File # 0254-1573 Project # 1002247

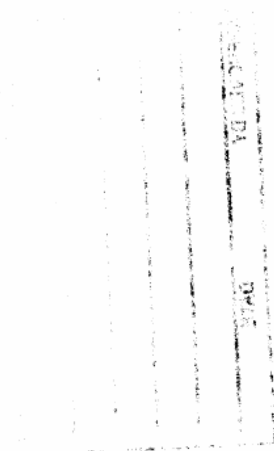
Bldg. 14 configuration
and architecturally
integrated wall.

Paul J. [Signature] 31 Oct 05

APPROVED BY _____ DATE _____

Phase One Construction
St. Pius December 13, 2004
HUNT UPTOWN, LLC
Dekker/Perich/Sabatini

1

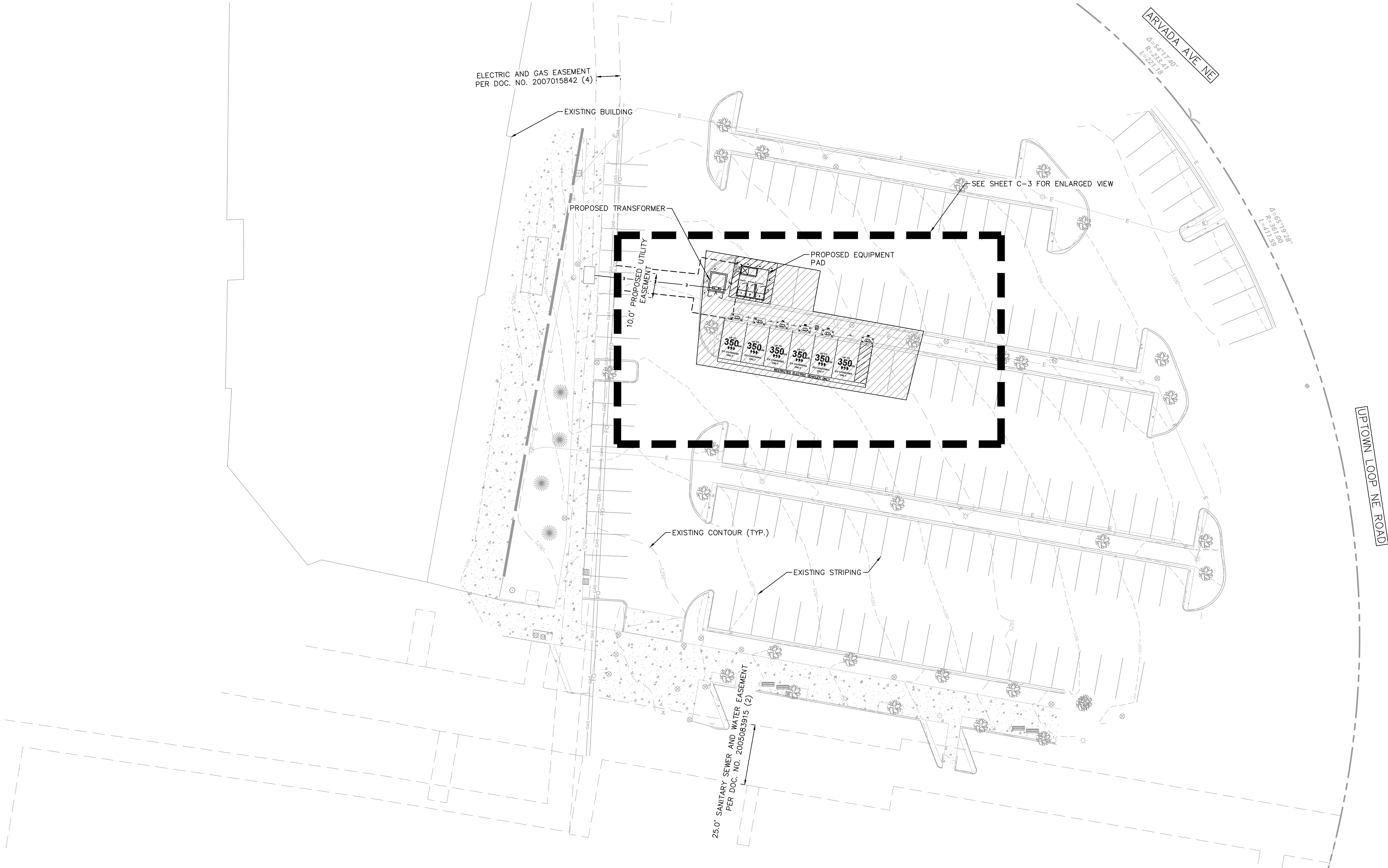
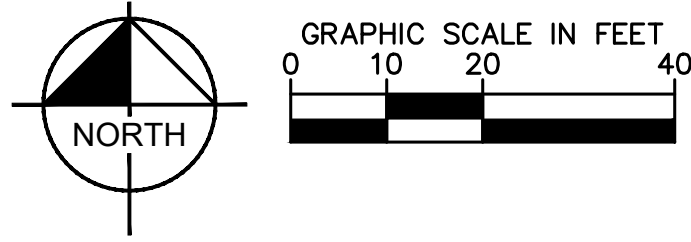
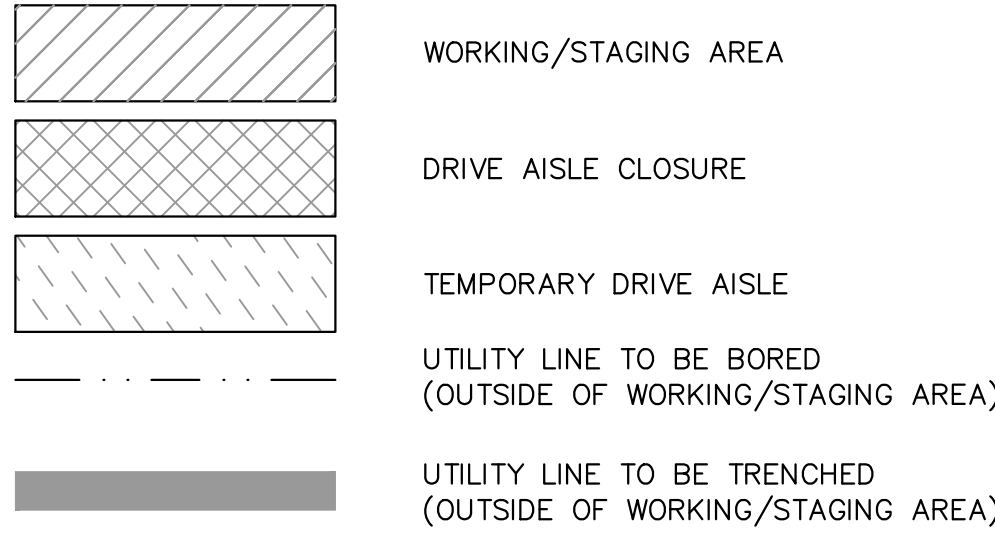


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NOTES

1. WORK / STAGING AREA TO BE CONFIRMED AT PRE-CONSTRUCTION SITE MEETING AND SURROUNDED BY TEMPORARY FENCE DURING CONSTRUCTION.
2. POSSIBLE LOCATION FOR TEMPORARY DRIVE AISLE CLOSURE DURING CONSTRUCTION.
3. CONTRACTOR TO PROVIDE TEMPORARY SIGNS TO DIRECT TRAFFIC FLOW.
4. SHORT TERM FENCING TO BE PROVIDED OUTSIDE OF TEMPORARY FENCE FOR ANY OPEN AREAS, DRIVEWAYS OR SIDEWALKS.
5. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.

LEGEND



ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY
DRIVE
SUITE 200
RESTON, VA 20191

Kimley»Horn
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6200 S SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE, CO
80111
303-288-2300

[illegible]

DESIGNED BY: JHZ
DRAWN BY: JHZ
CHECKED BY: KEW
DATE: 6/14/23

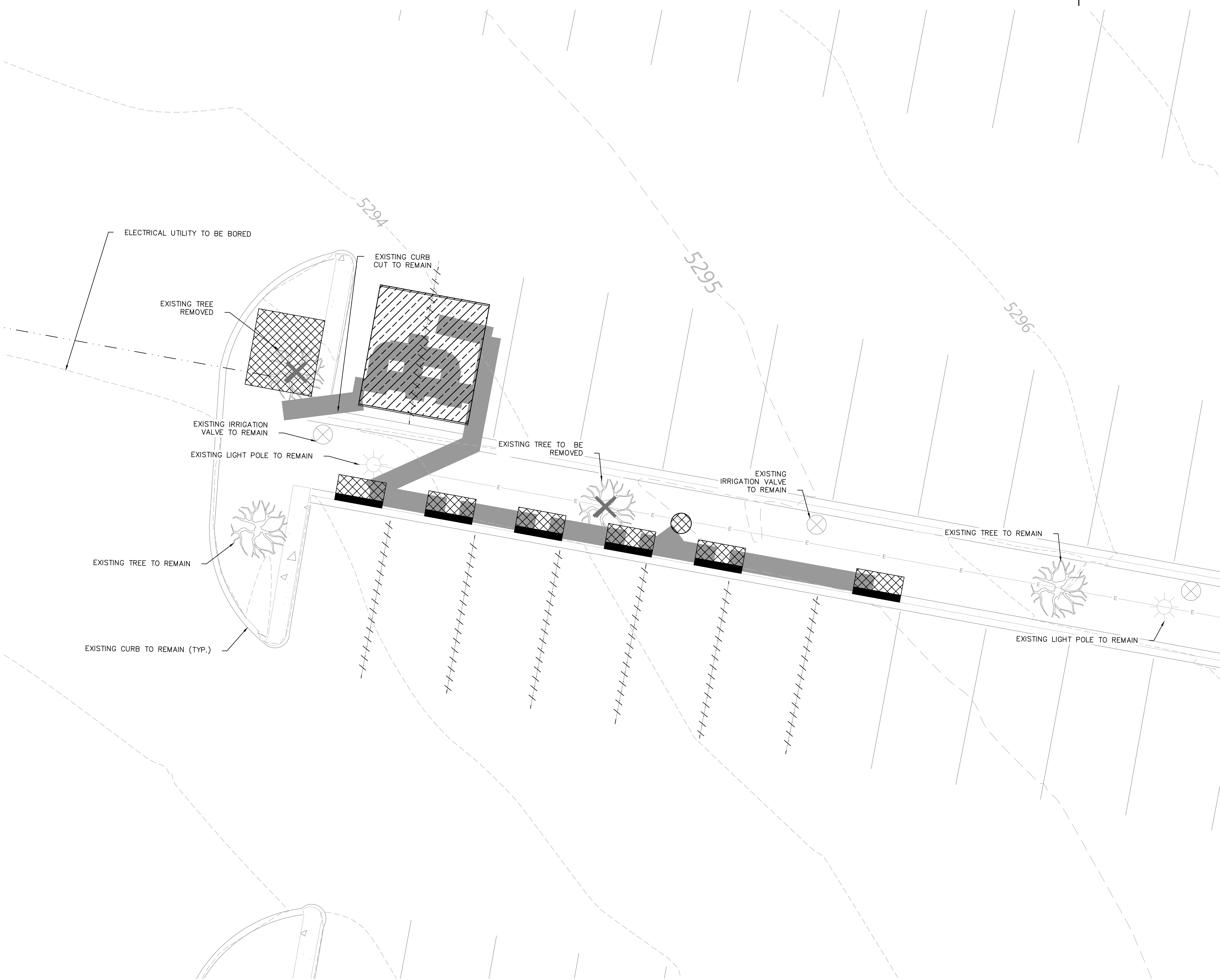
NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
OVERALL SITE LAYOUT

PROJECT NO.
196408000

SHEET

C-1

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DEMO QUANTITIES TABLE

	ASPHALT	210 SQ FT
	PARKING LINES	GRINDING
	CURB	30 LF
	LANDSCAPING	60 SQ FT
	UTILITY TRENCH	130 LF
	UTILITY BORE	50 LF
	TREE REMOVAL	2 EA

NOTES

1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. TRENCHING IS TO BE USED EXCEPT IN HEAVY TRAFFIC AREAS, MAIN DRIVE AISLES AND ACROSS STORE ENTRANCE.
4. THE CONTRACTOR SHALL PROTECT EXISTING INFRASTRUCTURE IN PLACE WITHIN THE AREA OF IMPROVEMENTS

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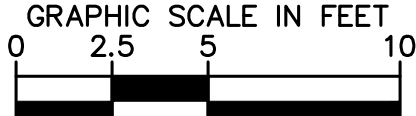
DESIGNED BY: JHZ
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NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110

DEMOLITION PLAN

PROJECT NO. 196408000

SHEET
C-2



1. DISTURBED AREA OUTSIDE OF THE TRANSFORMER PAD AND CONCRETE EQUIPMENT PAD SHALL BE COVERED WITH MULCH
2. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
3. HAND DIG TRENCH IN THIS LOCATION TO AVOID EXISTING UNDERGROUND UTILITY LINE. CONTACT ENGINEER IF UNDERGROUND UTILITY LINE CONFLICTS WITH PROPOSED INSTALLATION.

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	9
PROPOSED STALL COUNT	6
SITE HOST APPROVED STALL COUNT	9

PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CABLE TYPE
1A	1*	CCS
1B	1*	CCS
2A	1*	CCS
2B	1*	CCS
3A	1*	CCS
3B	1*	CCS

* SHARED 350KW OUTPUT

DECIMAL FEET TO ARCHITECTURAL CONVERSIONS			
DECIMAL (FT)	ARCH. (IN)	DECIMAL (FT)	ARCH. (IN)
0.04'	1/2 "	0.5'	6"
0.08'	1"	0.58'	7"
0.1'	1-1/4"	0.6'	7-1/4"
0.17"	2"	0.67"	8"
0.2'	2-1/2"	0.7'	8-1/2"
0.25'	3"	0.75'	9"
0.3'	3-1/2"	0.8'	9-1/2"
0.33'	4"	0.83'	10"
0.4'	4-3/4"	0.9'	10-3/4"
0.42'	5"	0.92'	11"

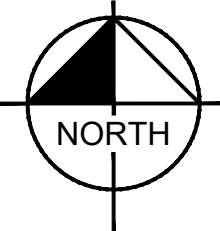
*CONVERSION FROM DECIMAL ARE TO THE NEAREST
USABLE 1/4" FRACTION

TYPE A CATCH CURB

TYPE B SPILL CURB

TYPE C HEADER CURE

PROJECT TYPE: METRO
EA EQUIPMENT: SIGNET
BESS: NOT REQUIRED
LOCAL UTILITY: PUBLIC SERVICE OF NEW
MEXICO (PNM)



GRAPHIC SCALE IN FEET

0 2.5 5 10



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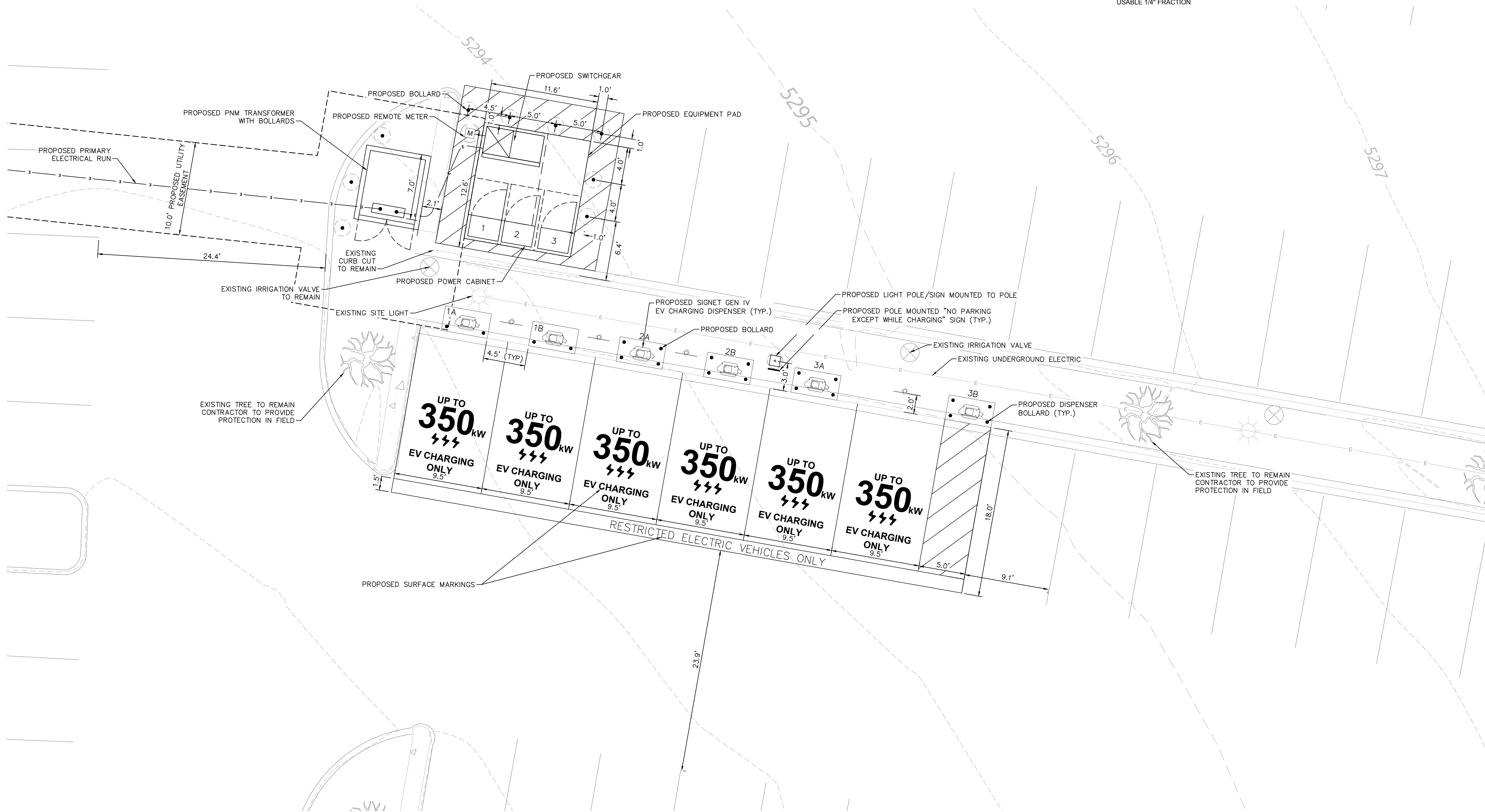
DESIGNED BY: JHZ
DRAWN BY: JHZ
CHECKED BY: KEW
DATE: 6/14/23

NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
ENLARGED SITE PLAN

PROJECT NO.
196408000

SHEET

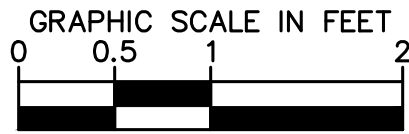
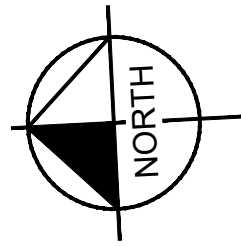
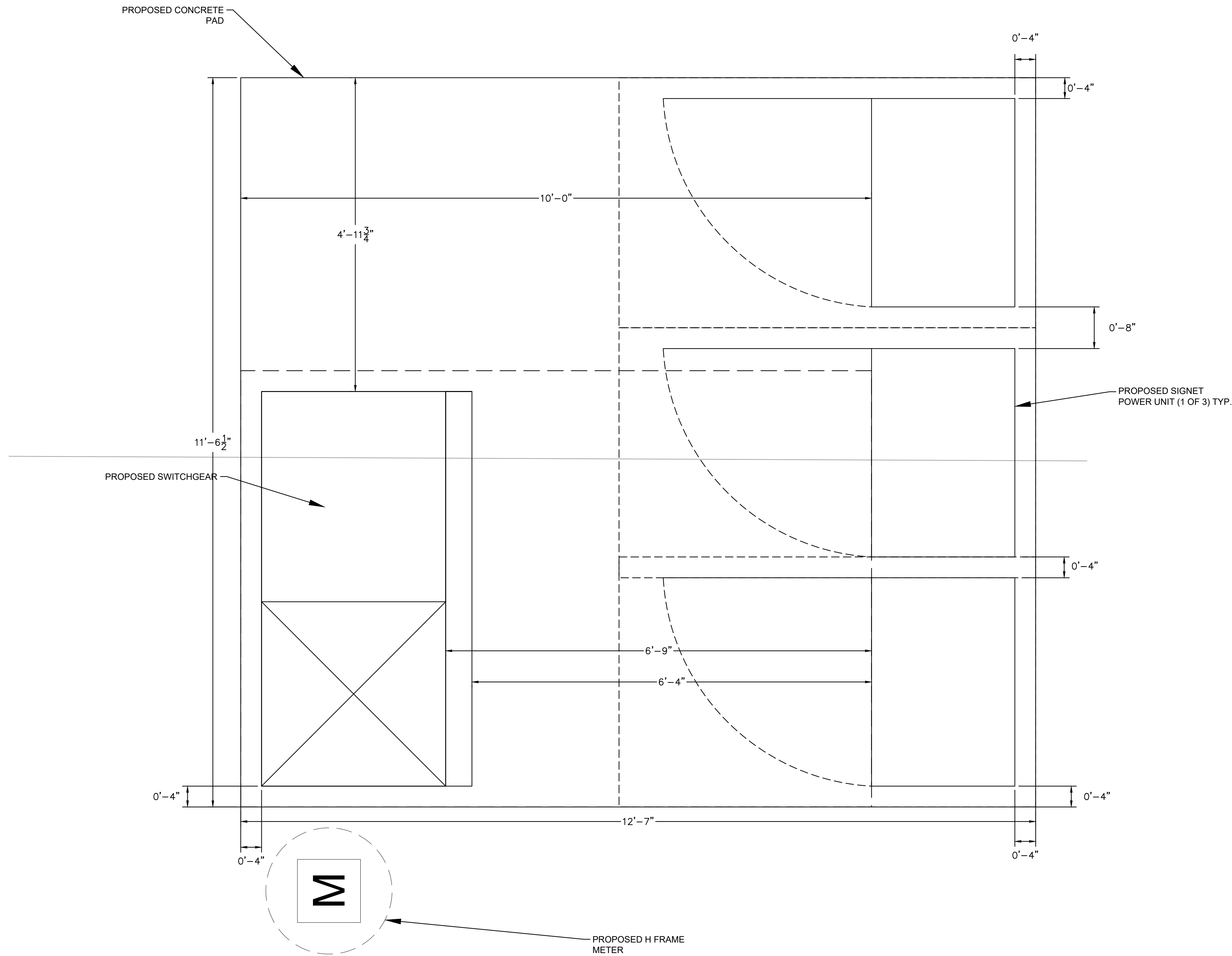
C-3



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NOTES

1. CONTRACTOR TO SLOPE PAD 0.5% TO PROVIDE POSITIVE DRAINAGE.



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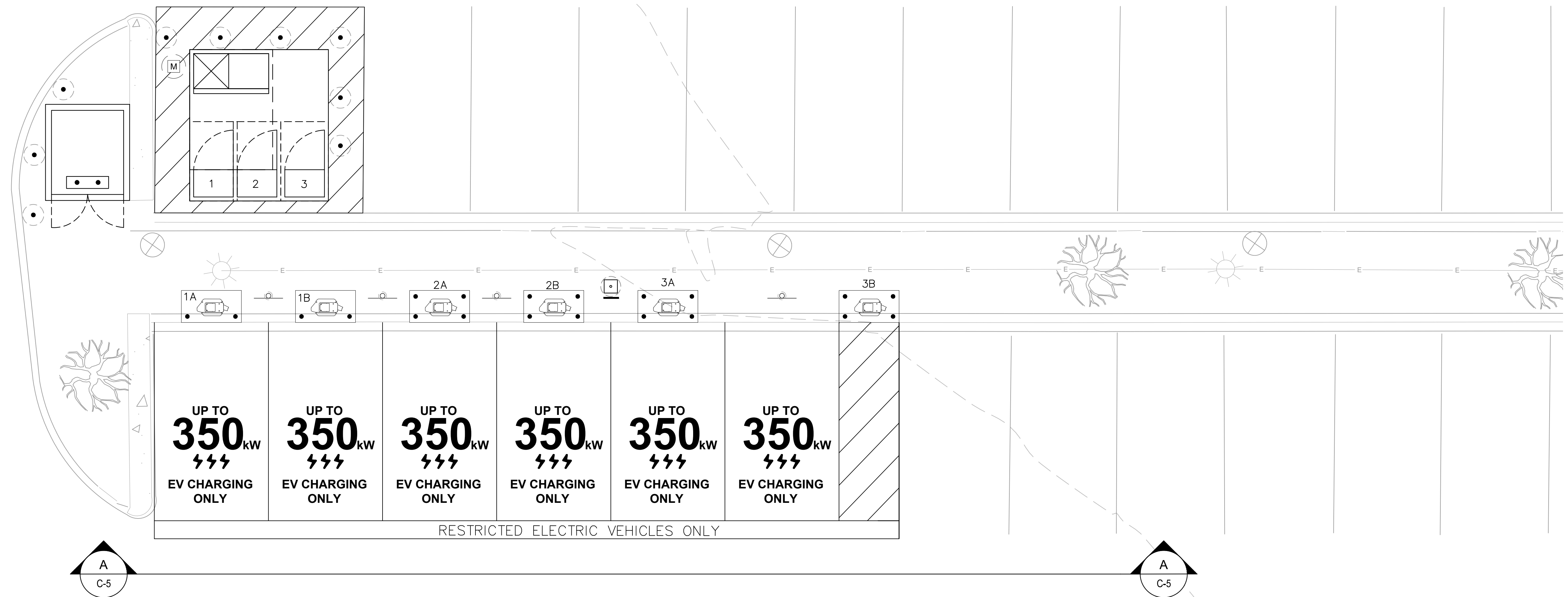
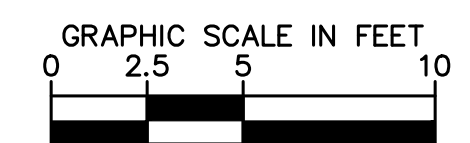
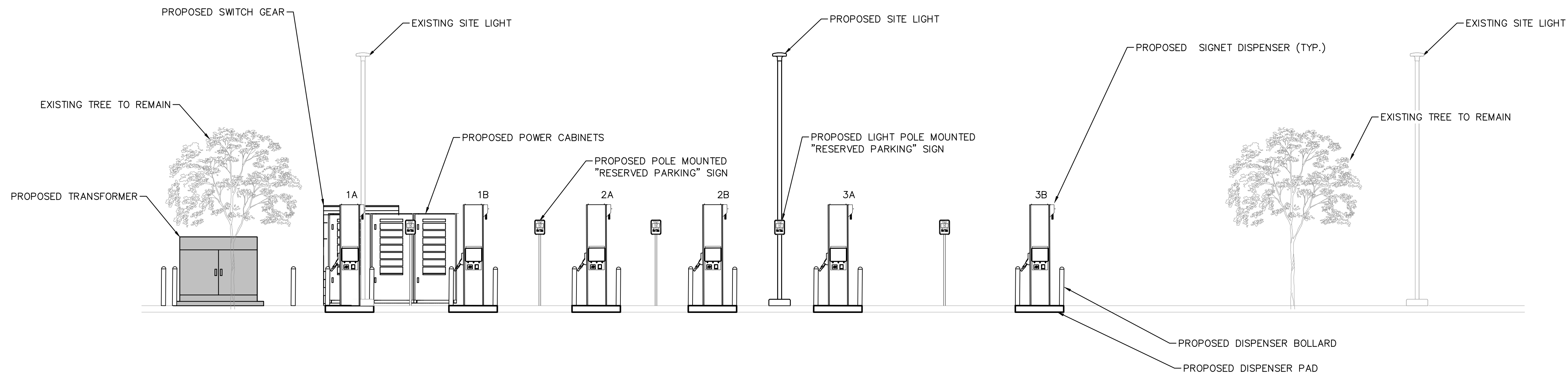
NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
ENLARGED EQUIPMENT LAYOUT

PROJECT NO.
196408000

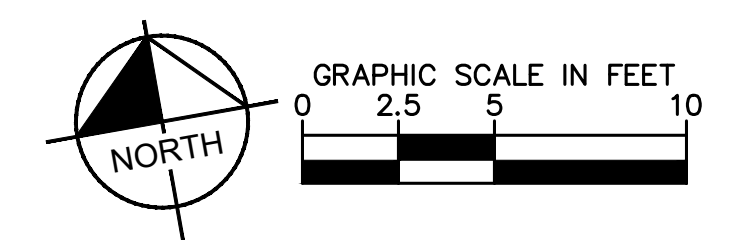
SHEET

C-4

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF, AND IMPROPER RELIANCE ON, THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC., SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLAN INSET FOR REFERENCE ONLY



ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLLEY
DRIVE
SUITE 200
RESTON, VA 20191

KimleyHorn
©2022 KIMLEY-HORN AND
ASSOCIATES, INC.

6200 S SYRACUSE WAY,
SUITE 300
GREENWOOD VILLAGE, CO
80111
303-266-2300

NO.	REVISION	BY	DATE	APPR.

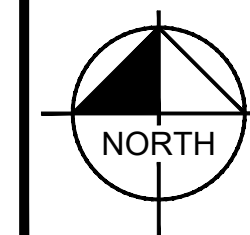
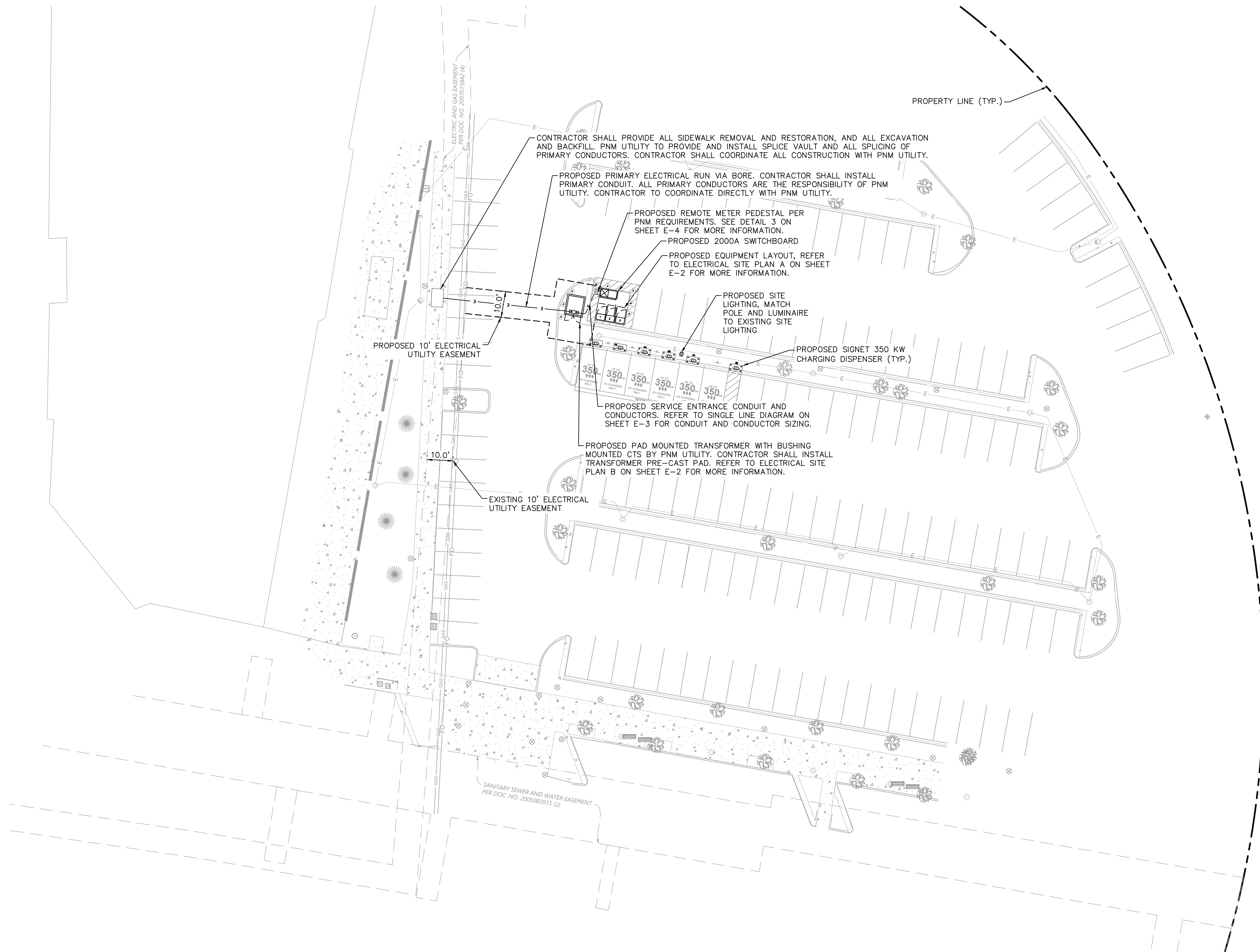
DESIGNED BY: JHZ
DRAWN BY: JHZ
CHECKED BY: KEW
DATE: 6/14/23

NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
SITE ELEVATION

PROJECT NO.
196408000

SHEET

C-5



GRAPHIC SCALE IN FEET

0 10 20 40

A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments. The first 10-foot segment is white, the next 10-foot segment is black, the next 10-foot segment is white, and the final 10-foot segment is black.

NOTES

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE "ISSUED FOR CONSTRUCTION" DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. TRANSFORMER BOLLARD PROTECTION TO BE INSTALLED PER UTILITY SPECIFICATION. ADDITIONAL BOLLARD PROTECTION MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY FIELD INSPECTION PERSONNEL.



ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY
DRIVE
SUITE 200
RESTON, VA 20191

Kimley»Horn
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5200 S SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE, CO
80111
303-288-2300

[illegible]

DESIGNED BY: JRT
DRAWN BY: JRT
CHECKED BY: DMP
DATE: 6/14/23

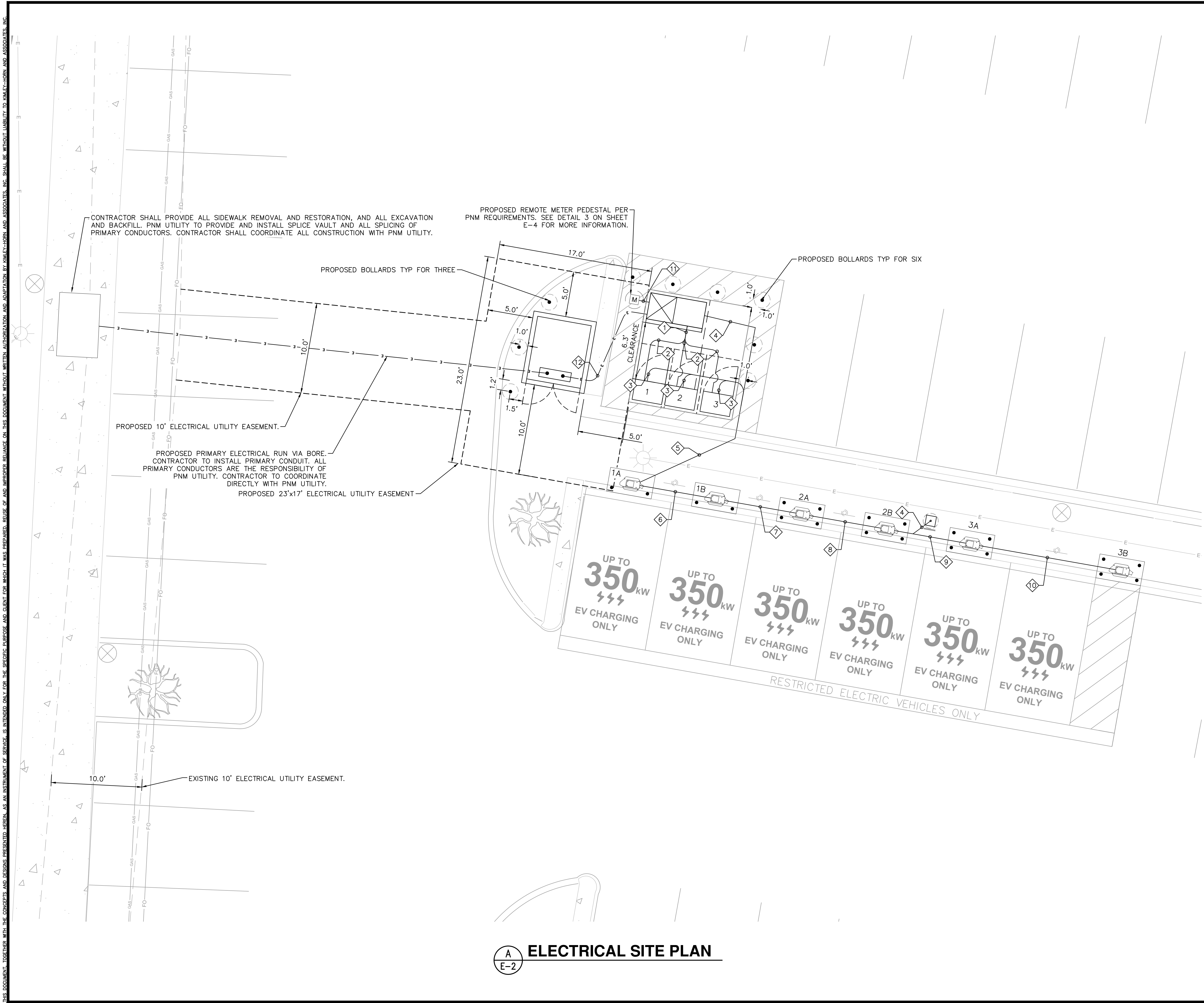
NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
UTILITY PLAN

PROJECT NO.
196408000

SHEET

E-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF, AND IMPROPER RELIANCE ON, THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC., SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



A
E-2 **ELECTRICAL SITE PLAN**

PROPOSED DISPENSERS

CHARGE POSTS ARE ALL 360KW RATED WITH CCS CABLES

POWER UNIT LENGTHS

POWER UNIT	LINEAR LENGTH SWBD TO POWER UNIT	** ESTIMATED LENGTH (FT)
①	18	34
②	14	30
③	10	26
TOTAL ESTIMATED LENGTH		(90' x 2 C.)=180
TOTAL LENGTH OF WIRE		720
TOTAL LENGTH OF AC WIRE = SUM OF ESTIMATED LENGTH x 8 WIRES PER POWER UNIT		
TOTAL LENGTH OF GND WIRE = SUM OF ESTIMATED LENGTH x 2 WIRES PER POWER UNIT		

DC CHARGING POST LENGTHS

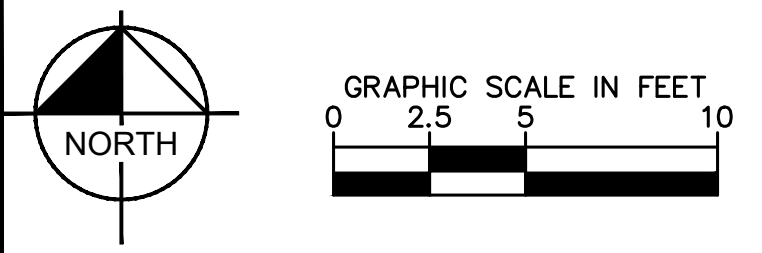
POWER UNIT	DISPENSER	LINEAR LENGTH (FT)	*** ESTIMATED LENGTH (FT)
①	1A	60	82
①	1B	80	102
②	2A	90	112
②	2B	110	132
③	3A	120	142
③	3B	160	182

NOTES

- (SEE SHEET E-3 FOR WIRE CONFIGURATION)
- ** AC CONDUCTORS: 16 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
 - *** DC CONDUCTORS: 22 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
 - 1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.
 - 2. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.
 - 3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

KEYNOTES

- ① (6) 4" C.
- ② (2) 4" C.
- ③ (4) 2-1/2" C. (2) 1-1/2" C., (2) 3/4" C.
- ④ (2) 3/4" C.
- ⑤ (12) 2-1/2" C. (6) 1-1/2" C., (6) 3/4" C.
- ⑥ (10) 2-1/2" C. (5) 1-1/2" C., (7) 3/4" C.
- ⑦ (8) 2-1/2" C. (4) 1-1/2" C., (6) 3/4" C.
- ⑧ (6) 2-1/2" C. (3) 1-1/2" C., (5) 3/4" C.
- ⑨ (4) 2-1/2" C. (2) 1-1/2" C., (2) 3/4" C.
- ⑩ (2) 2-1/2" C. (1) 1-1/2" C., (1) 3/4" C.
- ⑪ (1) 1" C.
- ⑫ (8) 4" C. UTILITY SECONDARY DUCTBANK PER PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) REQUIREMENTS



ELECTRIFY AMERICA, LLC.
2003 EDMUND HALLEY DRIVE
SUITE 200
RESTON, VA 20191

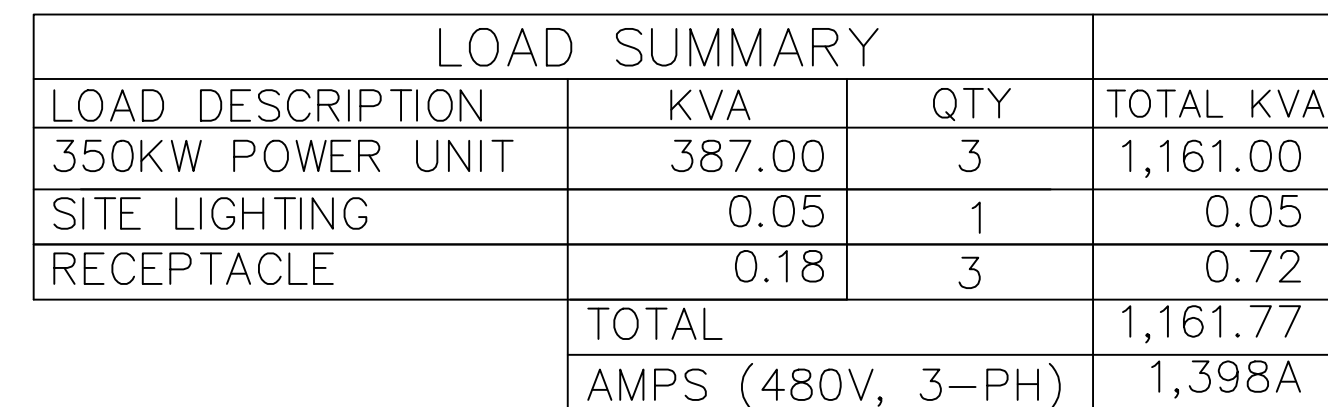
KimleyHorn
©2022 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
303-266-2300

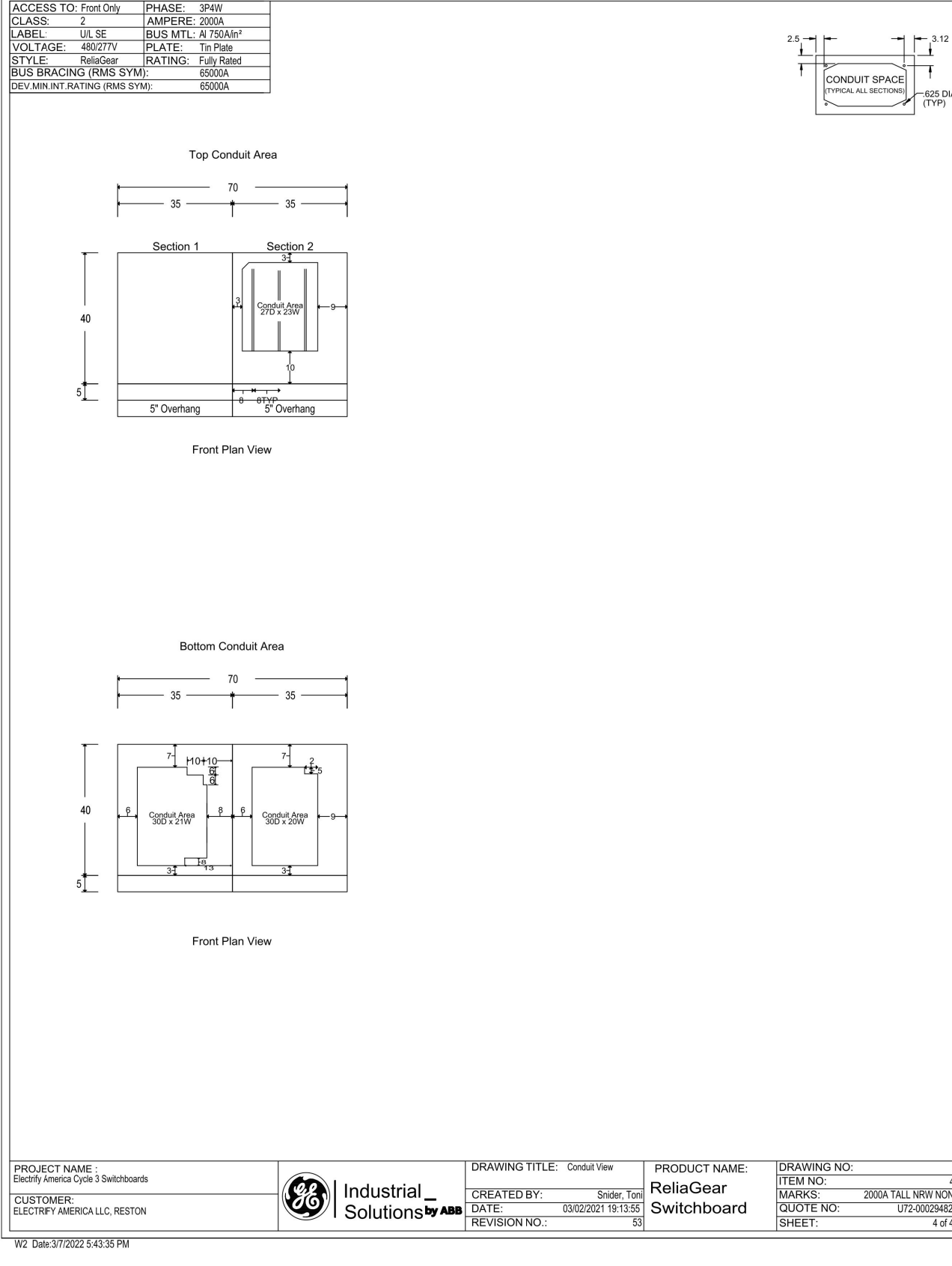
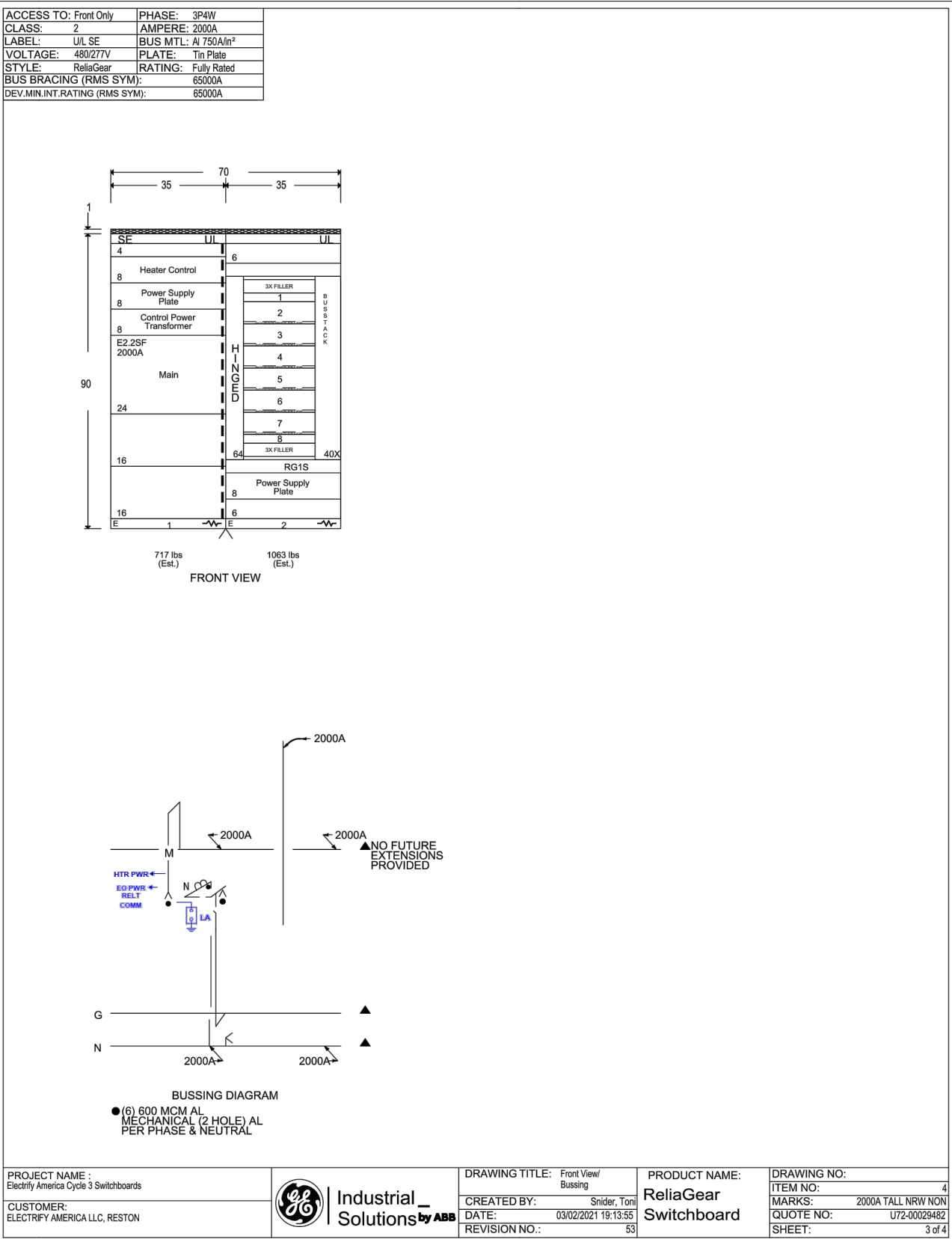
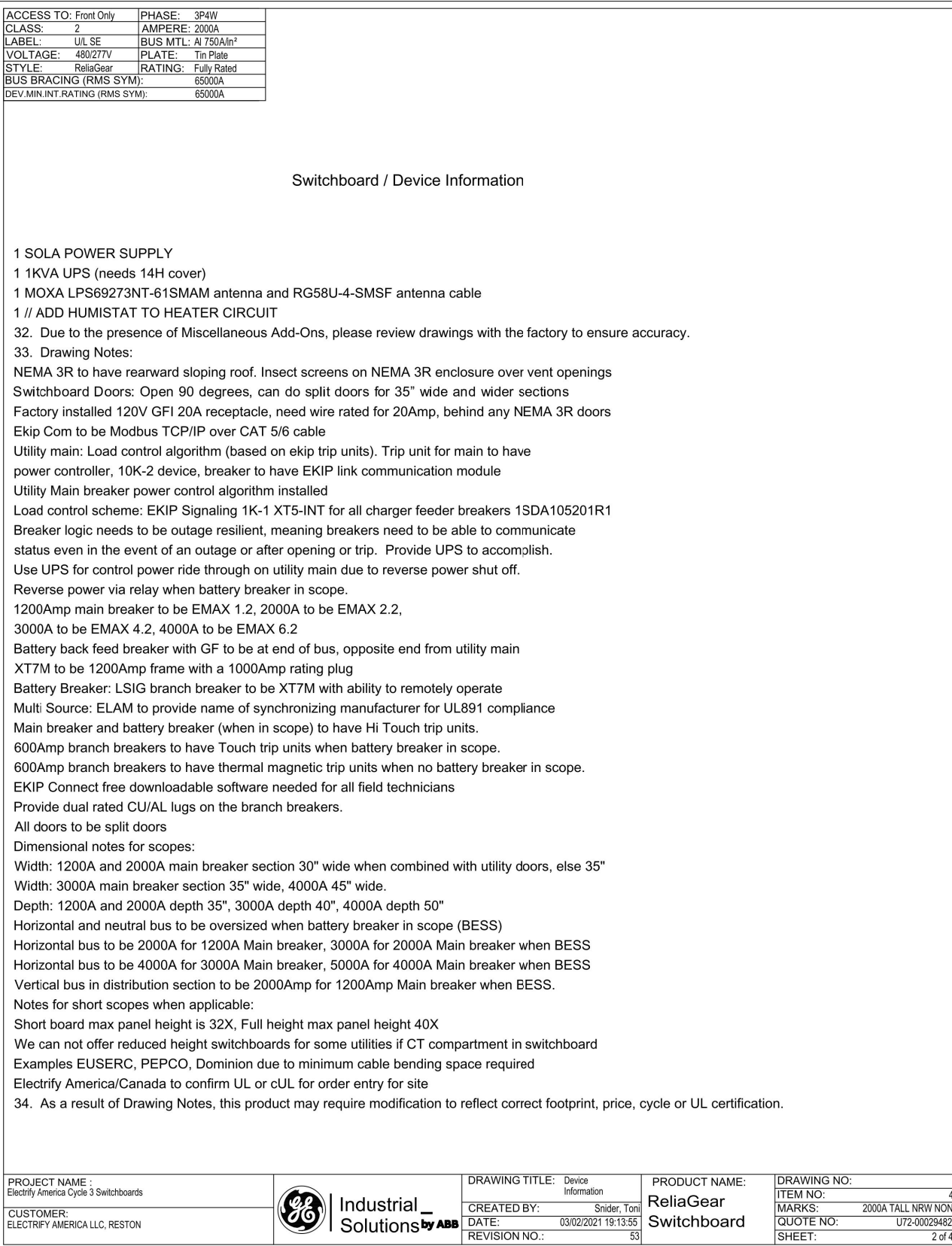
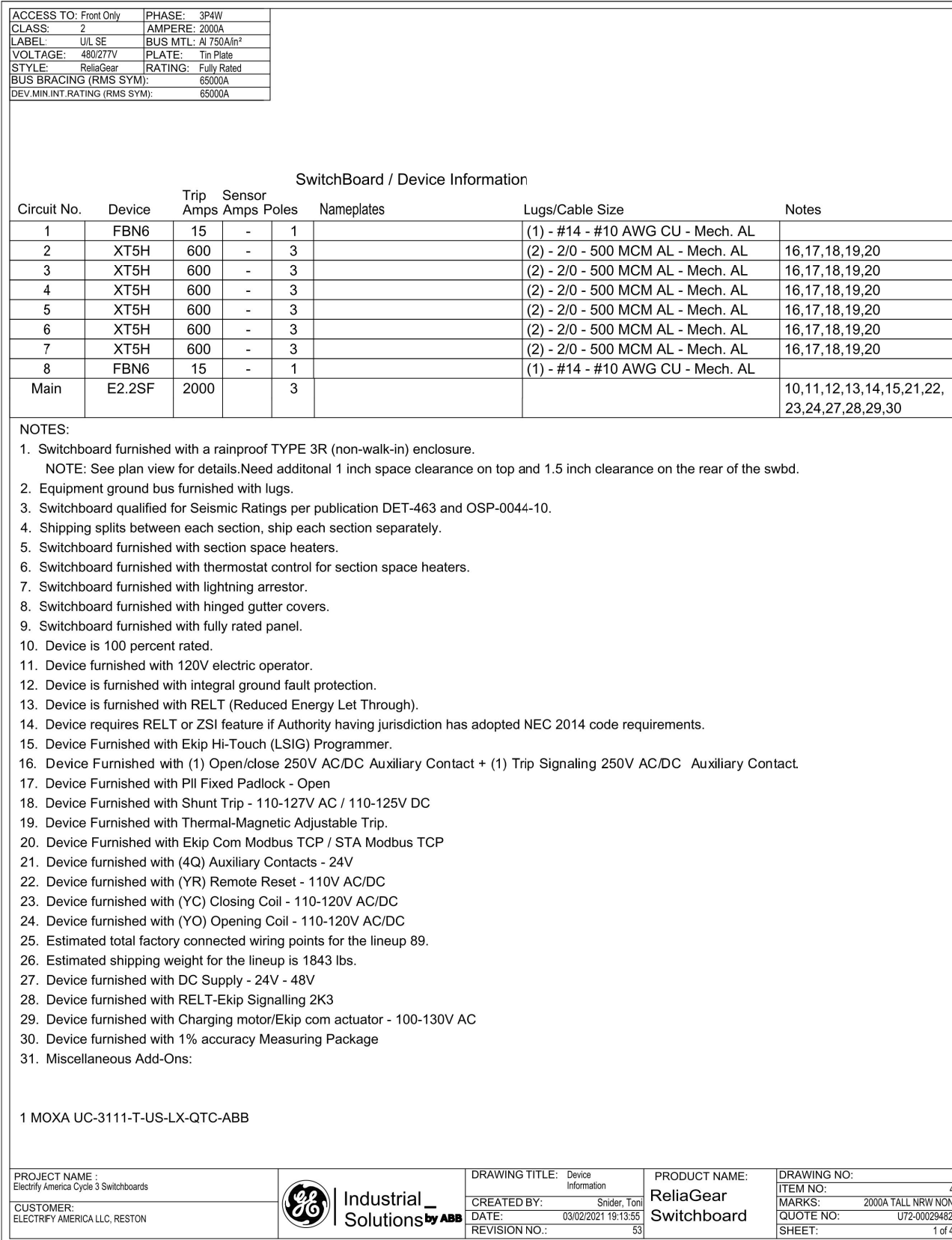
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DRAWN BY: JRT					
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DATE: 6/14/23					

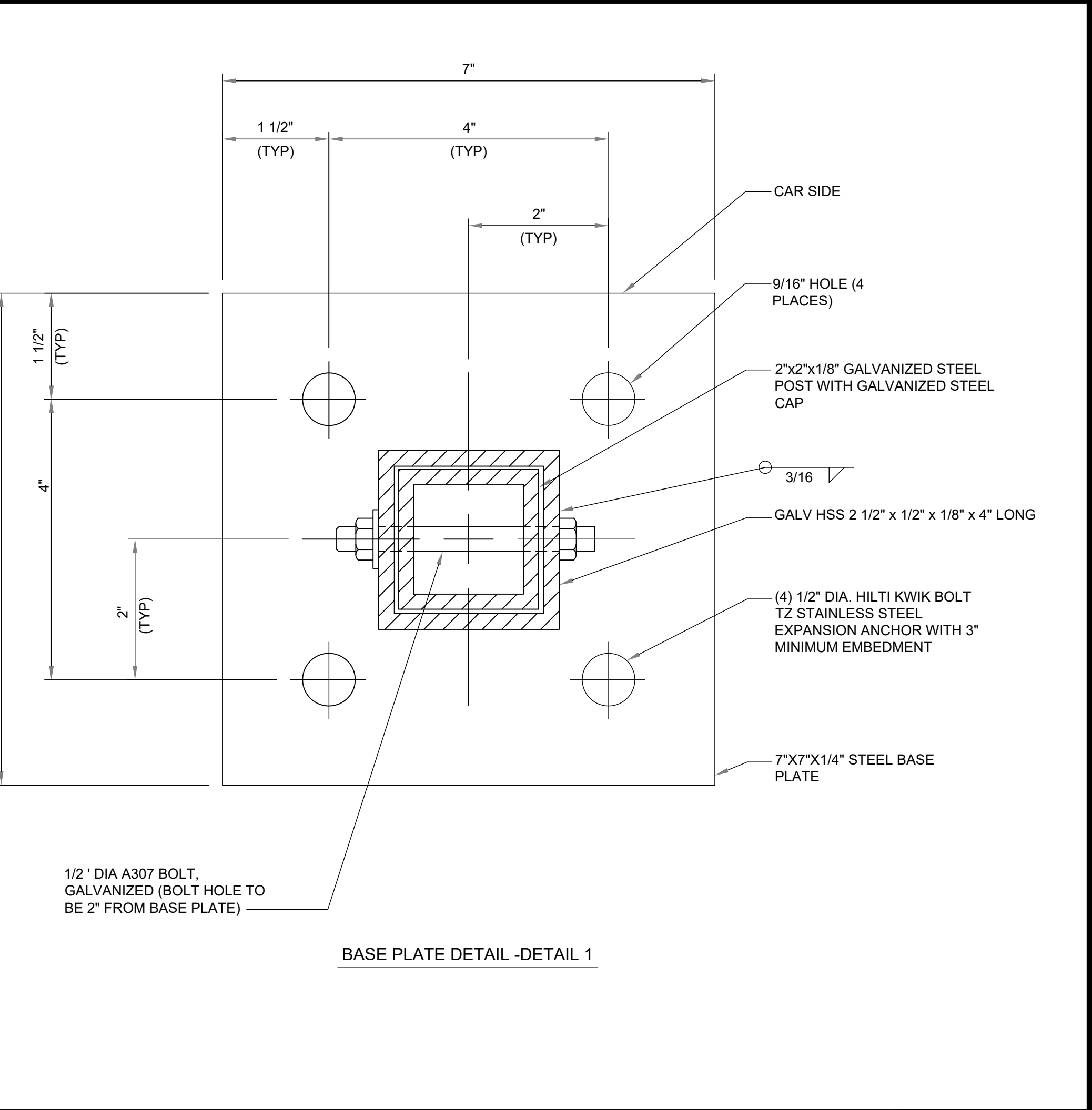
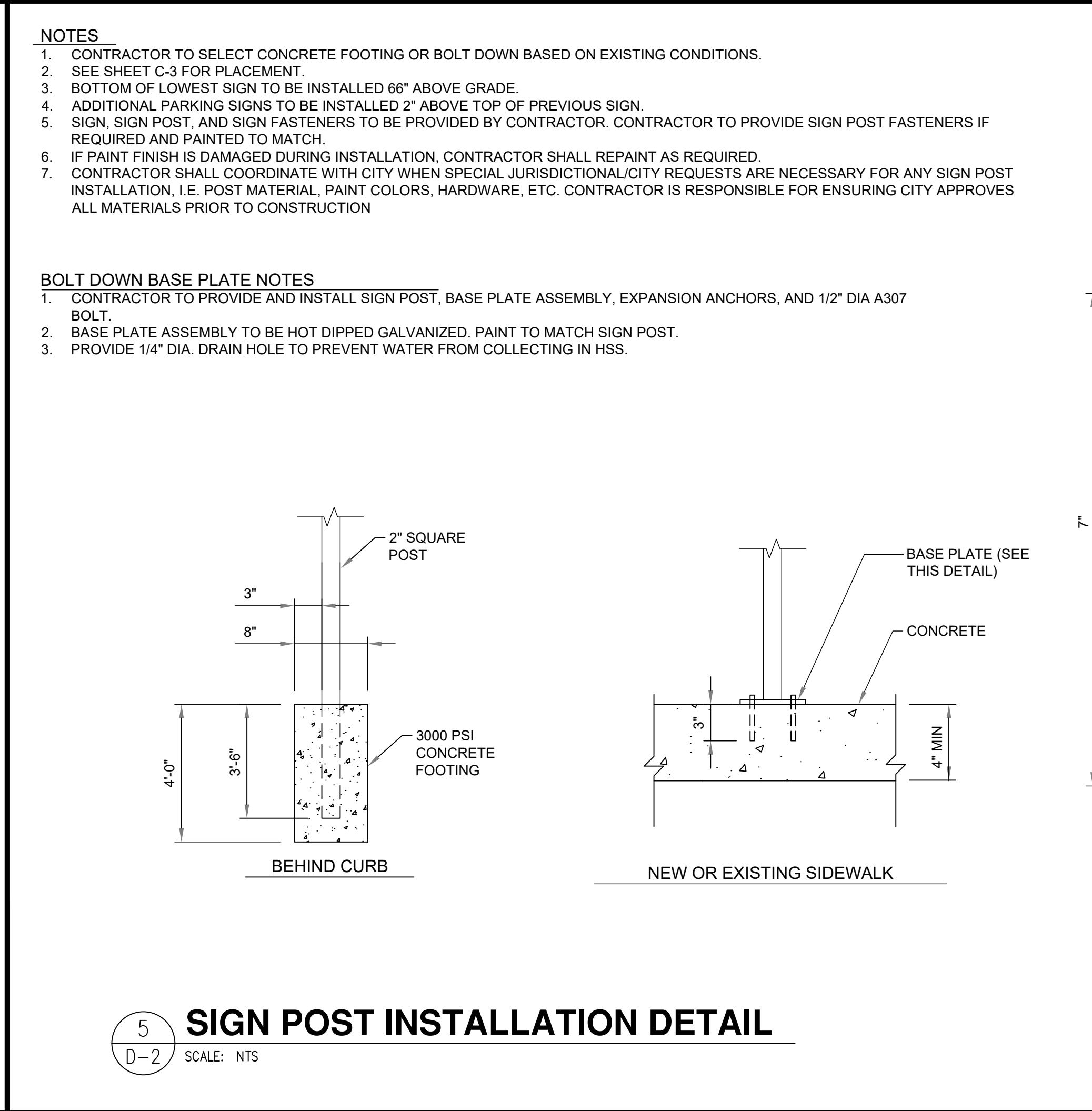
NM240032 - SIMON ABQ UPTOWN
2200 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110
ELECTRICAL PLAN

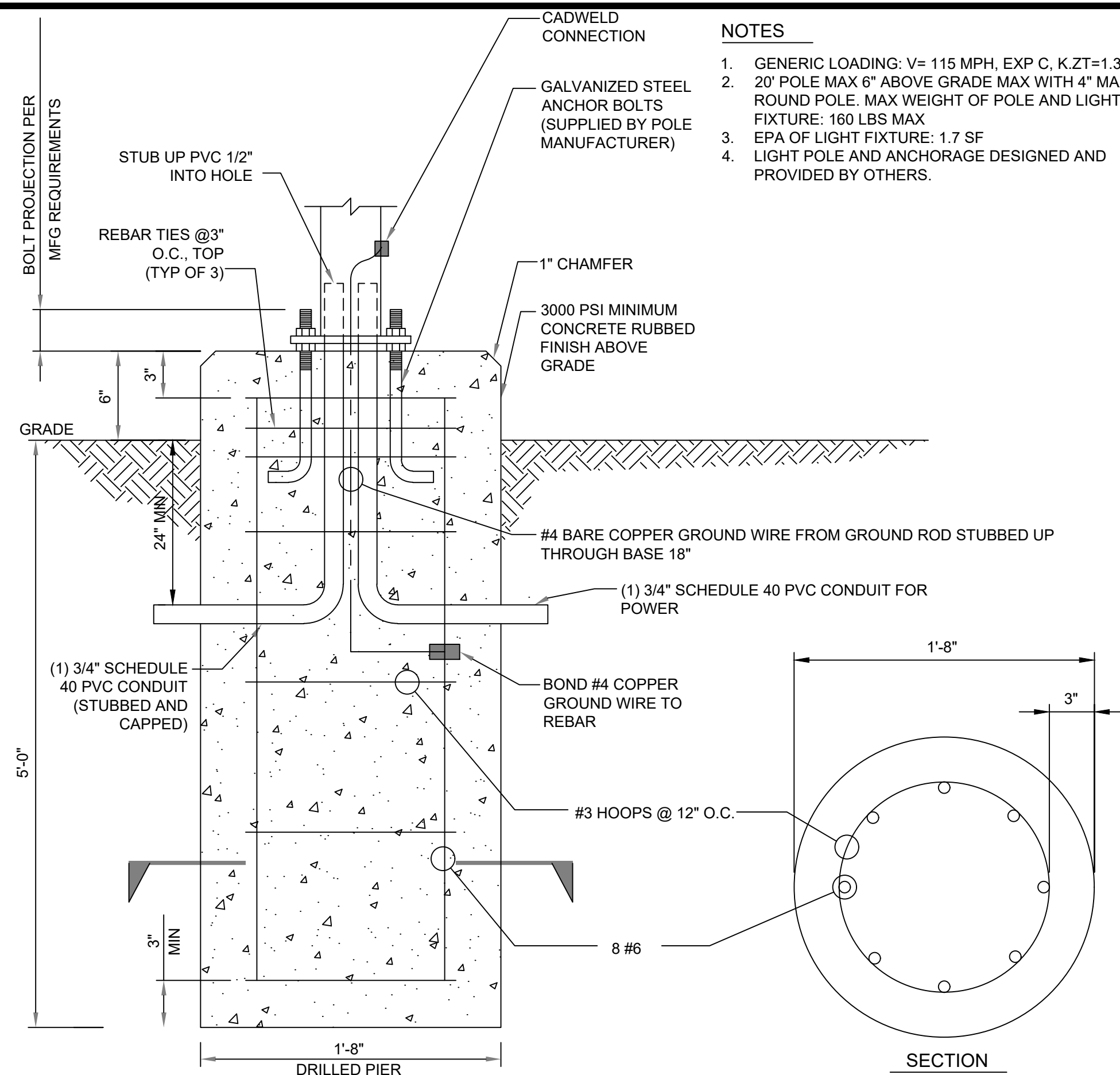
PROJECT NO.
196408000

SHEET
E-2

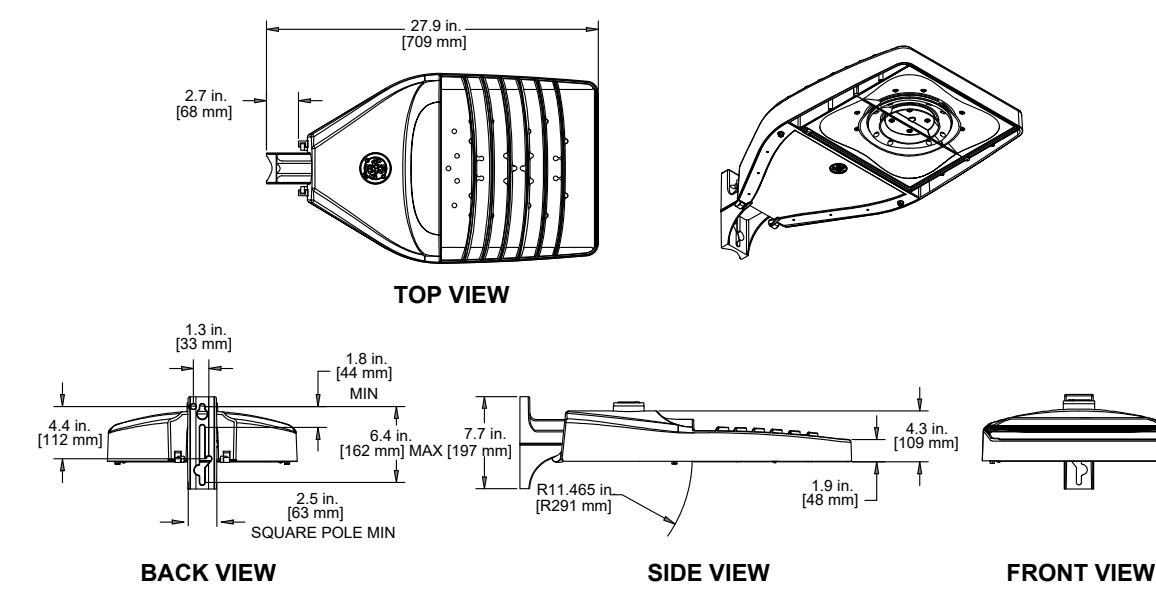








1 LIGHT POLE BASE DETAIL
D-3 SCALE: N.T.S.



SPECIFICATIONS

EPA: 0.54 FT² (0.05M²)

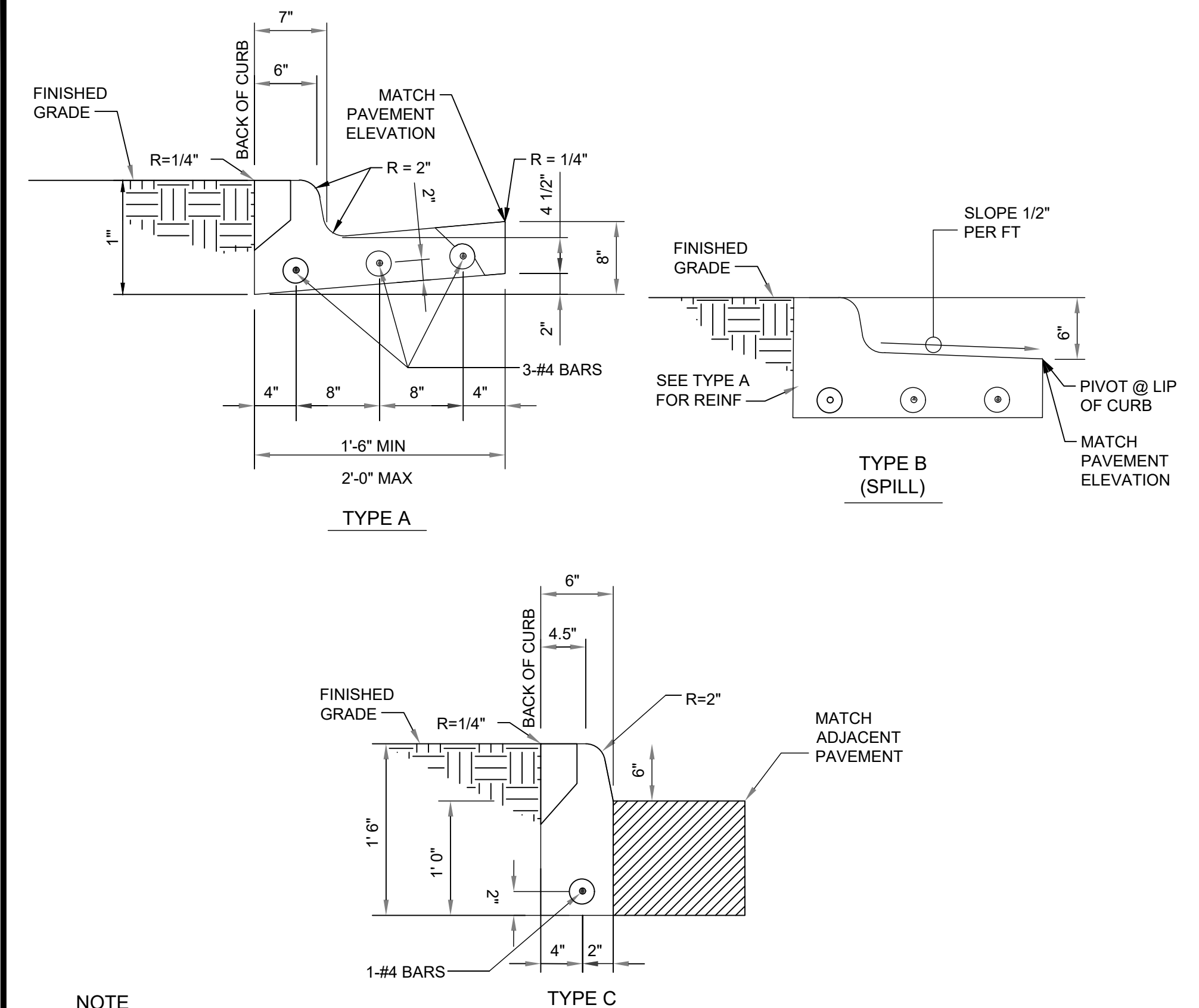
WEIGHT 28 LBS (12.7KG)

FIXTURE: EALS-03-0-F4-AH-7-40-X-E-D1-GRAY

POLE:	SSSE-30--40-B-1-E2-GRAY
-------	-------------------------

NOTES:
1. FIXTURE TO BE LED, FULL CUT-OFF, SINGLE FIXTURE AS MANUFACTURED BY EVOLVE.
2. POLE TO BE 30 FOOT, SQUARE STRAIGHT STEEL AS MANUFACTURED BY EVOLVE.
3. FIXTURE AND POLE COLOR GRAY.

2 LIGHT FIXTURE, POST, PHOTOCELL
D-3 SCALE: N.T.S.



NOTE

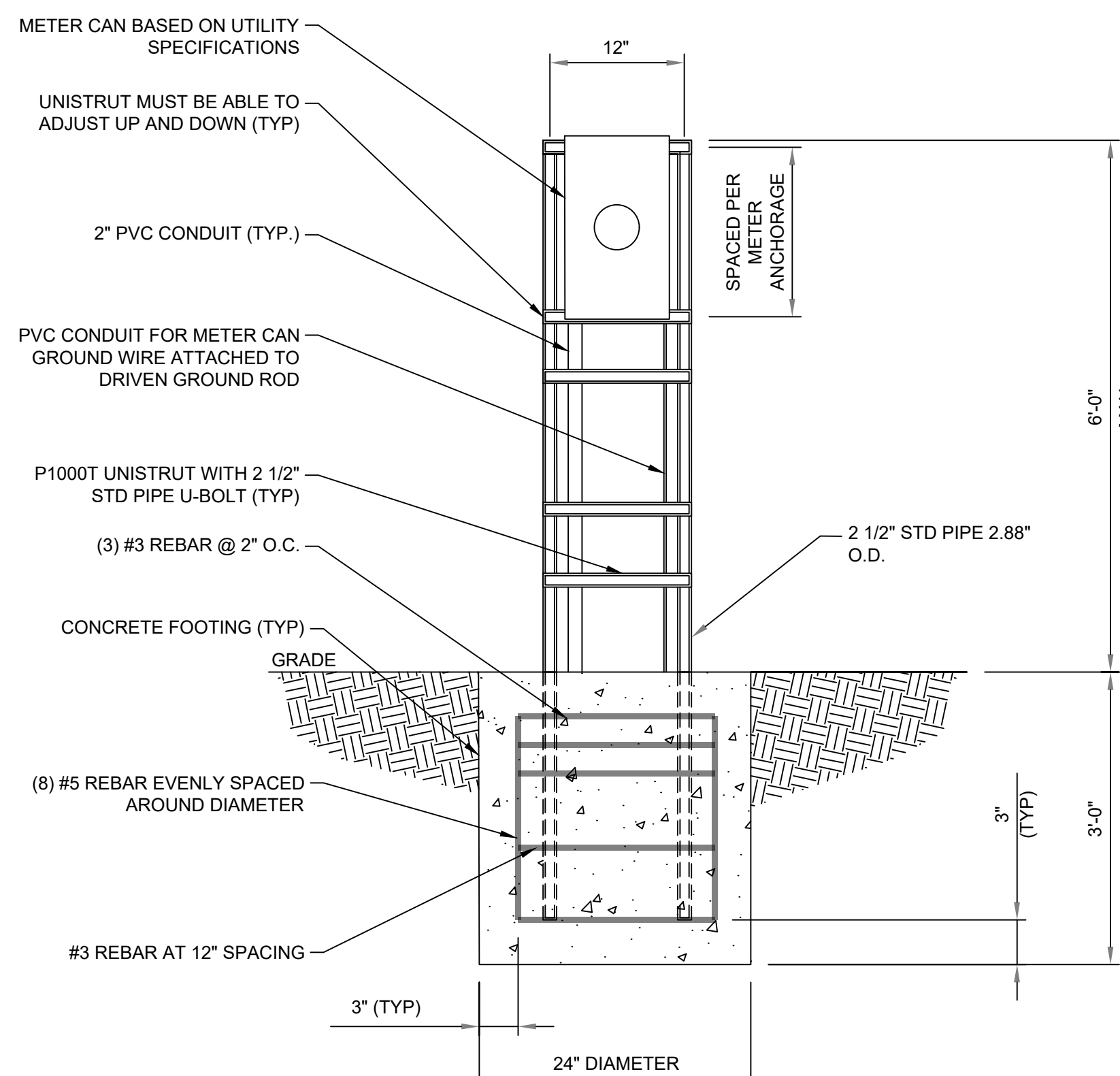
1. 1/2" PRE MOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CENTERS. CONTRACTION JOINTS SHALL BE 2" DEEP, 3/16" WIDE, AND PLACED AT 15' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS.

3 CONCRETE CURB DETAIL
D-3 SCALE: N.T.S.

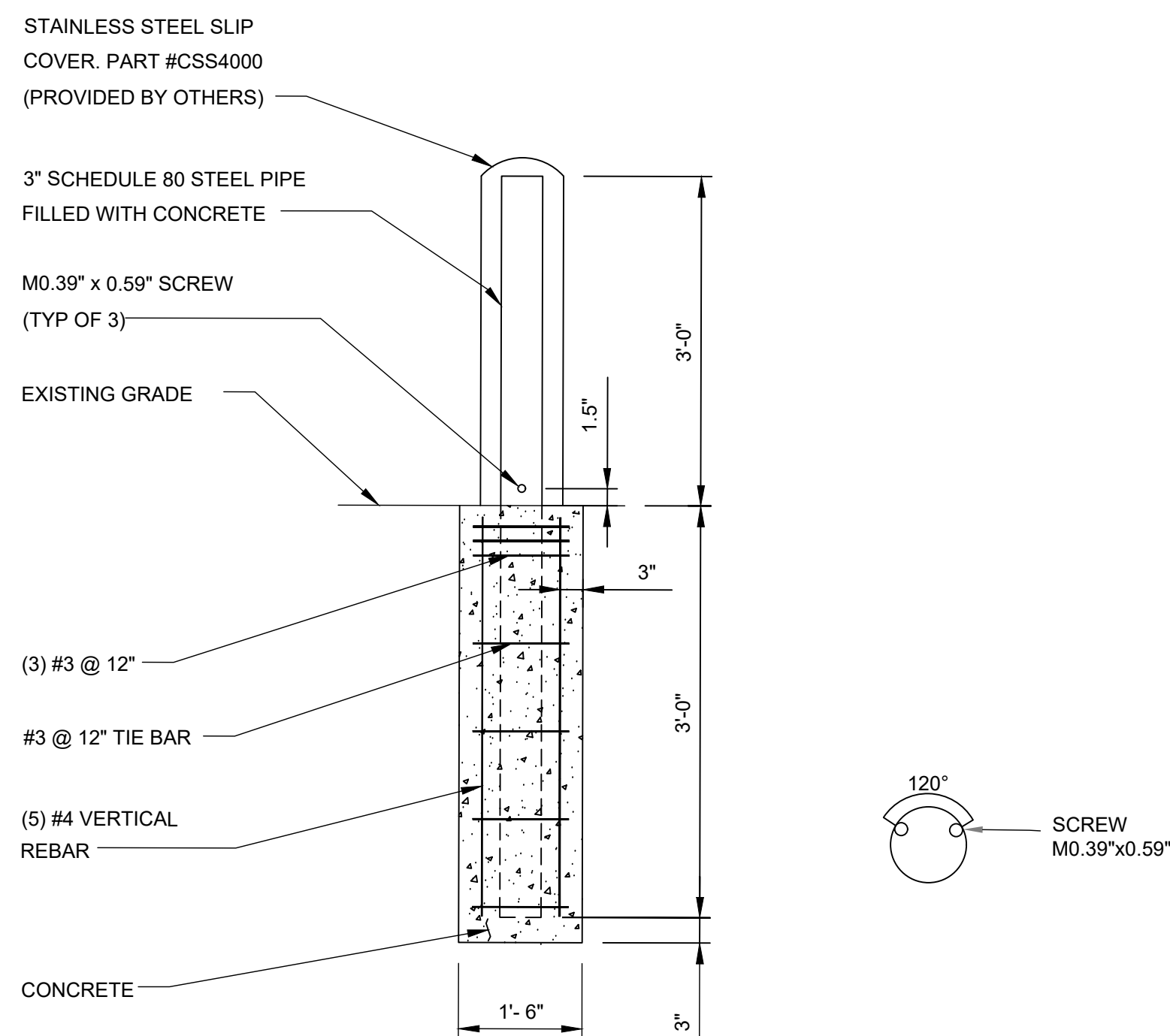
STANDALONE CUSTOMER PROVIDED TUV INSTRUMENT RATED METER CAN ON UNISTRUT SUPPORT

NOTE

1. GENERIC LOADING: V=115 MPH, EXP C, KZ=0.85, SS=3.73g, SITE CLASS=D, SDS=2.64, (2) 1-1/4" CONDUIT, METER MAX WIND AREA = 540 SQ IN.



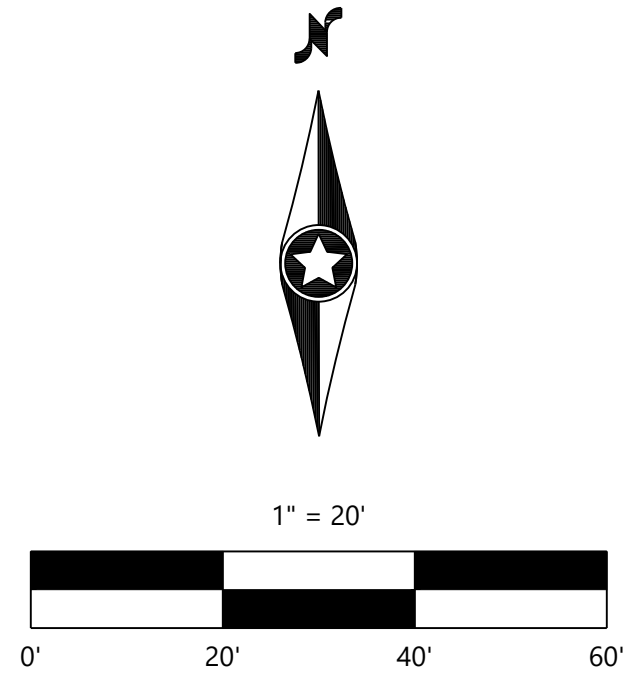
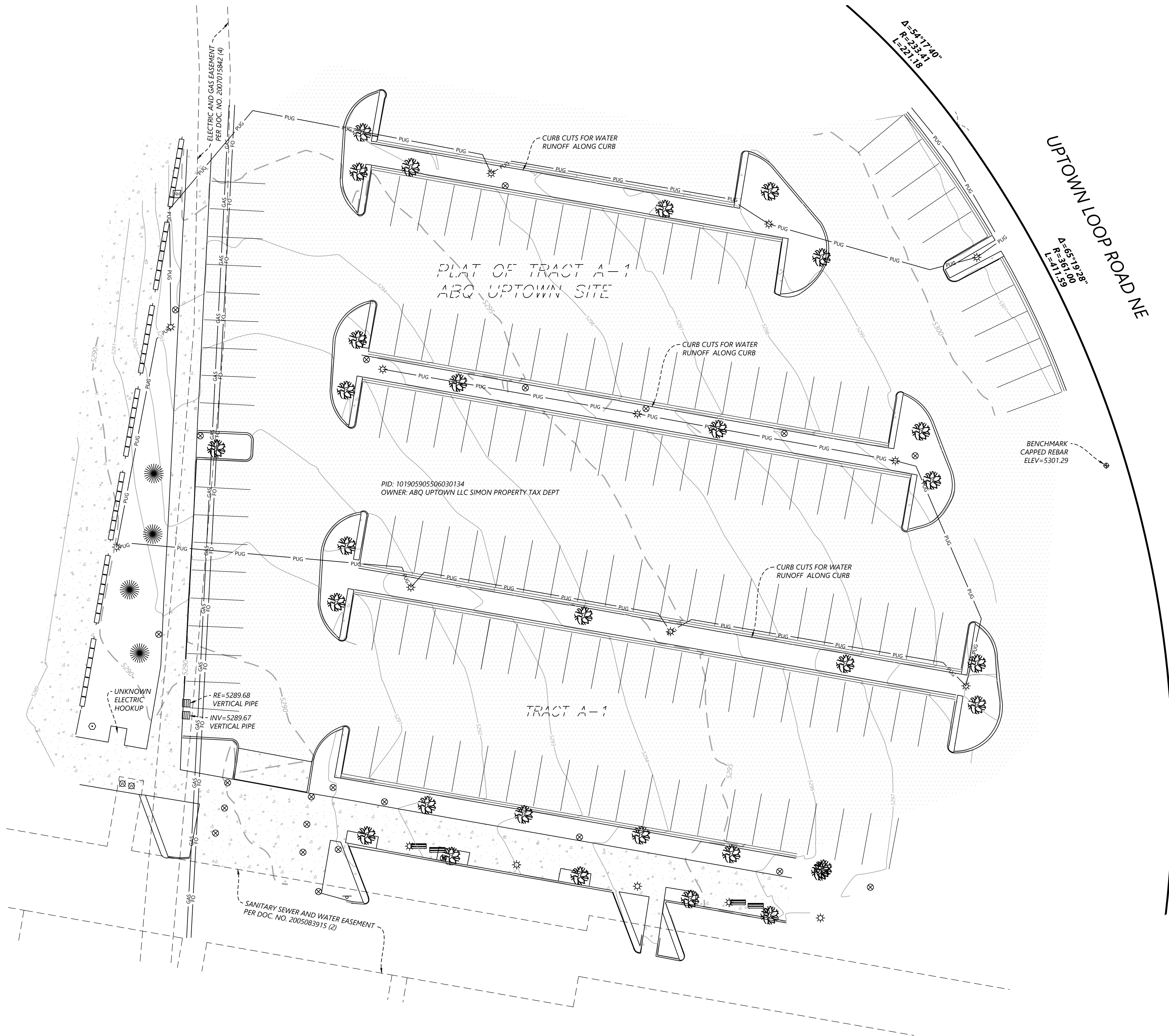
4 **STANDALONE METER CAN UNISTRUT SUPPORT**
D-3 SCALE: NTS



NOTES

1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND ELECTRIFY AMERICA EQUIPMENT.
3. CONTRACTOR TO PROVIDE (2) 6' LONG, 1/2" THICK FOAM STRIPS, LAPPED AND CROSSED OVER TOP OF STEEL PIPE TO STABILIZE SLIP COVER.

5 **BOLLARD (TYPE 2) DETAIL**
D-3 SCALE: N.T.S.



LEGEND

	SANITARY MANHOLE		SIGN
	SEWER CLEANOUT		FLAG POLE
	STORM MANHOLE		HANDICAPPED STALL
	CATCH BASIN		MISCELLANEOUS PEDESTAL
	FLARED END SECTION		UNKNOWN MANHOLE
	STORM INTERCEPTOR		MISCELLANEOUS METER
	HYDRANT		TELEPHONE BOX
	GATE VALVE		CONIFEROUS TREE
	WATER METER		DECIDUOUS TREE
	FIRE DEPARTMENT CONNECTION		SAGUARO
	DOUBLE DETECTOR CHECK VALVE		BOUNDARY LINE
	ELECTRIC BOX		RIGHT-OF-WAY LINE
	ELECTRIC METER		LOT LINE
	ELECTRIC MANHOLE		EASEMENT LINE
	STREET LIGHT		FENCE LINE
	POWER POLE WITH LIGHT		GAS LINE
	POWER POLE		POWER OVERHEAD
	MAST ARM		POWER UNDERGROUND
	MAST ARM W/ LIGHT		SANITARY SEWER
	TRAFFIC SIGNAL		STORM SEWER
	HAND HOLE/JUNCTION BOX		WATERMAIN
	FIBER OPTIC PEDESTAL		FIBER OPTIC
	NATURAL GAS METER		CURB & GUTTER
	NATURAL GAS VALVE		CONCRETE SURFACE
			BITUMINOUS SURFACE

LEGAL DESCRIPTIONS PER TITLE
REPORT ORD-872518-Y3V4N6

Tract lettered 'A-1' of the ABQ UPTOWN SITE, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 24, 2006 in Map Book 2006C, Page 20.

ITEMS OF RECORD PER TITLE
REPORT ORD-872518-Y3V4N6

- Ordinance No. 141-1967 10/31/1967 Document No. 1967-70248 (**NOT IN SURVEY AREA**)
- Permanent Easement 06/13/2005 Document No. 2005083915 (**SHOWN ON SURVEY**)
- Declaration of Covenants, Conditions, Restrictions and Easements and Parcel Declaration 07/27/2005 Document No. 2005107652 (**BLANKET IN NATURE**)
- Public Service Company of New Mexico Joint Electronic and Gas Easement 01/30/2007 Document No. 2007015842 (**SHOWN ON SURVEY**)
- New Mexico Gas Company Quitclaim of Natural Gas Easement 03/04/2010 Document No. 2010018635 (**NOT IN SURVEY AREA**)
- Public Service Company of New Mexico Quitclaim of Electric Easement 03/11/2010 Document No. 2010020616 (**NOT IN SURVEY AREA**)
- New Mexico Gas Company Easement 03/02/2010 Document No. 2010017815 (**NOT IN SURVEY AREA**)
- Public Service Company of New Mexico Easement (Electric) 03/05/2010 Document No. 2010018796 (**NOT IN SURVEY AREA**)
- Plat of Tracts 05/10/2001 Document No. 20010853735
- Plat of Tracts 08/02/2004 Document No. 2004108634
- Plat of Tract 06/01/2005 Document No. 2005077645
- Plat of Tract 01/24/2006 Document No. 2006010115
- Plat of Tracts 07/25/2006 Document No. 2006110643

SURVEYOR'S NOTES

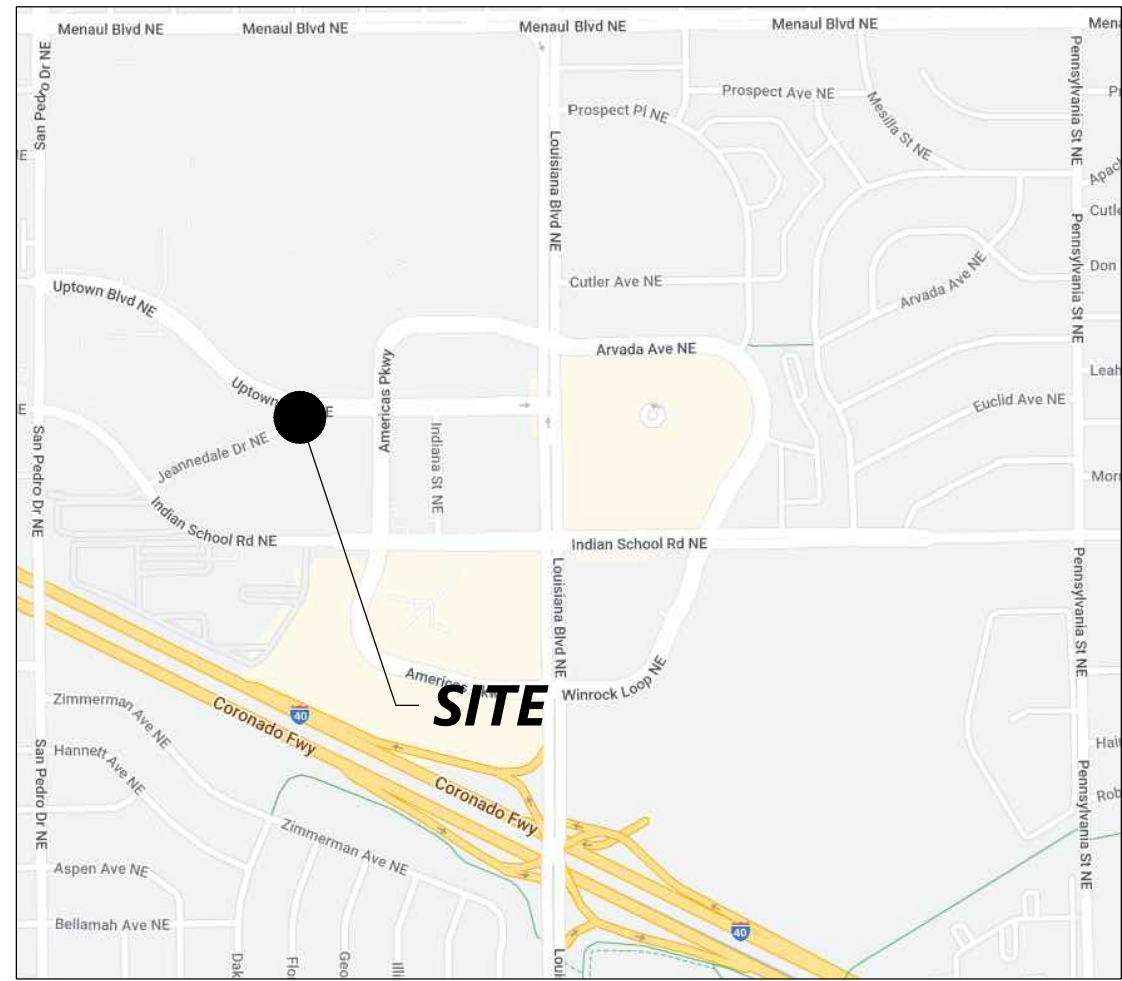
- This survey was prepared using First Corporate Solutions, Title Report Number ORD-872518-Y3V4N6 having an effective date of March 10, 2022.
- The underground utilities shown have been located from field survey information provided by GPRS INC. on 03/28/2022 and local one call ticket number 22AP120917. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Subject property appears to be classified as (Zone X), when scaled from Flood Insurance Rate Map Community- Panel Number 35001C0352H- Dated 08/16/2012.
- The subject property is zoned (MX-H, Mixed Use High Intensity) per the City of Albuquerque, NV GIS. No zoning information was provided by the client. For zoning code, contact the City of Albuquerque, NV Planning and Zoning Department.
- Elevations are based of NAVD88 Datum. Benchmark: (Capped Rebar), as shown hereon. Elevation: 5301.29
- This is a topographic survey. This is not a boundary survey and is only intended to depict those features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
- Bearings shown are based upon NAD83 New Mexico State Planes, Central Zone, US Foot.

SURVEYOR'S STATEMENT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of New Mexico.

NATHAN CARLSON, LS DATE 04/12/2022
NM LICENSE NO. 18330, EXPIRATION 12/31/2022

VICINITY MAP
(NOT TO SCALE)



DESIGNED: _____
CHECKED: MIW
DRAWN: ACW
HORIZONTAL SCALE: 20'

REVISIONS: _____

PREPARED FOR:
Electrify America, LLC
2003 Edmund Halley Drive
Reston, VA 20191

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-6822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SITE 240032
ABQ UPTOWN**
2200 LOUISIANA BLVD NE
ALBUQUERQUE, NM

Topographic Survey
A PORTION OF TRACT A-1 OF ABQ UPTOWN SITE,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM

SHEET NUMBER:
1 OF **1**
DATE: 04/12/2022
PROJECT NUMBER: 0034170.CO