Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 7/18/23

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	D	ecisio	ons Requiring a Put	blic Meeting or Hearing	Policy Decisions			
□ Archaeological Certificate (Form P3		□ Site Plan – EPC including any Variances – EPC (Form P1)				ption or Amendment of Facility Plan <i>(Form Z)</i>	Comprehensive	
□ Historic Certificate of Appropriatene (Form L)	ess – Minor] Mas	ter Development Pla	n (Form P1)	□ Adoption or Amendment of Historic Designation (Form L)			
□ Alternative Signage Plan (Form P3)] Histo Form L		propriateness – Major	🗆 Ame	endment of IDO Text (F	orm Z)	
□ Minor Amendment to Site Plan (For	rm P3)	Dem	olition Outside of HP	O (Form L)	🗆 Ann	exation of Land (Form 2	Z)	
□ WTF Approval (Form W1)] Histo	oric Design Standard	s and Guidelines (Form L)	🗆 Ame	endment to Zoning Map	– EPC (Form Z)	
□ Alternative Landscaping Plan (Forr] Wire <i>⊂orm</i> ו	less Telecommunica W2)	tions Facility Waiver	🗆 Ame	endment to Zoning Map	– Council (Form Z)	
					Appea	ls		
					□ Dec (Form .	ision by EPC, DHO, LC A)	, ZHE, or City Staff	
APPLICATION INFORMATION								
Applicant:					Pho	one:		
Address:					Em	ail:		
City:				State:	Zip	:		
Professional/Agent (if any):					Pho	one:		
Address:					Email:			
City:				State:	Zip:			
Proprietary Interest in Site:				List all owners:	wners:			
BRIEF DESCRIPTION OF REQUEST								
Minor amendment reques	t to site dev	elop	ment plan, orig	inally approved by t	he EP	C in 2008. Chang	ges include	
pedestrian circulation and	were requi	red f	or ADA complia	ance				
SITE INFORMATION (Accuracy of the	ne existing lega	al des	cription is crucial!	Attach a separate sheet if I	necessa	ry.)		
Lot or Tract No.:				Block:	Uni	t:		
Subdivision/Addition:				MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s):		Exis	sting Zoning:		Proposed Zoning:			
# of Existing Lots:		# of	Proposed Lots:		Total Area of Site (acres):			
LOCATION OF PROPERTY BY STRI	EETS	-			-			
Site Address/Street:		Bet	ween:		and:			
CASE HISTORY (List any current or	prior project a	and ca	ase number(s) that r	nay be relevant to your re	quest.)			
		_						
Signature:	\langle			\mathcal{P}	Dat	te:		
Printed Name:				Applicant or				
FOR OFFICIAL USE ONLY								
Case Numbers	Action		Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:					Fee	e Total:		
Staff Signature:				Date:	Pro	ject #		

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 <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

_____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

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- _____ 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

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- _____ 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

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- _____ 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

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

_____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) 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 <u>at Submittal</u> 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 <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

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- _____ 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



August 21, 2024

Michael Vos Zoning Enforcement Officer City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: MINOR AMENDMENT TO SITE PLAN-EPC APPROVAL TRACT 3A COORS VILLAGE, ALBUQUERQUE, NM

Dear Mr. Vos:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of <u>Ativo Albuquerque, LLC</u> pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site and request.

Ron Ziebart Print Name 1 Signature Title

Date



September 25th, 2024

Ms. Jolene Wolfley Development Facilitation Team 600 Second NW Albuquerque, NM 87102

RE: MINOR AMENDMENT TO PRE-DO APPROVAL – SITE DEVELOPMENT PLAN TR 3-A-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT 6.5543 AC 4500 QUAKER HEIGHTS PL NW ALBUQUERQUE NM 87120 IDO ZONE ATLAS PAGE F-11-Z

Dear Ms. Wolfley:

Tierra West LLC, representing Ativo LLC, is formally requesting an administrative adjustment to a previously approved Site Plan for a property located at **4500 QUAKER HEIGHTS PL NW**. This property, legally described as **TR 3-A-1 PLAT OF LOTS 3-A-1 AND 3-B-1 COORS VILLAGECONT 6.5543 AC**, and currently zoned MX-L.

We're seeking minor modifications to the site plan, which are described below in the "Proposed Changes" section. The subject site is currently being developed as a Senior Independent Living. The proposed changes are necessary to meet ADA standards, ensuring the site is fully accessible to individuals with disabilities. These adjustments, such as reconfiguring sidewalks, adding ramps, and modifying pedestrian crossings, will improve safety and ease of movement throughout the property. By prioritizing accessibility, these modifications will enhance the quality of life for all future residents, creating a more inclusive and user-friendly environment.

In addition, these updates align with the originally approved site plan and do not introduce significant changes to infrastructure or access. We respectfully request your approval of this administrative adjustment, which will promote safety, accessibility, and a better living experience for the community.

The request aligns with the guidelines outlined in the IDO Provision 14-16-6-4(Y)(1)(a) for amendments to pre-IDO approvals, that adhere to all relevant Use-Specific Standards, IDO Development Standards, and DPM regulations. As detailed in this letter, our proposal fully meets the criteria specified in IDO Provision 14-16-6-4(Y)(2)(a).

History

EPC Approval

On November 13,2008 the Environmental Planning Commission voted to approve Project 1000032/08EPC-40030, a Site Plan for Subdivision and a Site Plan for Building Permit. The notice of decision for this case can be found in the attachments. At the time of this approval, the subject site was zoned S-3. This approval was in 2008, which was pre-IDO. The application for final DRB sign off was submitted by Tierra West on 09/07/2018.

Controlling Site Plan

The EPC approval cited above provided design guidelines, provided as part of this packet. The design guidelines outline Site Design, Internal Focus Area, Roadway Standards, Access (Primary Entry), Pedestrian Connections and Trails, Building Setbacks, Off-Street Parking, Site and Building Lighting, Building Form, Building Materials, Transportation Demand Management (TMD), and Landscaping. These guidelines can be found in the application packet.

Administrative Amendments

SI-2018-000151, PR-2018-001584

Approved Administrative Amendment – 4/17/2020 – Minor changes to building footprint, revised building elevations, updated parking, access, circulation and landscape.

SI-2018-000151, PR-2018-001584

Approved Administrative Amendment – 11/2/2020 – Adjustments to building paint palette to better fit with surrounding neighborhood, addition of fiberglass impregnated downspouts, faux façade posts. Enhanced landscaping, addition of a rooftop deck and associated elevator overrun. Addition of dog park and flagpole.

Proposed Changes:

The proposed changes are based on minor site adjustments as listed below. The changes were required to maintain ADA compliance, which will provide accessibility and ease of circulation for future residents of the Independent Senior Living facility

- 1. Removed ADA Curb
- 2. Reconfigured southwest sidewalk connection
- 3. Added ramp for ADA
- 4. Moved ADA Pedestrian Crossing to Top of Grade Break
- 5. Relocated sidewalk and light base to allow Fire Access
- 6. Added step to generator pad access
- 7. Removed ADA Crossing
- 8. Removed Pedestrian Connection to Quaker Heights Sidewalk
- 9. Reconfigure drainage slope

All the changes are related to pedestrian circulation and are compliant with standards set forth by prior approvals, the IDO and the DPM. The portion of the IDO that is addressed in the amendment is IDO Section 14-16-5-3(D)(3), access and circulation.

IDO Justification Criteria

This request complies with and is not in conflict with the requirements for a Minor Amendment, as outlined in **IDO Section 14-16-6-4(Y)(A)** below.

a. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

The originally approved design standards included in this application discuss the requirements for on site pedestrian circulation and sidewalks. Those requirements are still being met. Where silent, IDO Section 14-16-5-3 applies, which describes requirements for access and connectivity, and are also being met.

b. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

The request does not affect a numerical standard, it does however minimally reconfigure site circulation to meet ADA standards. There is not a numerical standard which is measured by the IDO that is changed or affected. All requirements of the site development plan and the IDO are met. Changes to sidewalks maintain widths required by the original site development plan.

c. The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

The request does not require major public infrastructure, nor has it made significant changes to access the subject property. No traffic impact study is required, and the request does not warrant additional review by the original decision-making body.

d. No deviations, Variances, or Waivers shall be granted for minor amendments.

No deviations, Variances, or Waivers are requested. **Conclusion**

In conclusion, the proposed changes are minor adjustments focused on enhancing pedestrian circulation and ensuring compliance with ADA standards. These modifications are consistent with the previously approved site plan and do not introduce any significant changes to access, infrastructure, or other essential site features. We believe these revisions align with the intent of the IDO and will contribute positively to the functionality and accessibility of the site. We respectfully request your approval of this administrative adjustment.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Sergio Lozoya Planner

JN: 2019064

ADMINISTRATIVE AMENDMEN FILE #2 ^{SI-2020-0102} PROJECT #4 PROJECT #4
Adjustments to building paint palette to better fit with surrounding neighborhood
Addition of fiberglass impregnated downspouts, faux facade posts; Enhanced landscapin
Addition of a rooftop deck and associated elevator overrun; Addition of dog park, flag po
Mining Department, and a Difference of Annual Diffe
APPROVED BY DATE

ADMINISTRATIVE AMENDMENT FILE #PROJECT #PROJECT #					
Minor chan	Minor changes to building footprint, revised				
building elevations, updated parking, access,					
circulation,	circulation, and landscape.				
RBrito					
APPRC	OVED BY	DATE			



		CURB & GUTTER
		BOUNDARY LINE
		EASEMENT
¥2430		CENTERLINE
) HEET)		RIGHT-OF-WAY
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		RETAINING WALL
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		LANE
		STRIPING
		EXISTING CURB &
		EXISTING BOUNDAR
	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	EXISTING SIDEWALK
		EXISTING LANE
		EVISTING STRIPING



Lot 3-A Coors Village Albuquerque, Bernalillo County, New Mexico January 2020

SITE INFORMATION

ZONE: MX-L (MIXED USE - LOW INTESNITY ZONE DISTRICT)

LOT AREA: 6.56 ACRES

PARCEL: TRACT 3A, COORS VILLAGE

BUILDING FOOTPRINT: 64,391 SF

	AREA (SF)	% OF SITE
SITE AREA	286,087	100%
BUILDING AREA	64,391	22.8%
HARDSCAPE	30,709	10.7%
PARKING/ROADS	70,403	26.3%
LANDSCAPE	118,188	41.3%

SITE AREA ANALYSIS

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ASSISTED LIVING	1 SPACE / 3 BEDS	148 BEDS	50
NURSING HOME (MC)	1 SPACE / 5 BEDS	26 BEDS	6
ACCESSIBLE STALLS	101 - 300 SPACES = 8 ACC, 2 VAN	108	8
BICYCLE PARKING	10% OF REQ'D OFF STREET PARKING	56	6
TOTAL REQUIRED FOR CAM	IPUS: 56 STALLS		

TOTAL PROVIDED: 102 STANDARD STALLS, 8 ACCESSIBLE = 108 TOTAL PARKING STALLS

	ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RS
	ALD R. BOAM	4500 QUAKER HEIGHTS ABO NM 87120	DATE
DRAWINGS	NA W METICO ZZ	SITE PLAN FOR BUILDING	6/24/2020
PLAN FOR BUILDING PERMIT	((7868))	PERMIT	2019064_SP
ING AND DRAINAGE PLAN ER UTILITY PLAN	PROFILESSIONAL ENGINE		SHEET #
TRUCTIONS DETAILS TRUCTIONS DETAILS TRUCTIONS DETAILS	9/22/2020	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C1
SCAPING PLANS ING ELEVATIONS	RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	јов # 2019064



					Basin Des	scriptions						
Basin	Treat	Area	Area	Area	Treatm	ent A	Treat	nent B	Treat	ment C	Treatn	ner
ID	Tract	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(a
B1	roadway	15,317	0.35	0.00055	0%	0.000	0%	0.000	15%	0.053	85%	0.
B2	3A	63,798	1.46	0.00229	0%	0.000	35%	0.513	0%	0.000	65%	0.
B3	3A	13,188	0.30	0.00047	0%	0.000	100%	0.303	0%	0.000	0%	0.
B4	3A	25,343	0.58	0.00091	0%	0.000	0%	0.000	0%	0.000	100%	0.
B5	3A	10,331	0.24	0.00037	0%	0.000	0%	0.000	0%	0.000	100%	0.
B6	3A	26,911	0.62	0.00097	0%	0.000	82%	0.507	0%	0.000	18%	0.
B7	3A	15,135	0.35	0.00054	0%	0.000	0%	0.000	0%	0.000	100%	0.
B8	3A	15,273	0.35	0.00055	0%	0.000	0%	0.000	0%	0.000	100%	0.
B9	3A	60,815	1.40	0.00218	0%	0.000	68%	0.949	0%	0.000	32%	0.
B10	3A	27,224	0.62	0.00098	0%	0.000	55%	0.344	0%	0.000	45%	0.
B11	3A	12,752	0.29	0.00046	0%	0.000	9 2%	0.269	0%	0.000	8%	0.
Total		286,087	6.57	0.01026		0.000		2.884		0.053		3.

D	Slope	Area	R
(in)	(%)	(ft^2)	
12	0.50	0.79	0.250
12	1.00	0.79	0.250
12	1.70	0.79	0.250
18	0.75	1.77	0.375
18	2.00	1.77	0.375

Excess Precipitation, E (in.)						
Zone 1	100-Year	10-Year				
Ea	0.44	0.08				
Eb	0.67	0.22				
Ec	0.99	0.44				
Ed	1.97	1.24				

Peak Discharge (cfs/acre)						
Zone 1	100-Year	10-Year				
Qa	1.29	0.24				
Qb	2.03	0.76				
Qc	2.87	1.49				
DO	4.37	2.89				

SWQP	Area At Mid Depth		Depth	Volume
1		840	2	1,680
2		925	2	1,850
3		745	2	1,490
4		845	2	1,690
5		1400	2	2,800

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ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

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LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
8" WL	WATERLINE
0	SINGLE CLEAN OUT
œ	DOUBLE CLEAN OUT
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	EXISTING INLET
Ś	EXISTING SAS MANHOLE
X	EXISTING FIRE HYDRANT
WV D	EXISTING WATER VALVE
	EXISTING WATER METER
•	EXISTING POWER POLE
Ċ	EXISTING GAS VALVE
— — U — — —	EXISTING OVERHEAD UTILITIES
— — — — EX. UGE — — — —	EXISTING UNDERGROUND UTILITIES
— — — —EX. 2° GAS— — —	EXISTING GAS
	EXISTING SANITARY SEWER LINE
— — — — EX. 10" WL— — —	EXISTING WATER LINE
—— · ——EX. 18" RCP———	EXISTING STORM SEWER LINE

<u>WATER NOTES</u>:

- 1. CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
- 2. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
- 3. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
- 4. ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
- 5. ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
- 6. CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
- 7. RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
- 8. ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
- 9. CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
- 10. CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
- 11. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
- 12. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RS
DR. BOHANDA	4500 QUAKER HEIGHTS ABQ NM 87120	<i>DATE</i> 6/24/2020
(((7868)))	MASTER UTILITY PLAN	2019064_MU
PROFILES		SHEET #
4/16/2020	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C3
RONALD R. BOHANNAN P.E. #7868	(505) 858—3100 www.tierrawestllc.com	JOB # 2019064









STEEL PIPE

BLUE

PAINT PIPE BASE

PAVING

AREA

|−−24"**−−**|



2" DIA.x.188 GALV.—

FINISH GRADE

STEEL PIPE



<u>| 12" |</u>

DTORCYCL

PARKING

ONLY



GENERAL NOTES

UNDISTURBED EARTH-

PIPE SPRING-

LINE

OR COMPACTED FILL

FINAL

INITIAL BACKFILL

HAUNCHING

(MIN.)

4" BEDDING

BACKFILL

- 95% PROCTOR. 3. INITIAL BACKFILL SHALL BE CLASS I-A
- WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
- 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 95% STANDARD PROCTOR.
- 5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.

12"MIN. 0.D. 12"MIN

WATER LINE

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED,

18" MAX

18" MAX.

PIPE SPRING

1 INF

UTILITY TRENCH AND BEDDING DETAIL

SANITARY SEWER

12"MIN. 0.D. 12"MIN

18" MAX.

18" MAX.

- 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
- 7. ALL MATERIALS ARE CLASSIFIED IN
- ACCORDANCE WITH ASTM D 2321-89. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE
- WITH ASTM D 698. 9. FILL SALVAGED FROM EXCAVATION SHALL BE
- FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)





	TRACT 3A COORS VILLAGE
	4500 QUAKER HEIGHTS ABO NM 87120
<hr/>	

ENGINEER'S SEAL

MEI

7868

SS/ONALENG

RONALD R. BOHANNAN

P.E. #7868

3/6/2020

CONSTRUCTION DETAILS

TIERRA WEST. LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858–3100 www.tierrawestllc.com

DRAWN BY RS DATE 3/5/2020

2019064_DT

SHEET #

C5

JOB # 2019064



OCAL SOIL CONDITIONS, DESIGN FACTORS.			
DING TO PLANS N. BASED ON			
THE REQUIREMENTS OF CLASS I, . AS DEFINED IN ASTM D2321. ACE DRAINAGE INLETS SHALL BE	2321.		
H-10 1899CGP 7001-110-212 H-20 1899CGS 7001-110-213 H-20 1899CGC 7001-110-214 1899CGD 7001-110-215			
BUFORD, GA	30518		
yloplast FAX (770) 932 www.nyloplas	2490 t-us.com		
	NCRETE SLAB MUST BE LOCAL SOIL CONDITIONS, DESIGN FACTORS. TRAFFIC INSTALLATION. BLE SUMP DEPTH DING TO PLANS IN. BASED ON ACTURING REQ.) BE CRUSHED STONE OR OTHER THE REQUIREMENTS OF CLASS I, L AS DEFINED IN ASTM D2321. FACE DRAINAGE INLETS SHALL BE MLY IN ACCORDANCE WITH ASTM D2 ACCORDANCE	NCRETE SLAB MUST BE LOCAL SOIL CONDITIONS, DESIGN FACTORS. TRAFFIC INSTALLATION. BLE SUMP DEPTH DING TO PLANS IN. BASED ON ACTURING REQ.) BE CRUSHED STONE OR OTHER ITHE REQUIREMENTS OF CLASS I, LAS DEFINED IN ASTM D2321. FACE DRAINAGE INLETS SHALL BE MLY IN ACCORDANCE WITH ASTM D2321. ATINC PART # DRAWING # H-10 1899CGP 7001-110-212 H-20 1899CGP 7001-110-213 H-20 1899CGC 7001-110-215 DUTY 1801D1 7001-110-074	NCRETE SLAB MUST BE LOCAL SOL CONDITIONS, DESIGN FACTORS. TRAFFIC INSTALLATION. BLE SUMP DEPTH DING TO PLANS IN. BASED ON ACTURING REQ.) BE CRUSHED STONE OR OTHER THE REQUIREMENTS OF CLASS I, LAS DEFINED IN ASTM D2321. LAS DEFINED IN ASTM D2321. ACC DRAINAGE INLETS SHALL BE MLY IN ACCORDANCE WITH ASTM D2321. ATING PART # DRAWING # HA10 1899COP 7001-110-212 H-20 1888CGS 7001-110-213 H-20 1888CGS 7001-110-214 Store Tool 110-215 H-20 1999COP 7001-110-215 H-20

ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RS
WALD R. BOHY IN DELICO	4500 QUAKER HEIGHTS ABO NM 87120	<i>DATE</i> 3/5/2020
((((7868)))	CONSTRUCTION DETAILS	2019064_DT
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3/6/2020	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C6
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	јов # 2019064





ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RS
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(((7868)))	MONUMENT SIGN	2019064_DT
PROFILE CONTRACT		SHEET #
3/6/2020	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C7
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	Jов # 2019064

The purpose of these Design Guidelines is to provide a framework to assist developers and designer in understanding the development goals and objectives for non-residential development on Tract 3B, Coors Village. These guidelines address the issues of streetscape, road design, pedestrian circulation, setbacks, parking, lighting, signage, site layout, architecture, landscape, and transit opportunities. Each category is organized in terms of Standards (items that are required), and Guidelines (items that are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Guidelines, the more restrictive requirement shall apply.

Specific Site Plans for Building Permit shall be prepared for each Tract within the Coors Village Center in accordance with these design guidelines. In addition, the Site Plan submittals for each Tract shall include the design for the entire Tract, identifying building layout, storage/loading areas, access and parking, pedestrian circulation, etc.

Commercial and office development in this Neighborhood Activity Center shall serve as a focal point for and be accessible from the surrounding neighborhoods and the adjacent senior housing development. This Neighborhood Activity Center shall include only those uses that are pedestrian-oriented and the least auto dependent. Therefore, only two (2) drive-up service window uses, other than for a restaurant and tobacco sales, are allowed on the site and only in a location where they do not interfere with pedestrian access and circulation.

Site/Edge Design

Standards

Public entries to the project shall be designed to be consistent with one another to create a sense of arrival and to provide a strong visual impact and a unified project identification.

At the internal focus area, landscaping elements shall be provided at a variety of scales. This area will be defined by building edges, a differentiation in intersection paving, landscaping, and the design and location of appropriate amenities (such as seating, outdoor display, and newspaper kiosks).

The centrally located roundabout within private Driveway "A" shall be designed to create an urban space where interaction can occur. It should provide a variety of scales and materials, street intersection landscape elements, and amenities to cater to pedestrians, bicyclists, transit users and motorists.



INTERNAL FOCUS AREA

Internal Focus Area

The project edge along Western Trail shall include a 10 foot landscape setback to provide a buffer to the Quaker Heights subdivision.

Six foot wide sidewalks shall be provided along Coors Boulevard, Western Trail, and Milne

Parking provided adjacent to Coors Boulevard, Western Trail, Milne, and Quaker Heights shall be screened by short walls, fences, buildings and/or landscaping.

Road Designs Standards

Development on this site shall be pedestrian-oriented with minimal pedestrian/vehicular conflicts. Parallel parking along roadways shall be included where technically feasible and where "easement" width allows.

Crosswalk materials at intersections and anywhere a pedestrian path crosses a drive aisle shall be distinguished from the roadway material, with such materials as bomanite, colored and/or acid stained concrete, brick forms or pavers of various sizes.

The project's primary entrances shall be enhanced with gateways and/or treatments outside of the public right-of-way that identify the development entrances consistently with one another. These nodes shall be 35 feet by 35 feet, and installed and maintained by the property owner or an owner's association.



Private Driveway "A" shall have full access onto Milne Road and Western Trail.

Pedestrian Connections and Trails Pedestrian connections shall provide direct access between land uses within the Coors Village Center and to the surrounding neighborhood. The following criteria serves to create a pedestrian friendly environment and promote alternative modes of travel. Development on this site shall be pedestrian-oriented with minimal pedestrian/vehicular conflicts.

Standards

Pedestrian connections to adjacent street sidewalks, the adjacent senior housing development and between buildings on the site shall take precedence over vehicular access and circulation.

The internal north-south drive shall have 8 foot wide sidewalks along the east and west sides, not separated by parking areas.

Pedestrian connections shall have a minimum 20 feet wide easement with a sidewalk of at least 6 feet in width.

A meandering 12 foot enhanced concrete walkway shall be provided within Tract 3A connecting the existing traffic circle at Quaker Heights and Milne Road to Private Drivewav "A".

Direct pedestrian access shall be provided from the various development areas to the internal focus area.

All pedestrian connections shall be lined with street/shade trees planted a maximum of 30 feet on center. In cases where a sidewalk is adjacent to or within a right-of-way, said trees would not be in addition to required street trees.

The maximum slope of trails and walkways shall meet ADA requirements. Private pedestrian linkages shall align with public paths to connect and integrate sites.

Guidelines

bomanite, warm toned (e.g. sand, beige, cream, terra cotta) colored/textured or acid stained concrete, and patterned concrete and pavers of various sizes.

Building Setbacks The following setback requirements serve to create a variety of pedestrian experiences: urban street edge experience in the Commercial and Office areas; and an informal experience in the Park and Residential areas.

Standards

Commercial Area Buildings along Milne Road and Western Trail shall be setback 10 feet from the

right-of-way and shall be landscaped.

Off-Street Parking

Standards

Parking shall be provided pursuant to the City Zoning Code.

Landscaped islands shall be distributed throughout parking areas, and 6 foot minimum width sidewalks shall be provided adjacent to parking lots.

Islands shall include at least one tree tor ever 6 parking spaces, and the maximum distance from any parking space to a tree shall be 50 feet.

There shall be barrier curbs around all parking areas in order to protect landscaping from vehicles.

Parking shall be distributed among several parking courts on each site and shall be placed behind buildings or be screened from surrounding neighborhoods. Screening may include earth berms, perimeter or retaining walls, landscaping, or buildings.

Parking and vehicular circulation areas shall not make up more than 50% of the frontage along Coors Boulevard.

Parallel parking along roadways shall be included where technically feasible and where "easement" width allows.

The maximum parking allowed shall be the minimum Zoning Code requirement plus ten percent.

Bicycle parking shall be provided pursuant to the City Zoning Code.

Site/Building Lighting Standards

Lighting fixtures for walkways and entry plazas shall be located within a height of 8 feet to 16 feet.

Maximum height of free standing light fixtures is sixteen (16) feet.

The pattern of light pooling from each fixture shall avoid glare or light throw intrusion into adjacent properties.



Landscaped Parking LIGHTING

Sodium lighting is not acceptable.

fixtures must complement the architecture.

Materials that are encouraged to be used for pedestrian connections and trails include

Landscaped building setbacks at Coors Boulevard shall be per Coors Corridor Plan.

The following design criteria serves to minimize the negative impact of large, expansive parking areas through landscaping, site location and arrangement.

Parking areas shall be setback a minimum of 10 feet from the right-of-way line.



LANDSCAPED PARKING

Street lighting, other than at private lanes, shall be shielded source, and the color of

Light standards heights for streets should not exceed 25 feet with full cutoff fixtures. Light poles shall be limited to 16 feet in height within 100 feet of residential areas.

Guidelines

Fixture style and design should be compatible and consistent with the lighting design of other projects within the development.

Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings.

Exterior elevations of any building fronting a street are encouraged to be feature lighted to enhance the identity of the building and the appealing ambiance of the total community.

The use of spread lighting fixtures are encouraged to accent landscape and walkways and the use of uplighting fixtures to highlight trees, walls and architectural features.

Design Guidelines

Signage and Graphics

The following signage criteria creates a sense of arrival to the development and establishes a quality visual impact. Subdivision signage for this development will be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. Where there is a conflict between these guidelines and the City regulations, the more restrictive shall apply.

Standards

Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

One monument or freestanding sign is allowed on Coors Boulevard as a "landmark" identifying the Commercial Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The lower portion of this may identify no more than 10 tenants in an area not to exceed 75 square feet. This sign shall be of similar style and material as the other entry signs in keeping with the project theme.

Entry signs shall be located at primary entrances at Coors Boulevard and Western Trail, and at the secondary entrance at Milne.

All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.).

No sign may overhang a right-of-way or property line.

No sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.

Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area

count allowed for wall signs. Signs perpendicular to an elevation shall only occur under an awning or canopy/portal

and shall not be more than eight square feet. These signs may not project past the overha



FREESTANDING SIGN

Mechanical Equipment

Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists.

Signs should identify only the name and business of the occupant or of those offering the premises for sale or lease.

Entry walls may be on both sides of the entry driveways within the 35 foot x 35 foot landscaping area. Sensitivity should be given to the compatibility with entry treatments throughout the property.

Perimeter Walls and Screening

Guidelines

Standards No refuse enclosures shall face Quaker Heights Drive or Western Trail.

Mechanical equipment and refuse enclosures, whether on roof areas or at street level, shall be fully screened from pedestrians or motorists. Screening shall be compatible with materials and design of the building.

Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.

The use of chain link, barbed wire,

sides with walls of the same material as the building itself.

Plaza-oriented development for the commercial and office uses in this Neighborhood Activity Center is required. Strip commercial development is prohibited. The site shall be walkable from one side to another with "fine grain/ small parcels" that have buildings arranged around or at least adjacent to pedestrian-oriented, plaza spaces. Individual buildings shall not be separated from plaza spaces by parking of drive aisles.

Open courtyard designs shall be employed in order to form transitions between parking areas and building facades in the commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).

Building Form Opportunities Standards

Maximum building heights shall be in accordance with the provisions of the Comprehensive City Zoning Code and Coors Corridor Sector Development Plan.

Generic franchise building elevations are not permitted.

Flat roofs and mechanical units shall be entirely concealed from public view at ground level by the use of parapets. Other roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses. The massing of roof expanses are to be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.

Edge treatments shall "step down" to relate to the scale of pedestrians; reduce the scale of the building edge by stepping down to the street. It is encouraged that building masses be arranged in order to cast shadows on each other to emphasize the contrast of light and shaded surfaces at corners and edges.

Commercial uses shall be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, and sitting areas.

Buildings shall employ variety in structural forms to create visual character and

Avoid long, unarticulated facades. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 foot min. offset, fenestration, material change, etc.)

Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.

Building design incorporating a combination of forms and shapes are required to reinforce and support the village concept and to provide visual interest to the project.

Extended architectural detailing on the ground floor in an elevational band from 0 to 10 feet, such as a change in color or texture, the architectural expression expansion joints as reveals, door and window articulation and architectural accents, is required in order to enhance the pedestrian level experience.

Maximum building height for Tract 3B: 26 ft.

Maximum square footage for individual buildings on Tract 3B: No more than one building may be 60,000 square ft. All other buildings must be less than 20,000 square feet

Guidelines

Commercial sloped roof lines may overhang and provide appropriate detailing with a minimum of 4 feet.

Buildings in the commercial parcel may be mixed use structures accommodating retail stores below and offices above.

The inclusion of an outdoor cafe or a restaurant with seasonal outdoor seating is encouraged in the commercial area to face the project's interior roads or the projects focus areas.

Entryways Standards

At entryways, an awning, canopy/marquee or inset shall be provided to provide shade and shelter and a sense of arrival,

Entries shall be clearly defined and connect to pedestrian linkages.

Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.



ENTRY GARDEN COURT

Building Materials

Materials prohibited as the main architectural feature include the following: - exposed, untreated precision block or wood walls - highly reflective surfaces

- chain link fence or barbed wire
- metal paneling

Architects shall employ those materials traditionally used in the Albuquerque or New Mexico area. Special care shall be taken to ensure the buildings within the commercial development are congruous with the architectural style, colors, and building materials of the Senior Independent Living facility.

- materials with high maintenance requirements

Colors shall be the inherent color of materials (earthtones such as sands, creams, tans, etc.) rather than from application of color (painted), except when used accent color.

Guidelines

The use of contrasting colors between roofs and walls is encouraged to fur differentiate the planes of building masses.

Accent colors and materials can bring out detailing to better articulate or gi to a building. These include the colors of glazed tile, wood trim, tile roofing metal, etc. Accent colors at stairs, balconles, and perimeter walls are to be compatible with streetscape and perimeter walls.

– Paraba SCREENED MECHANICAL or wood fencing is not acceptable. Refuse enclosures shall be adjacent to the building and screened on the other two

Any perimeter walls, if necessary, shall not exceed 36 inches, applying to the entire

Architectural Expression Plan Arrangement Opportunities

Transportation Demand Management (TDM)

Transit stops and shelter locations shall be coordinated with the Transit Department (ABQ Ride) and shall have strong and direct pedestrian connections to building entrances and/ or plaza areas. The developer shall provide transit shelters and related amenities if requested by the Transit Department (ABQ Ride).

Future employers that locate within the Coors Village Center who have more than 50 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The following elements will be part of a TDM effort at Coors Village Center:

On parcels with businesses that have more than 50 employees, lockers, showers, and bike racks must be available on each parcel for those employees who wish to jog, walk, or bicycle to work via one of the bicycle trails that are in close proximity to the Coors Village Center Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.

Businesses with more than 50 employees shall provide bulletin board space in their employee breakroom as an "information center" where material, particularly relevant City Transit information, policies, and plans can be posted.

The CMC Coordinator for each employer with more than 50 employees will also be the contact person with City Transit and Environmental Health Departments for updates, technical assistance, etc.

A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the commercial center is reached. A Transportation Management Association should be organized for all of the businesses within the commercial center.

As a part of the TDM Program, City Transit's responsibilities include: Once the connection is completed from Western Trail to St. Joseph's, bus routes should be provided off of Coors Boulevard and into the interior of the project.

Sun Tran shall work with the residential and non-residential projects to provide efficient routes and schedules to this property that address their specific needs.

Landscaping

Standards

The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and the pedestrian environment.

Landscape elements shall be used to reinforce the street edge. Street trees shall be provided at an average interval of 30 feet to provide shade.

Street trees are defined as being within 20 feet of the back of curb.

A fully automated irrigation system shall be designed as part of the landscaping for each project. The system shall be designed to avoid overspraying walks, buildings, fences, etc.

Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the plan and shall be compatible with the architectural and landscape treatment of the project.

Landscape design along the right-of-way shall be consistent throughout the development.

Landscape elements that reinforce the street edge are encouraged.

Landscape plans must comply with the City of Albuquerque's Water Conservation Ordinance and Pollen Ordinance.

A mixture of drought tolerant species and lawn areas shall be used at landscaped areas and in conformance with the City Water Conservation Ordinance. Live plant materials shall cover a minimum of 75 percent of all landscaped areas.

Gravel, colored rock, bark, and similar materials are acceptable as a top dressing for landscape areas, however, they are not to be considered a focal landscape elem

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	RONALD R. BOHANNAN P.E. #7868	(505)858–3100	JOB # 2017107

27107



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

Date: November 14, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1000032 08EPC-40030 SITE DEVELOPMENT -SUBDIVISION 08EPC-40031 SITE DEVELOPMENT -BUILDG PRMT

Univest/Coors Rd.LLC 4800 N. Scottsdale Rd., Suite 1400 Albuq. NM 85251

> LEGAL DESCRIPTION: for all or a portion of tract 3, COORS VILLAGE, zoned SU-3 located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND MILNE RD NW containing approximately 13 acres. (F-11) Russell Brito, Staff Planner

On November 13, 2008 the Environmental Planning Commission voted to **approve** Project 1000032/08EPC-40030 and 08EPC-40031, a Site Plan for Subdivision and a Site Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS - 08EPC 40030, 13 November 2008 - Site Development Plan for Subdivision

- 1. This is a request for a site development plan for subdivision for Tract 3, Coors Village, which is a part of Parcel V of the University of Albuquerque Sector Development Plan. At the March 2008 EPC hearing, the EPC voted to recommend approval to the City Council of a request for a reallocation of land use from commercial to multi-family for senior housing and related incidental uses for the subject site. This resulted in 6.0 acres of land being available for commercial use and 7.7 acres of land for senior housing.
- 2. The applicant is proposing to subdivide the approximately 13.5-acre subject site into two parcels. The eastern parcel, Tract 3b, is proposed for commercial uses and is 6.00 acres in size. The western parcel, Tract 3a, is proposed for multi-family senior housing and is 7.24 acres in size. No design standards are proposed. Future site development plans for building permit will be required to obtain EPC approval.

OFFICIAL NOTICE OF DECISION NOVEMBER 14, 2008 PROJECT # 1000032 PAGE 2 OF 18

- 3. The applicant has submitted a concurrent request for a site development plan for building permit for the senior housing portion of the subject site.
- 4. The subject site is located in the Established Urban Area within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Development Plan. The subject site is also part of the Coors/Western Trail Neighborhood Center as designated by the West Side Strategic Plan. Coors Boulevard is a designated Enhanced Transit Corridor.
- 5. The facilitated meeting reports show that the neighbors want a village appeal to the project rather than a strip mall appearance. Walkability within the development and between the development and surrounding neighborhoods is of paramount importance to neighbors.
- 6. The submittal furthers or partially furthers a preponderance of applicable goals, policies, intents and standards from the Comprehensive Plan, West Side Strategic Plan and the Coors Corridor Sector Development Plan as follows.
- 7. This request either furthers or partially furthers the following Comprehensive Plan goals and policies:
 - a. The proposed use will contribute to a full range of urban land uses and will bring the overall gross density of the Developing Urban and Established Urban Areas closer to 5 dwelling units per acre (II.B.5.a).
 - b. The revised layout creates two adjacent strips that parallel Coors Blvd. and Quaker Heights Road. The possibility for interaction is still there, but a de facto "village" or "plaza" is now not possible without strong and specific design standards for the commercial tract to ensure that undesirable strip development along Coors, with parking in front and its back to the senior housing, does not occur. The submittal now includes any design standards for future commercial development that will further this policy with conditions for new language. (II.B.5.d).
 - c. The subject site is currently vacant and is contiguous to existing urban facilities and services. Even though the proposed site development plans create two adjacent strips that parallel Coors Blvd. and that could result in undesirable strip commercial development, the submittal now includes design standards for future commercial development. The integrity of existing neighborhoods can be ensured with conditions for new language. (II.B.5.e).
 - d. The applicant correctly notes that the subject site is located within the Coors/Western Trail Neighborhood Activity Center, and that it has excellent access to Coors, which is a part of the major street network. Also, a mixed density pattern is already established with multi-family housing to the south and single-family housing to the east and north. The applicant is proposing a density of 17 dwelling units per acre. (II.B.5.h)

OFFICIAL NOTICE OF DECISION NOVEMBER 14, 2008 PROJECT # 1000032 PAGE 3 OF 18

- e. The subject site is located convenient to existing residential areas, but the possibility for strip commercial development along Coors Blvd. may hamper accessibility for pedestrians from the existing residential areas. Because many seniors who choose to live in this type of facility do not drive, adverse effects of pollution and traffic may be minimized. The potential for safe and convenient access to future commercial uses will be increased with the submitted and conditioned design guidelines. (II.B.5.i).
- f. The potential for safe and convenient access to future commercial uses will be increased with the submitted and conditioned design guidelines. (Activity Centers goal).
- g. The request for commercial and multi-family residential uses is in accord with typical land uses for a Neighborhood Activity Center. Neighborhood Centers are supposed to be the least auto dependant, with safe and convenient access for pedestrians. (Activity Center, Policy a).
- h. This proposal should not have a negative impact on air quality, thereby safeguarding public health. Future site development plans for building permit on the commercial portion of the site will have to demonstrate pedestrianism and walkability. (Air Quality goal).
- i. This proposal will locate residential uses in a Neighborhood Activity Center close to future commercial developments, thereby reducing automobile travel's adverse effects on air quality. Future site development plans for building permit on the commercial portion of the site will have to demonstrate pedestrianism and walkability. (II.C.1.b).
- j. This proposal, at 17 dwelling units per acre, falls into the desired range of density of 7-30 du/ac. Pedestrian connections from the senior housing use and Coors Blvd. are not direct or maximized. It is not known if future development along Coors Blvd. will provide an entrance from the street, with minimum setback or if parking is proposed to be separated from the street by a building or to the side of the building. (II.D.4.a).
- k. The proposed uses may contribute to the economic diversity of the West Side, but additional strip commercial development along Coors Blvd. is not desired. The senior housing use fulfills important social and cultural goals (Econ. Dev. Goal).
- 1. The commercial tract will be required to return to the EPC for site plan for building permit approval.. (II.D.6.g).
- 8. This request either furthers or partially furthers the following goals, objectives, and policies of the West Side Strategic Plan:

- a. The proposed commercial uses and senior housing will allow West Side residents an opportunity to live, work, shop, play, and learn together. The proposed site plan will protect the quality of life for residents if it complies with all applicable regulations, including the prohibition of strip commercial development. (Goal 10).
- b. Multi-family housing and commercial uses within an activity center are long-term sustainable land uses for the West Side. Non-strip commercial development that relates to adjacent residential will support sustainability. (Goal 12).
- c. The proposed uses will provide employment opportunities with both the commercial and the residential uses due to the services that will be offered as part of the proposed senior housing use. (Objective 1)
- d. This proposal provides a solution to a housing problem by proposing senior housing. Transportation problems that are endemic to west side, especially along Coors Blvd., may be alleviated by non-strip commercial development. (Objective 2)
- e. Pedestrian/vehicular conflicts will be minimized through design standards and site development plan review. (Objective 4).
- f. The proposed uses will provide job opportunities. This activity center is an appropriate area of the West Side for such job opportunities. (Objective 8)
- g. The proposal is for higher density housing and non-residential development in a neighborhood center surrounded by areas of lower density. (Policy 1.1)
- h. The proposed strip of land along Coors is proposed for commercial development and could result in strip commercial development that is prohibited by WSSP Policy 1.3. Submitted and conditioned design standards will help to minimize the potential for strip commercial development as well as EPC review and action of future site development plans for building permit. (Policy 1.3)
- i. The submitted and conditioned design standards will help to minimize the potential for pedestrian/automobile conflicts as well as EPC review and action of future site development plans for building permit. (Policy 1.5)
- j. The applicant has stated that a transit stop will be provided adjacent to the commercial tract, but not elaborated on how the residential parcel, now removed from Coors Blvd., will access transit services. (Policy 1.16).
- k. The applicant is proposing senior housing, which will have no impact on the public school system. Also, school impact fees will be assessed for this development. (Policy 2.5)

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- 1. This request will have no negative impact on the National Monument. A Traffic Impact Study was required, and this development will not negatively impact surrounding properties. (Policy 3.25)
- m. The proposed commercial tract along Coors Blvd. is not desirable given the existing supply of retail space along Coors and the possibility for strip commercial development. (Coors/Western Trail Neighborhood Center).
- 9. This request either furthers or partially furthers the following policies of the Coors Corridor Plan:
 - a. This request complies with most of the applicable policies of higher ranking plans. (Issue 3, Policy 1).
 - b. This proposal is compatible with the roadway function of Coors Boulevard, with the proposed zoning, with environmental concerns, and with some applicable design guidelines, but directly conflicts with key policies of the Comprehensive Plan and the West Side Strategic Plan (Issue 3, Policy 5).
 - c. This proposal may establish appropriate visual impressions within the Coors corridor through its architecture and minimal signage, but may create a visual wall parallel to Coors Blvd. (Iss. 4, A.1)
 - d. This proposal is designed to be compatible with the built environment. It complies with most applicable design regulations and guidelines. The new building's layout will create a visual wall parallel to Coors Blvd. that may interfere with views to the volcanoes and the escarpment, which is not compatible with the natural landscape. (Iss. 4.A.3). The design standards for future development will help to ensure compatibility with the built environments.
 - e. The submitted and conditioned design guidelines help to explain how the building will relate to future commercial buildings on the adjacent strip of commercial land. (Iss.4.B.2)
 - f. The required, approximately 35' wide landscape buffer along Coors Boulevard will be provided on the proposed strip of land adjacent to the street. The site development plan for subdivision now contains design standards. (Iss.4.B.3)
 - g. The revised landscape design is less complementary to the senior housing site because even though the total amount is comparable, the usability of the landscape areas has decreased with more linear space and fewer, more open areas that can be used for gatherings. (Iss.4.B.4)

- h. The senior housing site development plan shows a sidewalk adjacent to but separate from the driveway. The lack of a commercial development proposal on the strip adjacent to Coors Blvd. or specific design standards for future development creates uncertainty with respect to this policy. (Issue 4B, Policy 7).
- 10. The Taylor Ranch Neighborhood Association is concerned with the recent changes in the submittal, specifically pedestrian access and circulation.

CONDITIONS OF APPROVAL - 08EPC 40030, 13 November 2008 – Site Development Plan for Subdivision

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

First paragraph, first sentence: replace [- the Coors Village Center -] with [+ non-residential development on Tract 3B, Coors Village +].

New, third paragraph: [+ <u>Commercial and office development in this Neighborhood</u> <u>Activity Center shall serve as a focal point for and be accessible from the surrounding</u> <u>neighborhoods and the adjacent senior housing development. This Neighborhood Activity</u> <u>Center shall include only those uses that are pedestrian-oriented and the least auto</u> <u>dependent. Therefore, only two (2) drive-up service window uses, other than for a</u> <u>restaurant and tobacco sales, are allowed on the site and only in a location where they do</u> <u>not interfere with pedestrian access and circulation. +]</u>

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b. Road Designs, Standards:

New first paragraph: [+ <u>Development on this site shall be pedestrian-oriented with</u> <u>minimal pedestrian/vehicular conflicts</u>. Parallel parking along roadways shall be included where technically feasible and where "easement" width allows. +]

Second paragraph: Crosswalk materials at intersections [+ <u>and anywhere a pedestrian path</u> <u>crosses a drive aisle</u> +] shall be distinguished from the roadway material . . .

c. Pedestrian Connections and Trails:

First paragraph, first sentence: Pedestrian connections [+ shall +] provide direct ...

First paragraph, new sentence: [+ <u>Development on this site shall be pedestrian-oriented</u> with minimal pedestrian/vehicular conflicts. +]

New standard: [+ <u>Pedestrian connections to adjacent street sidewalks</u>, the adjacent senior housing development and between buildings on the site shall take precedence over vehicular access and circulation. +]

New standard: [+The internal north-south drive shall have 8 foot wide sidewalks along the east and west sides, not separated by parking areas.+]

d. Off-Street Parking, new standards:

[+ <u>Parking and vehicular circulation areas shall not make up more than 50% of the frontage</u> along Coors Boulevard. +]

[+<u>Parallel parking along roadways shall be included where technically feasible and where</u> <u>"easement" width allows.</u> +]

[+ The maximum parking allowed shall be the minimum Zoning Code requirement plus ten percent. +]

e. Architectural Expression, Plan Arrangement Opportunities:

New, first paragraph: [+Plaza-oriented development for the commercial and office uses in this Neighborhood Activity Center is required. Strip commercial development is prohibited. The site shall be walkable from one side to another with "fine grain/small parcels" that have buildings arranged around or at least adjacent to pedestrian-oriented, plaza spaces. Individual buildings shall not be separated from plaza spaces by parking or drive aisles. +]

f. Building Form Opportunities, new standards:

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[+ Maximum building height for Tract 3B: 26 feet +]

[+ <u>Maximum square footage for individual buildings on Tract 3B</u>: <u>No more than one</u> <u>building may be up to 60,000 square feet</u>. <u>All other buildings must be less than 20,000</u> <u>square feet.</u> +]

Seventh paragraph, first sentence: replace [- should -] with [+ shall +]

g. Transit Demand Management (TDM):

New first paragraph: [+<u>Transit stops and shelter locations shall be coordinated with the</u> <u>Transit Department (ABQ Ride) and shall have strong and direct pedestrian connections to</u> <u>building entrances and/or plaza areas.</u> The developer shall provide transit shelters and related amenities if requested by the Transit Department (ABQ Ride) +]

h. Site and Building Lighting :

New Standard: [+Maximum height of free standing light fixtures is sixteen (16) feet.+]

i. Perimeter walls and screening:

New Standard: [+Any perimeter walls, if necessary, shall not exceed 36 inches, applying to the entire site.+]

4. City Engineer Conditions:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

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- d. Site drives to be 30' in width with 25' curb return radii.
- e. Ensure 6' clear distance on sidewalks adjacent to parking.
- f. Provide cross access agreements.
- g. Specific access to tract 3B will be addressed when a submittal is made for site development plan for building permit. For this proposal, access to tract 3B should be shown as conceptual using arrows.
- h. The proposed right-turn in right-turn out site drive on Coors Boulevard will require coordination with the NMDOT.
- i. Site plan shall comply and be designed per DPM Standards.
- j. A concurrent platting action will be required at DRB.
- k. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- 1. Modifications to Coors Boulevard will not adversely impact the existing bicycle lane along Coors Boulevard adjacent to the subject property, as designated on <u>Long Range Bikeways</u> <u>System map</u>.
- m. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the <u>Coors Corridor Plan</u>.
- n. Dedication of a minimum 43 feet of right-of-way from the centerline of Western Trail a minor arterial as designated on the Long Range Roadway System map.
- o. Dedication of an additional 6 feet of right-of-way along Western Trail as required by the City Engineer to provide for on-street bicycle lanes.
- p. Construction of the bicycle lane along Western Trail adjacent to the subject property, as designated on Long Range Bikeways System map.
- 5. Sheet 12, Conceptual Tract 3B Site Design shall be removed from the site development plan packet prior to final DRB sign-off.
- 6. New notes:

a: [+ Tract 3A shall only be operated as "Housing for Older Persons" as that term is defined at 42 U.S.C. Section 3607(b)(2). +]

b: Replace the first sentence of Note 8 on the Site Plan for Subdivision with the following sentence: [+Tract 3A shall only be operated as "Housing for Older Persons" as that term is defined at 42 U.S.C. Section 3607(b)(2). +]

- 7. Reformat Packet so that sheet 11 becomes sheet 2 (two).
- 8. Site Development Plan for Subdivision sheet 1 and Design Standards sheet shall reference Coors Village Center as tracts 3A and 3B. References to Tracts 3A and 3B shall correctly correspond to the Senior Housing Use and/or the commercial uses as appropriate in the title blocks and text of each sheet.
- 9. Design Guidelines: references to future development shall be Site Development Plans for Building Permit, not purposes.

FINDINGS - 08EPC 40030, 13 November 2008 – Site Development Plan for Building Permit

- This is a request for a site development plan for building permit for Tract 3, Coors Village, which
 is a part of Parcel V of the University of Albuquerque Sector Development Plan. At the March
 2008 EPC hearing, the EPC voted to recommend approval to the City Council of a request for a
 re-allocation of land use from commercial to multi-family for senior housing and related incidental
 uses for the subject site. This resulted in 6.0 acres of land being available for commercial use and
 7.7 acres of land for senior housing. The applicant is proposing to construct multi-family senior
 housing on the 7.45-acre southern portion of the subject site.
- 2. The applicant has submitted a concurrent request for a site development plan for subdivision for the overall subject site with the purpose of subdividing the approximately 13.5-acre subject site into two parcels. The northern parcel, Tract 3a, is proposed for commercial uses and is 6.0 acres in size. The southern parcel, Tract 3b, is proposed for multi-family senior housing and is 7.45 acres in size. No design standards are proposed.
- 3. The subject site is located in the Established Urban Area within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Development Plan. The subject site is also part of the Coors/Western Trail Neighborhood Center as designated by the West Side Strategic Plan. Coors Boulevard is a designated Enhanced Transit Corridor.
- 4. This request furthers the following Comprehensive Plan goals and policies:
 - a. The proposed use will contribute to a full range of urban land uses and will bring the overall gross density of the Developing Urban and Established Urban Areas closer to 5 dwelling units per acre (II.B.5.a).

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- b. The location and intensity of the proposed land use will respect existing neighborhood values, natural environmental conditions, and social, cultural, and recreational concerns. The surrounding neighborhood contains a mix of housing densities, and the natural environment of the subject site is already disturbed. The proposed senior housing will contribute to social, cultural, and recreational concerns by providing services dedicated specifically to the needs of aging residents (II.B.5.d).
- c. The subject site is currently vacant and is contiguous to existing urban facilities and services. The integrity of the existing neighborhood can be ensured because the proposed site development plan complies with applicable regulations. Any changes to the site plan will require an amendment. (II.B.5.e).
- d. The subject site is located within the Coors/Western Trail Neighborhood Activity Center and has excellent access to Coors, which is a part of the major street network. Also, a mixed density pattern is already established with multi-family housing to the south and single-family housing to the east and north (II.B.5.h).
- e. Senior housing is unique in terms of residential uses in that it also provides many employment opportunities. The subject site is located convenient to residential areas. Because many seniors who choose to live in this type of facility do not drive, adverse effects of pollution and traffic will be minimized. The proposed lighting is such that there will be no adverse effects on residential neighborhoods (II.B.5.i).
- f. This proposal will increase moderate density mixed land use in the Coors/Western Trail Neighborhood Activity Center. Because it is infill development, it will reduce urban sprawl, and the mixed-use nature of this Activity Center will reduce auto travel needs. This site is located on a transit line, which will also reduce auto travel needs (Activity Centers goal).
- g. The request for multi-family residential uses is in accord with typical land uses for a Neighborhood Activity Center (II.B.7.a).
- h. The applicant is proposing a density of 17.5 dwelling units per acre, which is appropriate for a Neighborhood Activity Center (II.B.7.b).
- i. The applicant is proposing multi-unit housing in a Neighborhood Activity Center (II.B.7.i).
- j. The proposed senior housing will have little impact on air quality because many of the residents will not drive (Air Quality goal).
- k. Due to the site's distribution of land use categories, this request places housing in close proximity to commercial uses that will be used by future residents (II.C.1.b).

- 1. The housing density target for an Enhanced Transit Corridor, such as Coors Boulevard, is 7-30 net dwelling units per acre. This proposal, at 17.5 dwelling units per acre, falls into the desired range (II.D.4.a).
- m. Coors Boulevard is designated a Major Transit Corridor. The applicant is proposing additional dwelling units close to Coors Boulevard. The proposed senior housing will not destabilize adjacent neighborhoods because there is an existing pattern of mixed density in the area, and appropriate design is proposed (II.D.4.c).
- n. The proposed development will increase quality housing for senior citizens. The site is currently vacant, and no residents will be displaced (Housing goal).
- o. Approval of this request will increase the distribution of decent housing for senior citizens (II.D.5.d).
- p. The proposed use will contribute to the economic diversity of the West Side. The senior housing use fulfills important social and cultural goals (Economic Development goal).
- q. The proposed development will provide employment opportunities within walking distance of several residential neighborhoods (II.D.6.a).
- r. The proposed development will provide housing opportunities within close proximity of commercial services. The site's location on a bus route reduces the need for individual automobile travel (II.D.6.g).
- 5. This request furthers the following goals, objectives, and policies of the West Side Strategic Plan:
 - a. The proposed senior housing will allow senior citizens an opportunity to live, work, shop, play, and learn together. The proposed site plan for building permit protects the quality of life for residents because it complies with all applicable regulations (Goal 10).
 - b. Multi-family housing within an activity center is a long-term sustainable land use for the West Side (Goal 12).
 - c. The proposed use will provide employment opportunities due to the services that will be offered as part of the proposed senior housing use (Objective 1).
 - d. This proposal provides a solution to a housing problem by proposing senior housing (Objective 2).
 - Making senior housing available preserves the quality of life for aging residents and provides those residents with a community geared toward their specific needs (Objective 4).

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- f. The proposed use will provide job opportunities. This activity center is an appropriate area of the West Side for such job opportunities (Objective 8).
- g. The proposed use of senior housing will enhance the lives of seniors (City Council Rank One Goal 1).
- h. Development of the subject site could be considered infill (City Council Rank Two Goal 4).
- i. The proposal is for higher density housing in a neighborhood center surrounded by areas of lower density (Policy 1.1).
- j. The applicant is proposing senior housing, which will have no impact on the public school system. Also, school impact fees will be assessed for this development (Policy 2.5).
- k. This request will have no negative impact on the National Monument. A Traffic Impact Study was required, and this development will not negatively impact surrounding properties (Policy 3.25).
- 6. This request furthers the following policies of the Coors Corridor Plan:
 - a. Adopted plans for this area were taken into consideration in this analysis. The applicant has cited relevant policies from all applicable plans. This request complies with applicable policies of higher ranking plans (Issue 3, Policy 1).
 - b. This proposal is compatible with the roadway function of Coors Boulevard, with the existing zoning, with environmental concerns, and with most applicable design guidelines (Issue 3, Policy 5).
 - c. This proposal will establish appropriate visual impressions within the Coors corridor (Issue 4A, Policy 1).
 - d. The proposed building bears a pleasing and functional relationship to both Quaker Heights and Milne Roads (Issue 4B, Policy 2).
 - e. The applicant has provided an approximately 35' wide landscape front yard along Coors Boulevard (Issue 4B, Policy 3).
 - f. Landscape design is complementary and is in accordance with most design regulations and guidelines (Issue 4B, Policy 4).
 - g. Street frontages are generally dedicated to building architecture and landscaping (Issue 4B, Policy 5).

- h. The submittal shows a sidewalk adjacent to but separate from the driveway. Pedestrian connections to surrounding commercial developments are also provided (Issue 4B, Policy 7).
- i. The applicant is proposing lighting in compliance with applicable regulations (Issue 4B, Policy 9).
- j. The applicant is proposing appropriate architectural design (Issue 4B, Policy 10).
- k. The proposed signage is minimal and is in compliance with all applicable regulations (Issue 4D, Policy 1).
- 7. The Taylor Ranch Neighborhood Association is concerned with the recent changes in the submittal.

CONDITIONS OF APPROVAL - 08EPC 40019, 13 November 2008 – Site Development Plan for Building Permit

- 1. Note 6 shall be revised to read, "Structure height shall be per the R-3 zone within Tract 3a and shall additionally comply with Coors Corridor Plan height restrictions."
- 2. Sidewalks:
 - a. A minimum of two sidewalk connections shall be provided from near the northern end of the building to Tract 3b.
 - b. A sidewalk connection shall be provided to the Quaker Heights/Western Trail sidewalk from the northern end of the building. A path shall be provided through the landscape area in order to make this connection, and the drive aisle crossing shall be of colored, textured concrete.
- 3. Lighting:
 - a. Note 5 of the site plan for building permit shall be revised to limit light pole height to 16' as indicated on the light pole detail.
 - b. Building-mounted lighting shall be provided at all building entrances and exits.
- 4. Landscaping:
 - a. The tree planting detail shall comply with the City Forester's specifications.

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- b. Landscaping shall be provided in landscape strips adjacent to Western Trail, Milne Road, and Quaker Heights.
- c. The plant legend shall be revised to use better-differentiated tree symbols.
- d. Autumn Purple Ash shall be limited to a maximum of 15 trees. Autumn Blaze Maple shall be limited to a maximum of 5 trees. The trees removed by this condition shall be replaced by a lower water using canopy-type deciduous tree species.
- e. Parking lot tree requirements shall be revised to reflect the amount required by the Zoning Code.
- f. Street trees shall comply with all street tree policies of the Street Tree Ordinance.
- 5. Detail drawings:
 - a. The applicant shall indicate the color paint to be used for the dumpster enclosure.
 - b. Note 2 of the Light Pole Detail shall be revised to correct the spelling error.
- 6. The applicant shall apply for a variance from the Zoning Hearing Examiner for the proposed shortage of parking spaces. If not approved, then the site shall provide the required parking.
- 7. All bike racks shall be located convenient to entrances and exits where passive surveillance is possible.
- 8. City Engineer conditions:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

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- d. Site drives to be 30' in width with 25' curb return radii.
- e. Ensure 6' clear distance on sidewalks adjacent to parking.
- f. Provide cross access agreements.
- g. Specific access to tract 3B will be addressed when a submittal is made for site development plan for building permit. For this proposal, access to tract 3B should be shown as conceptual using arrows.
- h. The proposed right-turn in right-turn out site drive on Coors Boulevard will require coordination with the NMDOT.
- i. Site plan shall comply and be designed per DPM Standards.
- j. A concurrent platting action will be required at DRB.
- k. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- 1. Modifications to Coors Boulevard will not adversely impact the existing bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- m. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the <u>Coors Corridor Plan</u>.
- n. Dedication of a minimum 43 feet of right-of-way from the centerline of Western Trail a minor arterial as designated on the Long Range Roadway System map.
- o. Dedication of an additional 6 feet of right-of-way along Western Trail as required by the City Engineer to provide for on-street bicycle lanes.
- p. Construction of the bicycle lane along Western Trail adjacent to the subject property, as designated on Long Range Bikeways System map.
- 9. Elevation sheets shall be corrected in terms of cardinal directions for each façade.
- 10 a: Add a note: Tract 3A shall only be operated as "Housing For Older Persons" as that term is defined at U.S.C. Section 3607(b)(2).
 - b: Add a note to the Site Development Plan for Building Permit as follows: The property shall only be operated as Senior Housing.

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PROTEST: IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY **DECEMBER 1, 2008**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **DECEMBER 1, 2008** 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,

Richard Dineen

Planning Director

RD/RB/ac

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cc: Tierra West LLC, 5571 Midway Park Pl. NE, Albuq. NM 87109
Suzanne Fetsco, La Luz del Sol NA, 23 Wind NW, Albuq. NM 87120
Rhona Rosenberg, La Luz del Sol NA, 42 Mill NW, Albuq. NM 87120
Patrick Gallagher, La Luz Landowners Assoc., 2520 Jefferson NE, Ste E, Albuq. NM 87110
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuq. NM 87120
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuq. NM 87120
W. Leon Cooley, Quaker Heights NA, 5008 Northern Trail NW, Albuq. NM 87120
Colin Semper, Encantado HOA, 5809 Mesa Sombra Pl. NW, Albuq. NM 87120
Blane Wilson, Encantado HOA, 5928 Mesa Sombra Pl. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Stag Horn Dr. NW, Albuq. NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120



PROJECT NUMBER: PR-2018-001584 APPLICATION NUMBER: SI-2018-00151 ls 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
 * Environmental Health, if necessary 	

KEYED NOTES:

$\left(1\right)$	CURB & GUTTER (SEE DETAIL SHEET C4)
2	STRAIGHT HC RAMP (SEE DETAIL SHEET C4)
3	CURB RETURN HC RAMP (SEE DETAIL SHEET C4)
4	SIDEWALK (DIMENSION ON PLAN) PER COA STD DWG
5	PAVED PEDESTRIAN CROSSING OF COLORED, TEXTURE CONCRETE, DIMENSION ON PLAN (SEE NOTE 11 THIS
6	DUMPSTER ENCLOSURE RECYCLE & WASTE (SEE DETAIL SHEET C4)
7	BIKE RACK (SEE DETAIL SHEET C5)
8	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C7 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE). (SEE DETAIL SHEET C5)
9	PROPOSED MONUMENT SIGN (SEE ELEVATION SHEET C7 FOR DETAILS)
10	ASPHALT PAVEMENT (REFER GEOTECH REPORT)
(11)	ONE WAY SIGN (RIGHT DIRECTION)
(12)	ZERO CURB (SEE DETAIL SHEET C4)
(13)	SIGHT TRIANGLE (SEE NOTE 9 THIS SHEET)
(14)	MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
(15)	SWQV POND (SEE GRADING SHEET FOR DETAILS)
(16)	GENERATOR BUILDING
(17)	"ONE WAY DO NOT ENTER" SIGN
(18)	SHUFFLE BOARD AND BOCCE AREA (REFER ARCH PLA
(19)	PET WASTE BIN
20	OUTDOOR FIRE PIT
(21)	INSTALL PEDESTRIAN CROSSWALK SIGN BACK-TO-BA REF: K-6534
(22)	INSTALL 36" R1-1 STOP SIGN
23)	A 20' WIDE PRIVATE DRAINAGE EASEMENT FOR TH BENEFIT OF TRACT 3-B MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF TRACT 3-A AN (12/31/2018, 2018C-169)
(24)	FLAG POLE (SEE ARCH. PLANS FOR DETAILS)

LEGEND

		CURB & GUTTER
		BOUNDARY LINE
C4)		EASEMENT
TD DWG #2430		CENTERLINE
TEXTURED 11 THIS SHEET)		RIGHT-OF-WAY
		BUILDING
		SIDEWALK
DETAIL		SCREEN WALL
SIZE,		RETAINING WALL
)	$\dot{\mathbf{x}}$	STREET LIGHTS
		LANE
RT)		STRIPING
		EXISTING CURB & GUTTER
		EXISTING BOUNDARY LINE
		EXISTING SIDEWALK
		EXISTING LANE
		EXISTING STRIPING

NOTES

- 1. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- 2. THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.
- 3. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.
- 4. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3-A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
- 5. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A.
- 6. TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2). RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
- 7. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
- 8. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLIMENT THE BUILDING.
- 9. MINI CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING AND SIGNAGE 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 (11'X11' PER DPM 7-11(D)).
- 10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
- 11. PROPOSED DRIVE AISLE CROSSINGS TO BE ENHANCED INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH CONCRETE BANDS. SIDEWALKS TO BE CONCRETE.

ARCH PLANS)

-TO-BACK

FOR THE 3-A AND 3-B

INDEX TO DRAWINGS C1. SITE PLAN FOR BUILDING PERMIT C2. GRADING AND DRAINAGE PLAN C3. MASTER UTILITY PLAN C4. CONSTRUCTIONS DETAILS C5. CONSTRUCTIONS DETAILS C6. CONSTRUCTIONS DETAILS L1. LANDSCAPING PLANS B1. BUILDING ELEVATIONS



Lot 3-A Coors Village Albuquerque, Bernalillo County, New Mexico January 2020

ZONE: MX-L (MIXED USE - LOW INTESNITY ZONE DISTRICT)

LOT AREA: 6.56 ACRES

PARCEL: TRACT 3A, COORS VILLAGE

BUILDING FOOTPRINT: 64,391 SF

SITE INFORMATION SITE AREA ANALYSIS

	AREA (SF)	% OF SITE
SITE AREA	286,087	100%
BUILDING AREA	64,391	22.8%
HARDSCAPE	30,709	10.7%
PARKING/ROADS	70,403	26.3%
LANDSCAPE	118,188	41.3%

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ASSISTED LIVING	1 SPACE / 3 BEDS	148 BEDS	50
NURSING HOME (MC)	1 SPACE / 5 BEDS	26 BEDS	6
ACCESSIBLE STALLS	101 - 300 SPACES = 8 ACC, 2 VAN	108	8
BICYCLE PARKING	10% OF REQ'D OFF STREET PARKING	56	6

TOTAL REQUIRED FOR CAMPUS: 56 STALLS

SEAL

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111/

RONALD R. BOHANNAN

P.E. #7868

09/23/2024

TOTAL PROVIDED: 102 STANDARD STALLS, 8 ACCESSIBLE = 108 TOTAL PARKING STALLS

9	9–23–24	RECONFIGURE DRAINAGE SLOPE	RMG	
8	9–23–24	DELETED PEDESTRIAN CONNECTION TO QUAKER HEIGHTS SIDEWALK	r RMG	
7	9–23–24	DELETED 6' PEDESTRIAN CROSSING	RMG	
6	9–23–24	ADDED STEP TO GENERATOR PAD ACCESS DOOR	RMG	
5	9–23–24	4 RELOCATED SIDEWALK AND LIGHT BASE FOR FIRE ACCESS		
4	9–23–24	MOVED ADA FOR PEDESTRIAN CROSSING TO TOP OF GRADE BREAK		
3	9–23–24	ADDED RAMP FOR ADA	RMG	
2	9–23–24	24 RECONFIGURED SOUTHWEST CONNECTION		
1	9-23-24	DELETED ADA SIDE CURB	RMG	
NO.	DATE	REMARKS	BY	
REVISIONS				
		DRAWN BY		

TRACT SA COURS VIILLAGE 4500 QUAKER HEIGHTS ABQ NM 87120

SITE PLAN FOR BUILDING PERMIT

> TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com

RMG DATE

09/23/2024 2019064_SP

SHEET #

C

JOB # 2024019