



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	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Wireless Telecommunications Facility Waiver (Form W2)
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standards and Guidelines (Form L)	Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ WTF Approval (Form W1)	☒ Site Plan – DRB (Form P2)	☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	☐ Subdivision of Land – Minor (Form S2)	☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major (Form S1)	☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement or Right-of-way (Form V)	☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form V)	Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form ZHE)	☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Legacy Hospitality, LLC.		Phone:
Address: 6501 Eagle Rock Avenue NE, Suite B-5		Email: akassam@legacy-hospitality.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Consensus Planning, Inc. / Jacqueline Fishman, AICP		Phone: 505-764-9801
Address: 302 Eighth St. NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: Vandy Investments/Legacy Hospitality, LLC.	

BRIEF DESCRIPTION OF REQUEST

Site Development Plan for Building Permit Amendment

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

Lot or Tract No.: Lots 1, 2, 3, and 32. 031028 & 030028; Tract A	Block:	Unit: B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 101806427340510332; 101806428840510331; 101806430340610330
Zone Atlas Page(s): C-18-Z	Existing Zoning: R-MH	Proposed Zoning: Same
# of Existing Lots: 6	# of Proposed Lots: 1	Total Area of Site (acres): 4.8

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Alameda Boulevard NE	Between: San Pedro Drive NE	and: Oakland Avenue NE
---	-----------------------------	------------------------

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

Project #10113969; 17EPC-40051; 18DRB-70046

Signature:	Date: 6/14/18
Printed Name: Jacqueline Fishman, AICP, Principal	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM P2: SITE PLAN – DRB

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL SITE PLAN – DRB APPLICATIONS

- ☒ Interpreter Needed for Hearing? **NO** if yes, indicate language: _____
- ☒ Site Plan and related drawings (10 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ SITE PLAN – DRB

☒ MAJOR AMENDMENT TO SITE PLAN – DRB

☐ EXTENSION OF SITE PLAN – DRB *Does not require Public Hearing*

- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ **NA** Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- ☒ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- ☒ **NA** Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- ☒ *Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- ☒ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☒ Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - ☒ Proof of emailed notice to applicable Neighborhood Association representatives
 - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement
- ☒ Signed Traffic Impact Study (TIS) Form
- ☒ Completed Site Plan Checklist

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

- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Infrastructure List, if required

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

Signature: 

Date: 6/14/18

Printed Name: JACQUELINE FISHMAN

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

Staff Signature:

Date:





June 21, 2018

Ms. Kym Dicome, Chair.
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: Site Development Plan for Building Permit Amendment – San Pedro Drive and Alameda Boulevard

Dear Madam Chair:

The purpose of this letter is to provide justification for a request for a Site Development Plan for Building Permit Amendment for the property located on San Pedro Drive NE, between Alameda Boulevard and Oakland Avenue, on behalf of Legacy Hospitality, LLC. The property is legally described as Tract A, Unit B of North Albuquerque Acres and the new zoning on the approximately 4.8 acre property per the IDO conversion is R-MH. The applicant's request is to refine the existing Site Plan for Building Permit to accommodate additional units for the approved multi-family development on the property.

The Site Plan for Building Permit Amendment will facilitate the continuation of the Markana Apartments currently under construction directly to the east of the subject site.



Subject Property

Markana Apartments
(currently under construction)

PRINCIPALS

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



The Site Plan was originally approved by the DRB in March, 2018. The development was approved for a total of 99 multifamily units in four buildings. The applicant is proposing to amend the Site Plan (consistent with the Integrated Development Ordinance) to add a total of 36 additional units, 12 units per 3 buildings. The fourth building will remain unchanged. Three of the buildings are proposed to be 45 feet tall, which is the maximum allowed building height per the R-MH zone.

This application for a Site Plan meets all of the criteria under part **14-16-6-6(G)(3)**, as provided below.

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

The Site Plan Amendment complies with the applicable provisions of the IDO, the DPM, City regulations, and prior approvals affecting the property. The additional units and increased building height comply with the IDO R-MH zone dimensional standards.

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

The City's existing infrastructure have adequate capacity to serve the proposed development. An infrastructure list was provided as part of the original DRB approval and the identified improvements will be required for this requested Site Plan for Building Permit Amendment approval.

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

The Site Plan mitigates significant adverse impacts on the surrounding area to the maximum extent practicable by providing a compatible use, building intensity, and site and building design.

This request for a Site Plan for Building Permit Amendment is advantageous to the neighborhood and community because it will facilitate the provision of housing diversity and rentals within one of Albuquerque's primary employment centers, North I-25. It will allow for less drive times and another housing choice in an area dominated by single family residential development and will be complementary to adjacent residential and



PLANNING

CONSENSUS

commercial properties. This project will provide a productive use to a property with a history of being adjacent to an old landfill.

We respectfully request that the Development Review Board approve the request for this Site Plan for Building Permit Amendment. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', written over the printed name.

Jacqueline Fishman, AICP
Principal

September 25, 2017

Ms. Karen Hudson, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Legacy Hospitality, LLC. on this request for a Zone Map Amendment/Sector Plan Map Amendment for property located in the North I-25 Sector Plan (Tract A, Unit B, North Albuquerque Acres). Legacy Hospitality, LLC. is the owner of this property.

Sincerely,



Faizel Kassam.
Maryjane Montes.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-150 Date: June 11 Time: 2:30

Address: San Pedro and Alameda

AGENCY REPRESENTATIVES AT MEETING:

Planning: Maggie Gould, Michael UOS

Code Enforcement: Ricardo Uvalpando

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Major Amendment to previously approved
Plan to add additional units to multi-family development
or New Site Plan

SITE INFORMATION:

Zone: R-MH Size: 4.8 acres

Use: Multi family units Overlay Zone: NO

Comp Plan Area Of: Change Comp Plan Corridor: Multi modal

Comp Plan Center: NO MPOS or Sensitive Lands: NO

Parking: Table 5-5-1 MR Area: NO

Landscaping: Section 5-6 Street Trees: Yes Alameda and San Pedro area collector streets

Use Specific Standards: 4-3-(B)(7)

Dimensional Standards: Table 5-1-1

*Neighborhood Organization/s: See ONC

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

PROCESS:

Type of Action: Site Plan DRB

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES: All development on the site must meet
IDO standards

Proof of notification pursuant to Table 6-1-1
for Site Plan DRB is required at submittal.

See 64(4)(1)(b)

Deviation process is part of site plan;
not a separate process

6-4-(K)6 for notice requirements

Malak Hakim

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, May 18, 2018 2:54 PM
To: Malak Hakim
Subject: Neighborhood Mtg Inquiry_San Pedro and Oakland_DRB
Attachments: C-18-Z.PDF; Neighborhood Meeting Inquiry_San Pedro and Oakland_DRB.xlsx; ONC Neighborhood Mtg Req Instruction Sheet.pdf

Malak,

See list of affected neighborhood associations below and attached related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	PI
West La Cueva NA	Terry	Daughton	8309 Calle Soquelle NE	Albuquerque	NM	87113	8478632679	
West La Cueva NA	Michael	Gonzales	8201 La Milpita Street NE	Albuquerque	NM	87113	5057203956	5057
Nor Este NA	Robert	Smith	8916 Olivine Street NE	Albuquerque	NM	87113		5058
Nor Este NA	Jim	Griffie	PO Box 94115	Albuquerque	NM	87199		5052

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Wednesday, May 16, 2018 9:41 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

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

Neighborhood Meeting Request to Affected Associations

Neighborhood Meeting Notices Must Include the Following:

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held.

1. Each required Neighborhood Meeting Notice shall include:
2. The address of the property listed in the application;
3. The name of the property owner;
4. The name of the applicant;
5. Mailing address;
6. Telephone number;
7. A short summary of the approval being requested or website where additional information about the project can be obtained.

Neighborhood Meeting Notice Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

- A copy of ONC's "Neighborhood Meeting Notice Email" outlining any affected associations;
- Proof that the meeting occurred, including:
 - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
 - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Part 14-16-6-4(C) of the City of Albuquerque's Integrated Development Ordinance for more details regarding Neighborhood Meetings (<https://abc-zone.com/>).

From: [Jackie Fishman](#)
To: michaelnmi@msn.com; terryinalgonquin@gmail.com
Cc: [Malak Hakim](#)
Subject: San Pedro/Alameda Apartments
Date: Thursday, May 24, 2018 1:39:15 PM
Attachments: [C-18-Z.PDF](#)

May 24, 2018

Terry Daughton
8309 Calle Soquella NE
Albuquerque, NM 87113

Michael Gonzales
8201 La Milpita Street NE
Albuquerque, NM 87113

Dear Mr. Daughton, Mr. Gonzales, and the West La Cueva Neighborhood Association:

This email is notification that Consensus Planning is preparing an application for a Site Development Plan for Building Permit Amendment to the Development Review Board (DRB), on behalf of Legacy Hospitality, LLC. The site is located between Oakland Avenue and Alameda Boulevard, along San Pedro Drive NE. The existing zoning is R-MH. The Site Plan was originally approved by the DRB in March, 2018. The development was approved for a total of 99 multifamily units in four buildings. The applicant is proposing to amend the Site Plan (consistent with the Integrated Development Ordinance) to add a total of 36 additional units, 12 units per 3 buildings. The fourth building will remain unchanged.

Please note, affected Neighborhood Associations and Homeowner Associations may request a meeting regarding this project by replying to this email at fishman@consensusplanning.com, or by phone at (505)764-9801. A meeting request must be received by June 5, 2018 and the meeting must be scheduled within 30 days of the request.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Map C-18-Z

Jacqueline Fishman, AICP
Principal

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801
f: 505.842.5495

From: [Jackie Fishman](#)
To: balloonerbob@aol.com; jgriffie@noreste.org
Cc: [Malak Hakim](#)
Subject: San Pedro/Alameda Apartments
Date: Thursday, May 24, 2018 1:44:03 PM
Attachments: [C-18-Z.PDF](#)

May 24, 2018

Jim Griffiee
P.O. Box 94115
Albuquerque, NM 87199

Bob Smith
P.O. Box 94115
Albuquerque, NM 87199

Dear Mr. Griffiee, Mr. Smith, and the Nor Este Neighborhood Association:

This email is notification that Consensus Planning is preparing an application for a Site Development Plan for Building Permit Amendment to the Development Review Board (DRB), on behalf of Legacy Hospitality, LLC. The site is located between Oakland Avenue and Alameda Boulevard, along San Pedro Drive NE. The existing zoning is R-MH. The Site Plan was originally approved by the DRB in March, 2018. The development was approved for a total of 99 multifamily units in four buildings. The applicant is proposing to amend the Site Plan (consistent with the Integrated Development Ordinance) to add a total of 36 additional units, 12 units per 3 buildings. The fourth building will remain unchanged.

Please note, affected Neighborhood Associations and Homeowner Associations may request a meeting regarding this project by replying to this email at fishman@consensusplanning.com, or by phone at (505)764-9801. A meeting request must be received by June 5, 2018 and the meeting must be scheduled within 30 days of the request.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Map C-18-Z

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

f: 505.842.5495

From: [Jackie Fishman](#)
To: Jretro54@comcast.net
Cc: [Malak Hakim](#)
Subject: Re: Notification of Meeting Request, from NENA
Date: Wednesday, May 30, 2018 6:53:16 AM

Hi Jason-

Thanks for the email. Would this be an evening meeting or during the day? I'm available tomorrow (Thursday) both during the day and evening, Friday morning, and then next week on Monday, Tuesday, Wednesday evenings. There are probably a few day time slots I could fit in on those days.

Jackie Fishman

On May 29, 2018, at 3:46 PM, "Jretro54@comcast.net" <Jretro54@comcast.net> wrote:

Hello:

We would like to schedule a meeting for this amendment to the original site plan (Markana Apartments, NE corner of San Pedro and Alameda). Please let me know what dates you have available and we will try to work within each others schedules.

Thank You.

Jason L Young
Development Committee
Nor Este Neighborhood Association

Consensus Planning- June 8, 2018 at 10 am



NAME & AFFILIATION	ADDRESS	PHONE	EMAIL
BOB SMITH	NENA 8916 OLIVE 87113	585-828-1319	balconin bob@aol.com
Judie Pellegrino	NDBNA 8515 Murrelet	87113 821-8576	judiepellegrino@gmail.com
Jason Young	NENA 6901 Schist NE	480 2575	jretro54@comcast.net
Jim Griffie	NENA 8208 Eagle Rock	505 276 8129	jgriffie@norestk.org
DAN REGAN	DIST 4C. 4109 GRAMA NE	87109 505-280-2579	dREGANABQ@gmail.com



Meeting Minutes

Project Markana Phase II – San Pedro and Alameda

Subject Site Plan for Building Permit Amendment DRB Application

Meeting Date/Time Friday, June 8, 2018 at 10am

Attendance

Bob Smith, Nor Este Neighborhood Association
Judie Pellegrino, NDBNA
Jim Griffie, Nor Este Neighborhood Association
Dan Regan, District 4 Coalition of Neighborhood Associations
Jaqueline Fishman, Consensus Planning
Malak Hakim, Consensus Planning

Discussion Items

- The agent discussed the proposed Site Plan for Building Permit Amendment.
 - The agent provided an overview of the proposed changes, to include adding a total of 36 additional units, 12 units per 3 buildings. The fourth townhouse building will remain unchanged.
- The agent displayed the overall Site Plan and Elevations of the current approval and the proposed amendment.
- The group discussed traffic, parking, views, density, and landscaping. See sections below for additional detail.
- The agent noted that the R-MH zoning allows for buildings up to 45'. The agent noted that the applicant is requesting a deviation (10% or less) as part of the application to the DRB to allow a slightly higher building height (up to 49.5').

Concerns

- **Traffic:** The neighbors are concerned that the additional units and increased density will cause increased traffic in the area. The neighbors also asked if a traffic study had been conducted as part of this project. The agent replied that a traffic count had been conducted by Terry Brown. The neighbors indicated that they would like a traffic study to be conducted by an independent group.
- **IDO Conversion Zone:** The neighbors voiced their concern about the conversion zone that has been allocated for the subject property. They are concerned that the development standards associated with this zone category may set a precedent for future development in the area. More specifically, they are concerned with the height provisions and unrestricted density permissive in the R-MH zone.

- **Views to the Sandia Mountains:** One neighbor is concerned about the proposed development impeding on his views to the Sandia Mountains, as he drives west on Alameda.
- **Transparency of Proposed Changes:** A few of the neighbors indicated that they felt the proposed amendment takes advantage of the new IDO zoning. Consequently, they feel that the developer was not transparent with his ultimate development aspirations.
- **Building Height:** The neighbors in attendance were not amenable to the 45' building height, allowed by the R-MH zone.
- **Deviation for Additional Building Height:** Some neighbors expressed concern about the proposed deviation, to allow the building to increase to 49.5'. The agent noted that deviation requests are required to respond to applicability criteria in the IDO, like that of a variance request. The neighbors in attendance are generally concerned with the additional building height and increased density on this property.

Areas of Agreement

- After some explanation, the neighbors concurred that the provided off-street parking shown on the Site Plan (which exceeds IDO requirements), is ample for the proposed use.
- The neighbors agreed that the proposed landscaping for the site makes the development aesthetically appealing.
- After some discussion, the attendees agreed that the proposed resident only access from Alameda is better than having access on Oakland.

Areas of Disagreement

- One neighbor indicated that she did not understand how there is a demand for additional multifamily development when there is no population growth.
 - The agent replied that there have been market studies, such as the one conducted by CBRE and provided as part of the original application packet to the City, that indicate there is a demand.

Next Steps

- The neighbors noted that they would reach out to their City Councilor, Brad Winter, to commission an independent traffic study.
- The neighbors indicated that they will be requesting a Facilitated Meeting, once the application is made to the City.
- The neighbors would like a PDF copy of the Site Plan for Building Permit Amendment. Consensus Planning will email the attendees of the meeting a PDF copy of the Site Plan once the DRB application is submitted.
- Consensus Planning will contact the applicant and developer to express the concerns of the neighbors.

Malak Hakim

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, June 08, 2018 8:34 AM
To: Malak Hakim
Subject: RE: Public Meeting Inquiry_Oakland and San Pedro_DRB

Malak,

Good morning. You are correct, the contact information is the same, however the instruction sheet has been updated to reflect the public notice requirements of the IDO. Thanks.

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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From: Malak Hakim [mailto:hakim@consensusplanning.com]
Sent: Thursday, June 07, 2018 4:57 PM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: RE: Public Meeting Inquiry_Oakland and San Pedro_DRB

Hi Vicente,

Thank you for the information. To clarify, this request was for a DRB submittal. We have already conducted the neighborhood meeting. I'm sure it's the same list. Although, I assume the Public Notice Inquiry Instruction Sheet should be used?

Thank you,

Malak Hakim, AICP

From: Quevedo, Vicente M. [mailto:vquevedo@cabq.gov]
Sent: Wednesday, June 06, 2018 2:59 PM
To: Malak Hakim <hakim@consensusplanning.com>
Subject: Public Meeting Inquiry_Oakland and San Pedro_DRB

Malak,

Good afternoon. See list of affected associations below and attached related to your upcoming Neighborhood Meeting and future DRB submittal. Please also review the attached instruction sheet.

Association Name	First Name	Last Name	Email	Address Line 1	City	State
West La Cueva NA	Terry	Daughton	terryinalgonquin@gmail.com	8309 Calle Soquelle NE	Albuquerque	NM
West La Cueva NA	Michael	Gonzales	michaelnmi@msn.com	8201 La Milpita Street NE	Albuquerque	NM
Nor Este NA	Robert	Smith	balloonerbob@aol.com	8916 Olivine Street NE	Albuquerque	NM
Nor Este NA	Jim	Griffie	jgriffie@noreste.org	PO Box 94115	Albuquerque	NM

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** ISD WebMaster

Sent: Tuesday, June 05, 2018 9:06 AM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

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

Site Plan for Building Permit Major Amendment Application to the DRB

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

hakim@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):

July 11, 2018

Describe the legal description of the subject site for this project:

Lots 1, 2, 3, and 32. 031028 & 030028; Tract A; North Albuquerque Acres

Located on/between (physical address, street name or other identifying mark):

Alameda Blvd, between San Pedro Drive and Oakland Avenue.

This site is located on the following zone atlas page:

C-18-Z

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

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

Public Notice to Applicable Associations

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks Commission (LC), City Staff approval of a Wireless Telecommunication Facility (WTF), Site Plan, Sign Permit, or Wall/Fence Permit are required to notify any applicable neighborhood and/or homeowner associations via email, first class mail, or certified mail as specified in Table 6-1-1 of the Integrated Development Ordinance (IDO) (<https://www.abc-zone.com/>).

Each required Public Notice shall include the following per IDO Subsection 14-16-6-(K)(6):

1. The address of the property listed in the application;
2. The name of the property owner and/or applicant;
3. Applicant mailing address;
4. Applicant telephone number and/or email address;
5. A short summary of the approval being requested;
6. Whether a public hearing will be required. If so, the date, time, and place of the public hearing;
7. Website where additional information about the project can be obtained, if applicable.
8. Facilitated Meetings – All notification letters must include the following text:

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

Public Notice Checklist

For all decisions requiring Mailed or Electronic Mail notice per Table 6-1-1 in the IDO the following information must be included for each application submitted to the Planning Department.

1. ONC's "Public Notice Inquiry Email" outlining any applicable Neighborhood and/or Homeowner Associations.
2. Copies of Letters and/or Emails sent to any applicable Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts, if required, mailed to any applicable Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.



PLANNING

CONSENSUS

June 21, 2018

Jim Griffiee
P.O. Box 94115
Albuquerque, NM 87199

Bob Smith
P.O. Box 94115
Albuquerque, NM 87199

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801

Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Griffiee, Mr. Smith, and the Nor Este Neighborhood Association:

This letter is notification that Consensus Planning is preparing an application for a Site Development Plan for Building Permit Amendment to the Development Review Board (DRB), on behalf of Legacy Hospitality, LLC. The site is located between Oakland Avenue and Alameda Boulevard, along San Pedro Drive NE. The existing zoning is R-MH. The Site Plan was originally approved by the DRB in March, 2018. The development was approved for a total of 99 multifamily units in four buildings. The applicant is proposing to amend the Site Plan (consistent with the Integrated Development Ordinance) to add a total of 36 additional units, 12 units per 3 buildings. The fourth building will remain unchanged. Three of the buildings are proposed to be 45 feet tall, which is the maximum allowed building height per the R-MH zone. The DRB hearing for this application will be held on **July 18, 2018** beginning at 9:00 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov, by phone at (505) 924-3955. Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body".

Sincerely,

Jacqueline Fishman, AICP
Principal

302 Eighth Street NW
Albuquerque, NM, 87102
(505) 764-9801
fishman@consensusplanning.com

PRINCIPALS

James K. Storz, AICP

Christopher J. Green, PLA,
ASLA, LEED AP

Jacqueline Fishman, AICP

Attached: Zone Atlas Map C-18-Z
24 x 36 of the Site Plan for Building Permit



PLANNING

CONSENSUS

June 21, 2017

Terry Daughton
8309 Calle Soquella NE
Albuquerque, NM 87113

Michael Gonzales
8201 La Milpita Street NE
Albuquerque, NM 87113

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801

Fax 842-5495

cp@consensusplanning.com

www.consensusplanning.com

Dear Mr. Daughton, Mr. Gonzales, and the La Cueva Neighborhood Association:

This letter is notification that Consensus Planning is preparing an application for a Site Development Plan for Building Permit Amendment to the Development Review Board (DRB), on behalf of Legacy Hospitality, LLC. The site is located between Oakland Avenue and Alameda Boulevard, along San Pedro Drive NE. The existing zoning is R-MH. The Site Plan was originally approved by the DRB in March, 2018. The development was approved for a total of 99 multifamily units in four buildings. The applicant is proposing to amend the Site Plan (consistent with the Integrated Development Ordinance) to add a total of 36 additional units, 12 units per 3 buildings. The fourth building will remain unchanged. Three of the buildings are proposed to be 45 feet tall, which is the maximum allowed building height per the R-MH zone. The DRB hearing for this application will be held on **July 18, 2018** beginning at 9:00 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov, by phone at (505) 924-3955. Per IDO Section 14-16-6-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body".

Sincerely,

Jacqueline Fishman, AICP
Principal

302 Eighth Street NW
Albuquerque, NM, 87102
(505) 764-9801

fishman@consensusplanning.com

PRINCIPALS

James K. Stozier, AICP

Christopher J. Green, PLA,

ASLA, LEED AP

Jacqueline Fishman, AICP

Attached: Zone Atlas Map C-18-Z

24 x 36 of the Site Plan for Building Permit

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\$
Total \$10.70
Nor Este Neighborhood Association
06/21/2018

Sent To PO Box 94115
Street Albuquerque, NM 87199
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$7.25
\$
Total \$10.70
Michael Gonzales
06/21/2018

Sent To West La Cueva Neighborhood Association
8201 La Milpita Street NE
Street Albuquerque, NM 87113
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage \$10.70
Terry Daughton
06/21/2018

Sent To West La Cueva Neighborhood Association
8309 Calle Soquelle NE
Street and Apt. Albuquerque, NM 87113
City, State, ZIP

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Total Postage \$10.70
Jim Griffie
06/21/2018

Sent To Nor Este Neighborhood Association
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City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NR-BP

NR-BP

R-MH

NR-BP

NR-BP

MX-M

Oakland Ave NE

NE

Alameda Blvd

San Pedro Dr NE

V MOD LLC

11010 RANCHITOS RD NE
ALBUQUERQUE NM 87122

CORONADO AUTO SALVAGE

9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114

MILLER LAWRENCE H & KAREN G

5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

**LOUCKS RICHARD A & PATRICIA A CO-
TRUSTEES LOUCKS TRUST**

9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113-2123

**LOUCKS RICHARD A & PATRICIA A CO-
TRUSTEES LOUCKS TRUST**

9320 SAN PEDRO AVE NE
ALBUQUERQUE NM 87113

**VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC**

6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

V MOD LLC

11010 RANCHTIOS RD NE
ALBUQUERQUE NM 87122

June 21, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Hearing on Wednesday, July 18, 2018 at 9:00 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

REQUEST

Consensus Planning, agent for Legacy Hospitality, request a Site Development Plan for Building Permit Amendment for all or a portion of Tract A, Unit B, North Albuquerque Acres zoned SU-2 for HC or NC, located on San Pedro Drive NE, between Alameda Boulevard and Oakland Avenue NE, containing approximately 4.8 acres. The request is for an Amendment to the Site Plan was originally approved by the DRB in March, 2018.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

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Postage

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Total Postage

MILLER LAWRENCE H & KAREN G

\$6.70

Sent To

5995 ALAMEDA BLVD NE

Street and A

ALBUQUERQUE NM 87113

City, State, Zi

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Postage

\$0.50

Total Postage

V MOD LLC

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11010 RANCHTOS RD NE

Street and A

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City, State, Zi

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☐ Adult Signature Required \$0.00
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Postage

\$0.50

Total Postage

CORONADO AUTO SALVAGE

Sent To

9320 SAN PEDRO DR NE

Street and A

ALBUQUERQUE NM 87114

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage

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Total Postage

VANDY INVESTMENTS LLC/O LEGACY

Sent To

HOSPITALITY LLC

Street and A

6501 EAGLE ROCK AVE NE SUITE B5

City, State, Zi

ALBUQUERQUE NM 87113-2477

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Sent To

TRUSTEES LOUCKS TRUST

Street and A

9320 SAN PEDRO AVE NE

City, State, Zi

ALBUQUERQUE NM 87113

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

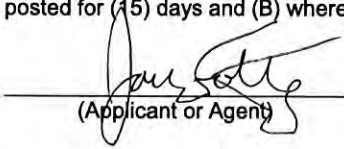
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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


(Applicant or Agent)

6/22/2018
(Date)

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

PROJECT NUMBER: _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Legacy Hospitality, LLC. DATE OF REQUEST: 9 / 22 / 17 ZONE ATLAS PAGE(S): C-18-Z

CURRENT:

ZONING SU-2 for HC or NC
PARCEL SIZE (AC/SQ. FT.) 4.8 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A, Unit B BLOCK #
SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION ☐
ZONE CHANGE ☒: From SU-2 for HC or NC To SU-2 for HDR
SECTOR, AREA, FAC, COMP PLAN ☒
AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐
BUILDING PERMIT ☐ ACCESS PERMIT ☐
BUILDING PURPOSES ☐ OTHER ☐

Zone Map Amendment/Sector Plan Map Amendment to the North I-25 Sector Development Plan

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒
NEW CONSTRUCTION ☐
EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS:
BUILDING SIZE: (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 9/22/17

(To be signed upon completion of processing by the Traffic Engineer)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☒ NO ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☒ NO ☐

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes:

A TIS was previously completed. An updated trip generation will be required for DRB.

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

[Signature]
TRAFFIC ENGINEER

9/22/17
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

Monday, December 18, 2017

Ernest Armijo, P.E.
Transportation Development Section
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re: Legacy NAA Developments (Alameda Blvd. / San Pedro Dr.)

Dear Ernest:

Attached are the following documents for your review and comment:

- 1) Vicinity map depicting project location
- 2) 2016 Site Plan for Legacy NAA Developments project
- 3) 2017 Site Plan for apartments to replace retail commercial component of project
- 4) 2016 Trip Generation table from Traffic Impact Study
- 5) 2017 Trip Generation table comparison

The 2016 Traffic Impact Study calculated the trip generation rates for the project based on the ITE Trip Generation Manual, 9th Edition assuming retail commercial uses for the hard-northeast corner of Alameda Blvd. / San Pedro Dr. The 2017 Trip Generation rate calculations are based on the recently released ITE Trip Generation Manual, 10th Edition assuming the newly proposed Multi-Family (Mid-Rise) use. The 9th Edition of the ITE Trip Generation Manual classified the apartment use in slightly different categories than the 10th Edition. The 10th Edition classifies apartments into three different categories of land use: 1) Multifamily Housing (Low-Rise), 2) Multifamily Housing (Mid-Rise), and 3) Multifamily Housing (High-Rise). As the category names imply, the distinguishing difference in the categories is the building height (i.e., number of stories). Low-Rise Multifamily Housing is defined as 1 or 2 floors (or stories). Mid-Rise Multifamily Housing is defined as 3 to 10 floors (or stories). High-Rise Multifamily Housing is defined as more than 10 floors. The current project is three stories which qualifies the use of ITE Trip Generation rate for Multifamily (Mid-Rise). For purposes of comparison, the attached trip generation table for the 2017 project changes calculates and reports Mid-Rise Multifamily trip generation rates based on 135 dwelling units.

Ernest Armijo, P.E.

Monday, December 18, 2017

Re: Legacy NAA Developments (Alameda Blvd. / San Pedro Dr.)

This calculation demonstrates that there will be dramatic reduction in the number of trips generated by the project as a result of replacing the retail commercial uses on the west side of the project with a 135-dwelling-unit mid-rise apartment complex. Following is a summary table of the results:

Legacy NAA Development (Alameda Blvd. / San Pedro Dr.)

Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
		GROSS	ENTER	EXIT	ENTER	EXIT
<u>Summary Sheet</u>		Units				
Multifamily Housing - Mid-Rise (221)	135	733	12	34	36	23
Trip Generation Rate assumed in TIS for same Parcel (Commercial)		4,932	155	146	196	196
% Increase (Reduction) compared to Mid-Rise Multifamily		-573%	-1192%	-329%	-444%	-752%

Please call me if you have questions.

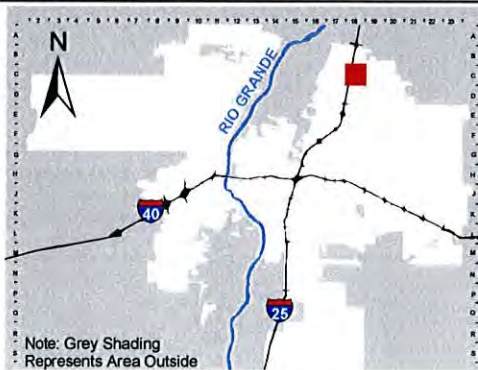
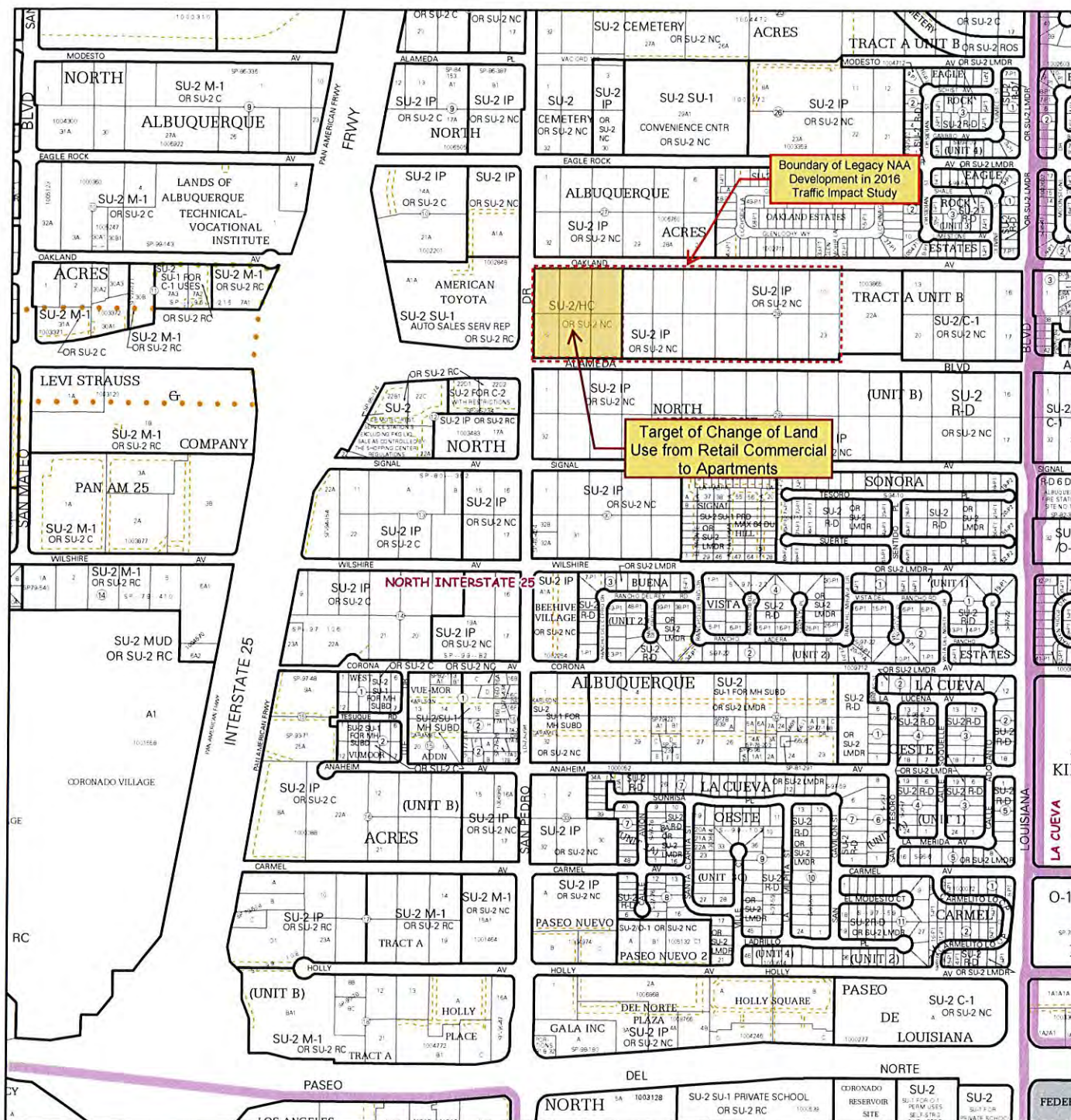
Best Regards,



Terry O. Brown, P.E.

attachments as noted

cc: Racquel Michel, Transportation Development w/attachments
Jackie Fishman, Consensus Planning w/attachments



Project Vicinity Map

Legacy NAA Developments (2016 Plan)

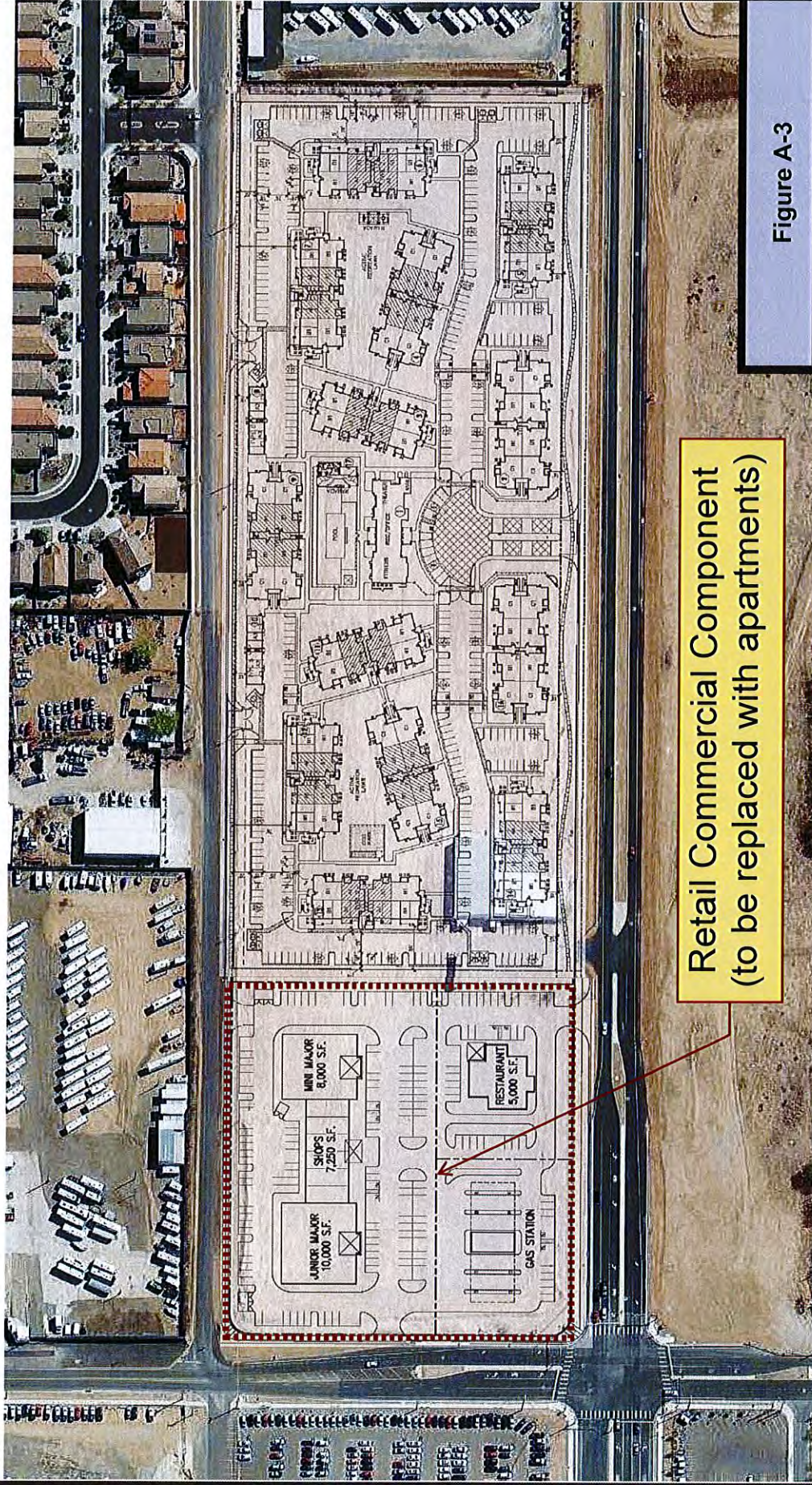


Figure A-3

Site Plans



4.0 TRIP GENERATION, DISTRIBUTION AND ASSIGNMENT

4.1 TRIP GENERATION

Project trips were generated using the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, and the trip generation data are summarized in Table 6. Trips were generated based upon a series of land use categories. No specific tenants or tenant types for the commercial (shopping center) land use are known or assumed at this time. Should specific tenants generate trips differently than a generic shopping center, a reevaluation of the trip generation may be required. The data worksheet is contained in Appendix D.

Table 6
Trip Generation - Proposed Land Use

LU Code	Development	Units	Daily	AM In	AM Out	PM In	PM Out
220	Apartment	232 DU	1529	23	94	94	51
820	Shopping Center	25,250 SF	1078	15	9	45	49
934	High Turnover Restaurant	5,000 SF	1250	58	56	43	39
934	Gasoline Station w/ Convenience Store	16 pumps	2604	82	81	108	108
	Subtotal		6461	178	240	290	247
	Pass-By Trips (see breakout in App D.)		-	- 41	- 41	- 85	- 85
	Site Access Total		6461	178	240	290	247
	Roadway Network Total		6461	137	199	205	162

The pass-by trip reduction for retail trips was applied based upon agreement with City of Albuquerque staff. The ITE *Trip Generation Handbook* recommends pass-by reductions varying from 34% to 62% for the land uses listed. The gasoline station (#945) was rounded down to 50%, the high turnover restaurant (#932) to 40% and the retail (#820) has rounded down to 30% trips. The estimated pass-by trips are considered conservative.

4.2 TRIP DISTRIBUTION

The trip distribution from the site was generated using the Mid-Region Council of Governments (MRCOG) 2040 model year land use. The databank is consistent with the 2040 MTP travel demand model. Two trip distributions were developed for the site, one for retail trips and one for residential trips. The retail distribution area was determined based upon the population from data analysis subzones (DASZ) that fall within an approximate 3-mile radius of the site. The residential distribution area was the subzones within the AMPA, west of the Sandia Mountains and north of Valencia County. The residential trips were based upon employment within the subzones evaluated. Table 7 contains subarea routing descriptions to the site and O-D percentages for trips entering and exiting DASZ #7202 for the buildout year. Appendix D contains drawings of the distribution subarea boundaries and distribution percentage graphics. The residential and retail distributions are shown graphically in Figures D-1 and D-2, respectively.

Legacy NAA Development (Alameda Blvd. / San Pedro Dr.)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
		GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet		Units					
Multifamily Housing - Mid-Rise (221)		135		12	34	36	23
Trip Generation Rate assumed in TIS for same Parcel (Commercial)		4,932	155	146	196	196	
% Increase (Reduction) compared to Mid-Rise Multifamily		-573%	-1192%	-329%	-444%	-752%	

*Legacy NAA Development (Alameda Blvd. / San Pedro Dr.)
Trip Generation Data (ITE Trip Generation Manual - 10th Edition)*

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A.M. PEAK HOUR		P.M. PEAK HOUR
	GROSS	ENTER	EXIT	ENTER	EXIT

Units

Multifamily Housing - Mid-Rise (221)**135**

733

12

34

36

23

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME):

$$T = 5.44 (X) + -1.75$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$\ln(T) = 0.98 \ln(X) + -0.98$$

26% Enter, 74% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.96 \ln(X) + -0.63$$

61% Enter, 39% Exit

Comments:

Tract No.

Based on ITE Trip Generation Manual - 10th Edition

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

M. Caffee 6-19-18
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100' 1" = 40'
[other scales, if approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Vicinity map
- ☒ 6. Signature Block (for DRB site dev. plans)
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing easements on the site and within 20 ft. of the site with recording information;
proposed easements on the site
- ☒ 9. Phases of development including location and square footages of structures, circulation,
parking and landscaping
- ☒ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- ☒ 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- ☒ 2. Dimensions and square footage of each structure
- ☒ 3. Proposed use of each structure
- ☒ 4. Walls, fences, and screening: indicate height, length, color and materials
- ☒ 5. Loading facilities
- ☒ 6. Conceptual site lighting (indicate general location & maximum height)
- ☒ 7. Location of refuse container and enclosure
- ☒ 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 209 provided: 231
Handicapped spaces (included in required total) required: 8 provided: 8
Motorcycle spaces (in addition to required total) required: provided:
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 21 provided: 40
 - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
 - ☒ 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ☒ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ☒ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ☒ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ☒ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ☒ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ☒ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ☒ 12. Verification of adequate sight distance
- ☒ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

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

B. Grading Information

- ☒ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ☒ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ☒ 3. Identify whether ponding is required
- ☒ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- ☐ 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

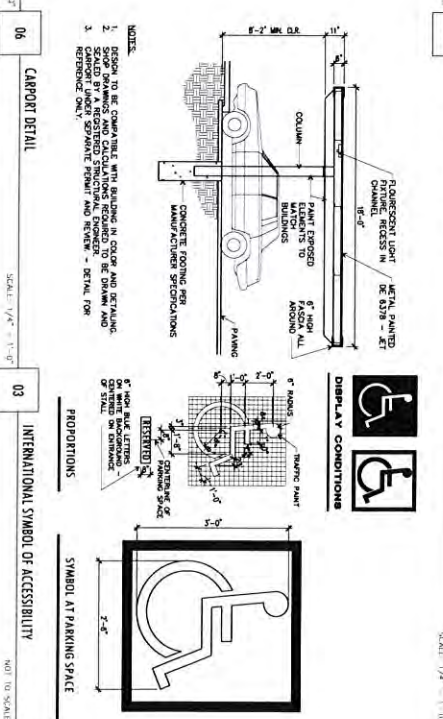
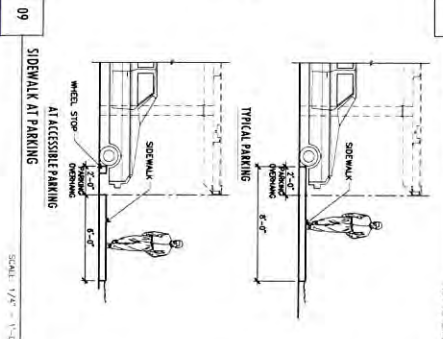
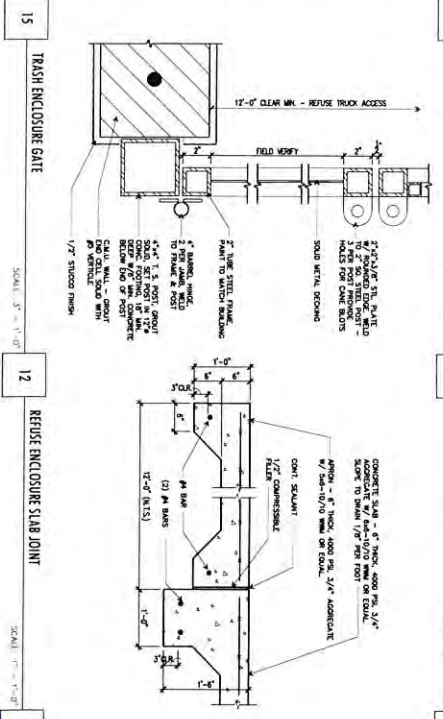
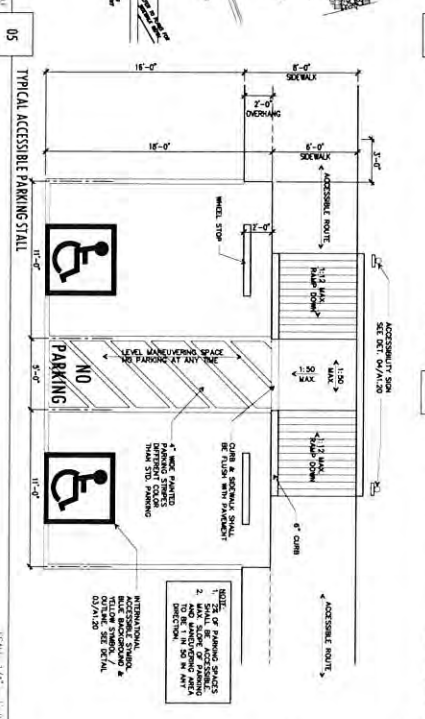
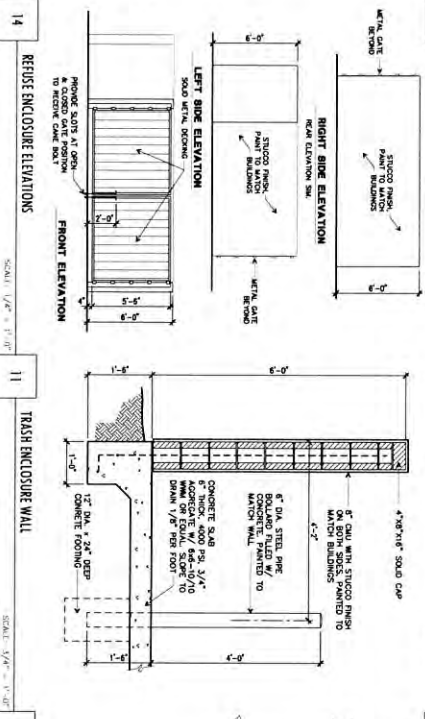
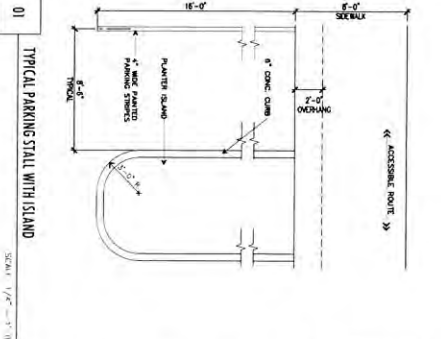
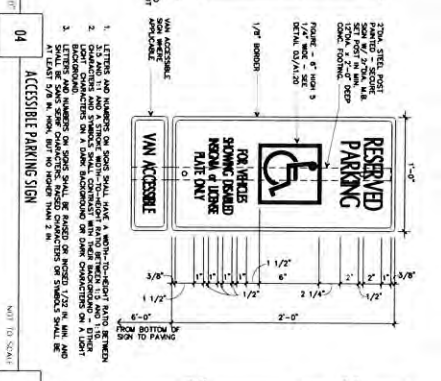
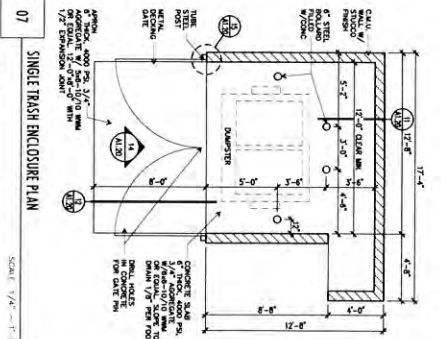
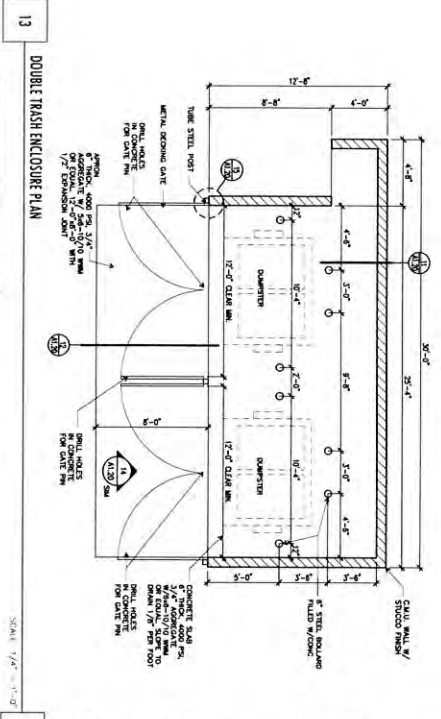
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ☒ 2. Bar Scale
- ☐ 3. Detailed Building Elevations for each facade
 - ☐ a. Identify facade orientation (north, south, east, & west)
 - ☒ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ☒ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ☒ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ☒ 4. Dimensions, colors and materials of Refuse Enclosure
- ☒ 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

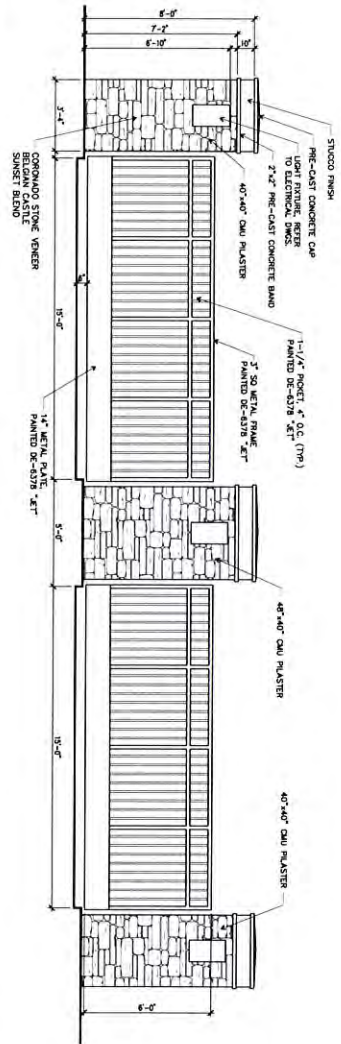
B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements
- ☒ 7. Verification of adequate sight distance



28

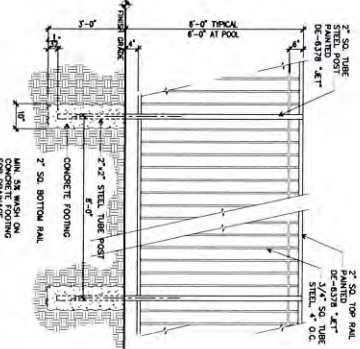
ALAMEDA BLVD. VEHICULAR ENTRY GATE



SCALE: 3/8" = 1'-0"

19

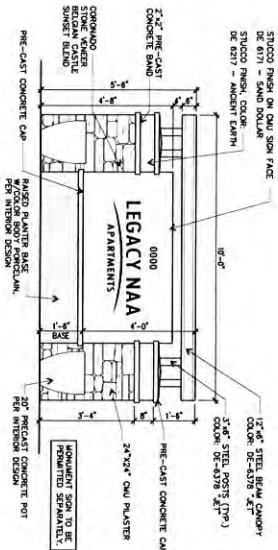
TUBULAR STEEL FENCE



SCALE: 1/2" = 1'-0"

29

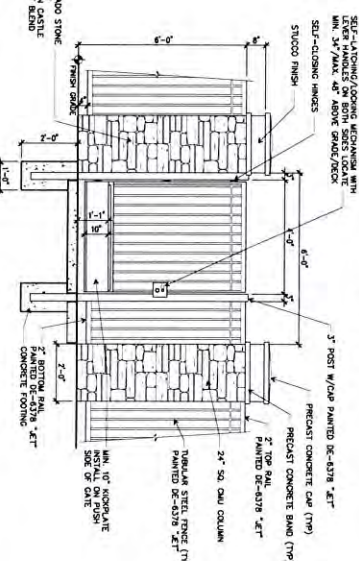
MONUMENT SIGN AT ALAMEDA DRIVE - ELEVATION



SCALE: 1/2" = 1'-0"

23

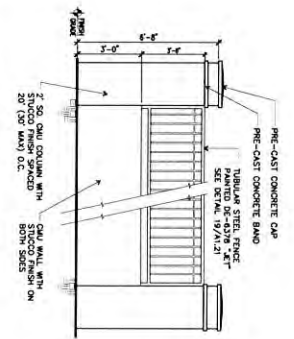
PEDESTRIAN ENTRY GATE



SCALE: 1/2" = 1'-0"

17

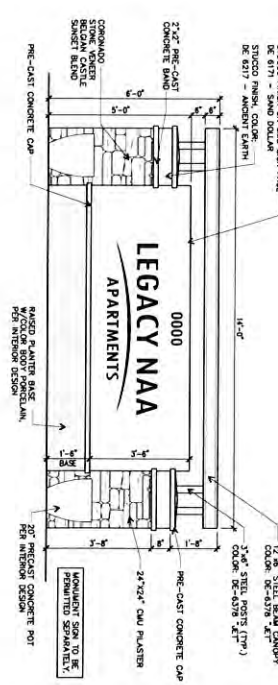
PIASTER AT CAHU/TUBULAR COMBO FENCE



SCALE: 1/2" = 1'-0"

30

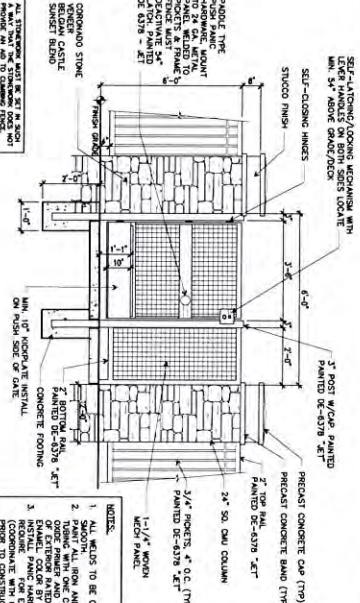
MONUMENT SIGN AT CORNER OF ALAMEDA AND SAN PEDRO - ELEVATION



SCALE: 1/2" = 1'-0"

24

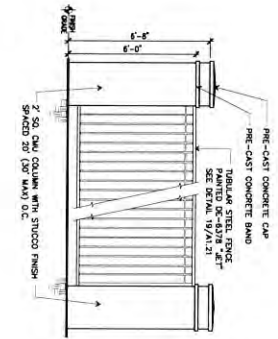
PEDESTRIAN ENTRY GATE AT POOL FENCE



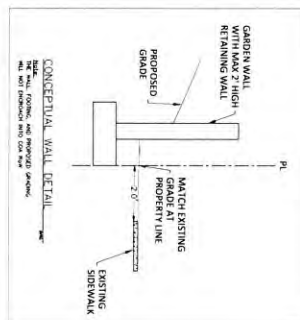
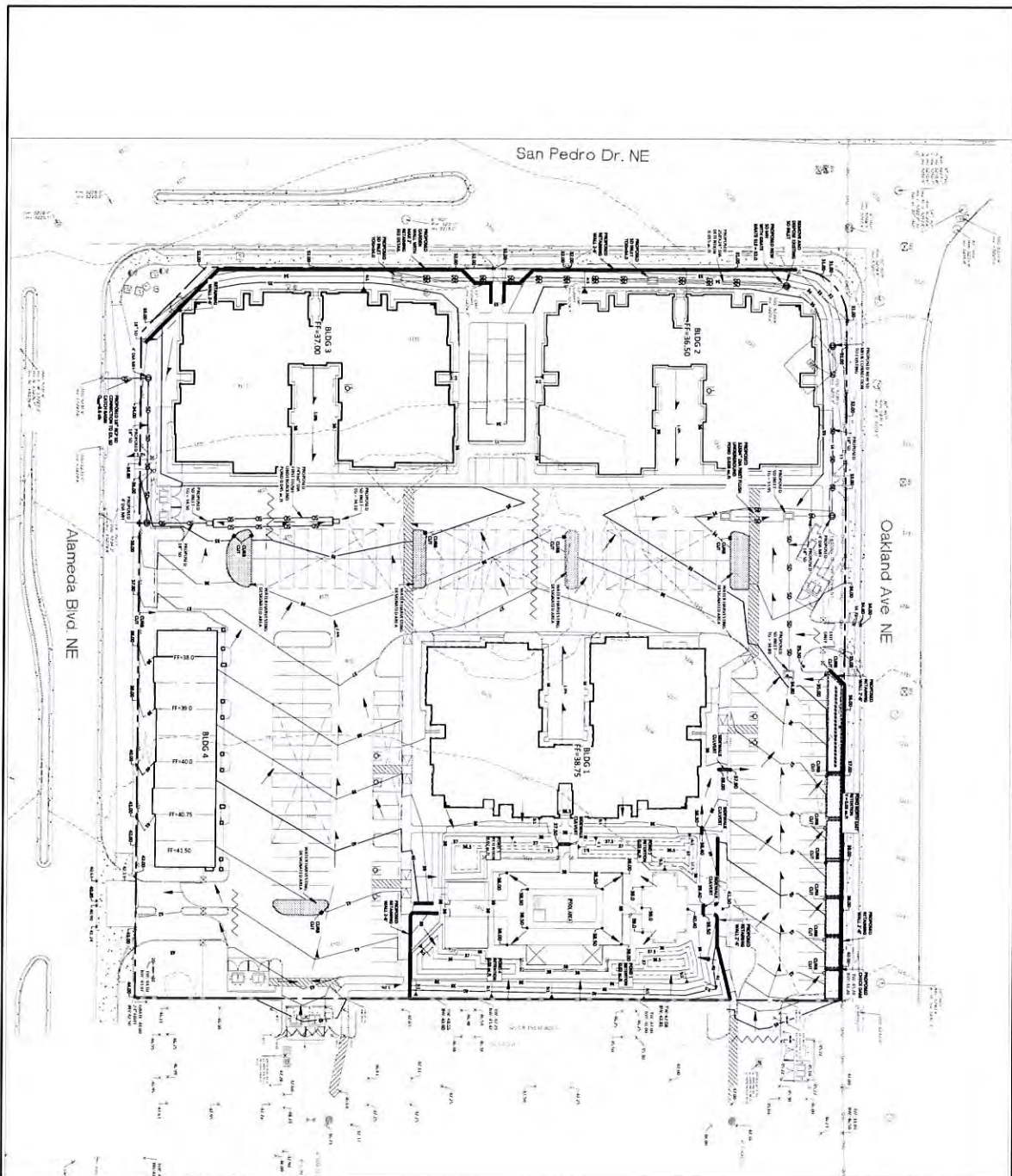
SCALE: 1/2" = 1'-0"

18

PIASTER AT PERIMETER TUBULAR STEEL FENCE



SCALE: 1/2" = 1'-0"



LEGEND

	PROPOSED 1' LINE
	LOT 1 LINE
	LOT 2 LINE
	LOT 3 LINE
	LOT 31 LINE
	LOT 32 LINE
	PROPOSED 2' RETAINING WALL
	PROPOSED 4' RETAINING WALL
	PROPOSED 6' RETAINING WALL
	PROPOSED 8' RETAINING WALL
	PROPOSED 10' RETAINING WALL
	PROPOSED 12' RETAINING WALL
	PROPOSED 14' RETAINING WALL
	PROPOSED 16' RETAINING WALL
	PROPOSED 18' RETAINING WALL
	PROPOSED 20' RETAINING WALL
	PROPOSED 22' RETAINING WALL
	PROPOSED 24' RETAINING WALL
	PROPOSED 26' RETAINING WALL
	PROPOSED 28' RETAINING WALL
	PROPOSED 30' RETAINING WALL
	PROPOSED 32' RETAINING WALL
	PROPOSED 34' RETAINING WALL
	PROPOSED 36' RETAINING WALL
	PROPOSED 38' RETAINING WALL
	PROPOSED 40' RETAINING WALL
	PROPOSED 42' RETAINING WALL
	PROPOSED 44' RETAINING WALL
	PROPOSED 46' RETAINING WALL
	PROPOSED 48' RETAINING WALL
	PROPOSED 50' RETAINING WALL
	PROPOSED 52' RETAINING WALL
	PROPOSED 54' RETAINING WALL
	PROPOSED 56' RETAINING WALL
	PROPOSED 58' RETAINING WALL
	PROPOSED 60' RETAINING WALL
	PROPOSED 62' RETAINING WALL
	PROPOSED 64' RETAINING WALL
	PROPOSED 66' RETAINING WALL
	PROPOSED 68' RETAINING WALL
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	PROPOSED 82' RETAINING WALL
	PROPOSED 84' RETAINING WALL
	PROPOSED 86' RETAINING WALL
	PROPOSED 88' RETAINING WALL
	PROPOSED 90' RETAINING WALL
	PROPOSED 92' RETAINING WALL
	PROPOSED 94' RETAINING WALL
	PROPOSED 96' RETAINING WALL
	PROPOSED 98' RETAINING WALL
	PROPOSED 100' RETAINING WALL



C-2

SHEET NUMBER

GRAPHIC SCALE

(IN FEET)

1" = 30' ft.

LEGACY NAA

APARTMENTS II

CONCEPTUAL GRADING PLAN

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 30, 31 & 32,

TRACT A UNIT 8 NORTH

ALBUQUERQUE ACERS

NOT FOR CONSTRUCTION

STAMP

DESIGNED: NF

DRAWN: RB

CHECKED: RB

DATE: 3/7/2018

RESPEC

WATER & NATURAL RESOURCES

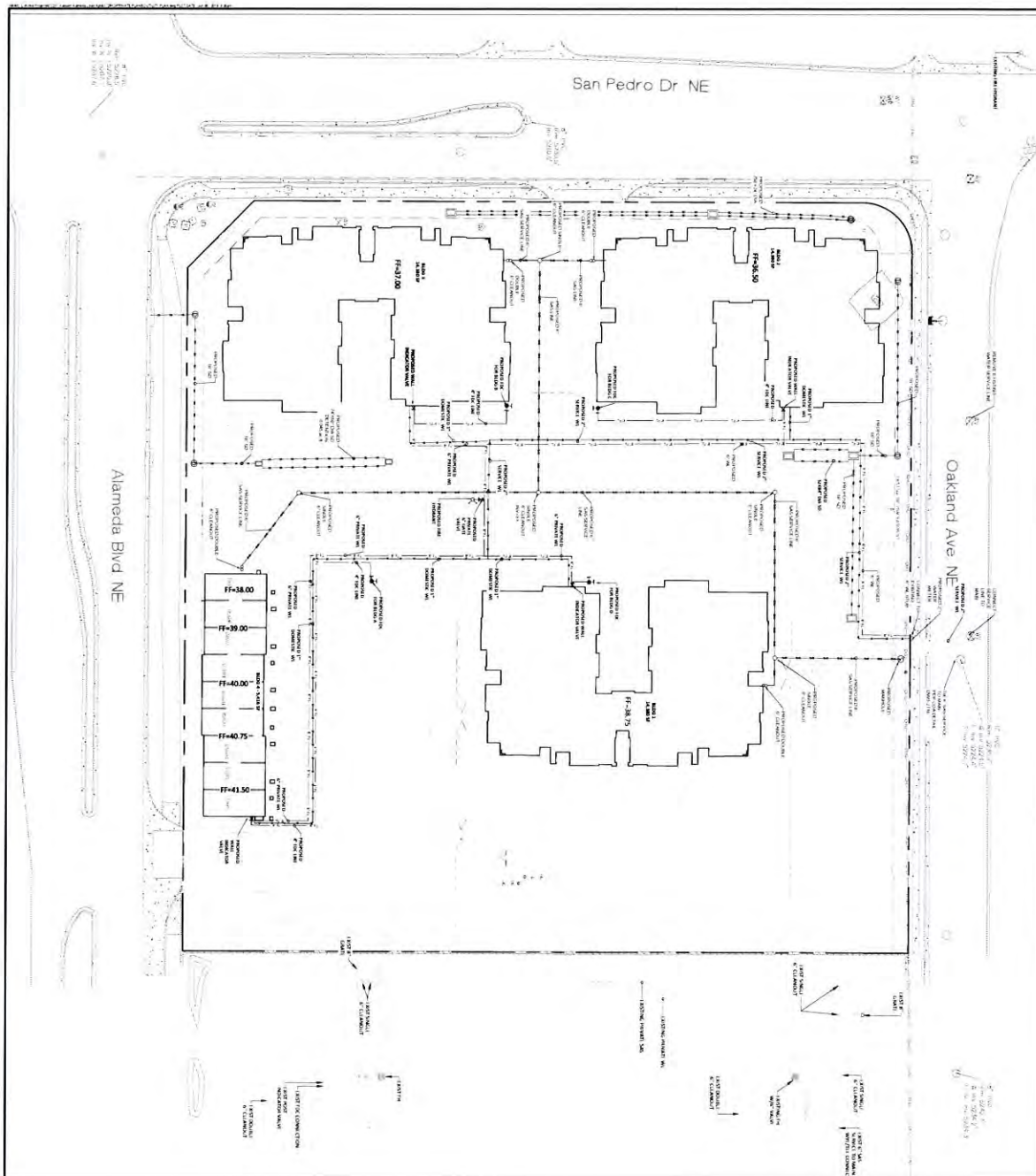
5971 JEFFERSON ST NE

SUITE 202

ALBUQUERQUE, NM 87109

PHONE: 505.356.4187

REVISION



LEGEND

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED CABLE
- PROPOSED FIBER
- PROPOSED RAINWATER
- PROPOSED SWAMP
- PROPOSED FLOOD
- PROPOSED OTHER

SINGLE CLEANOUT

FIRE DEPARTMENT CONNECTION DETAIL

GRAPHIC SCALE

1" = 30'

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 30, 31 & 32,
TRACT A UNIT 8 NORTH
ALBUQUERQUE ACERS

NOT FOR CONSTRUCTION

DESIGNED: NF 2/14/2018

DRAWN: NF

CHECKED: NF

DATE: 6/5/2018

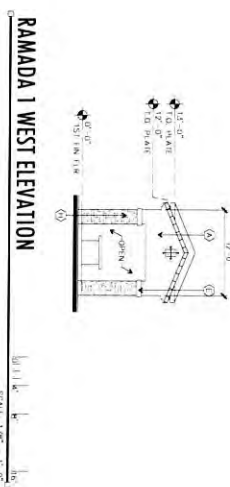
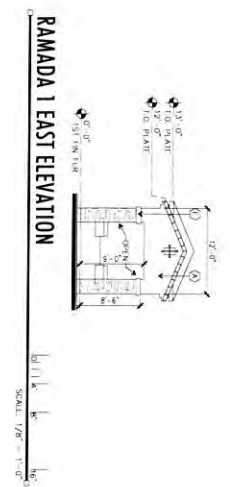
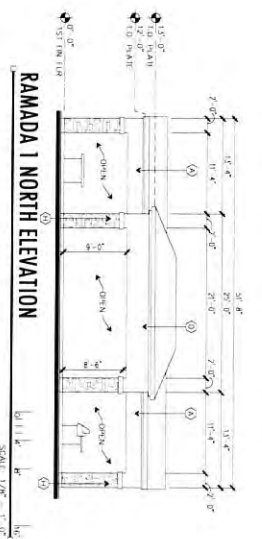
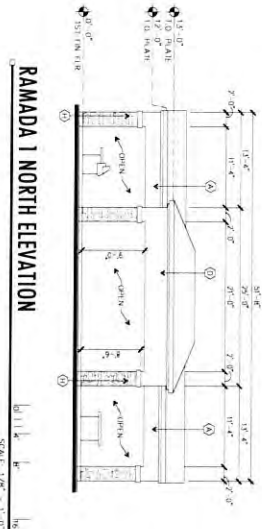
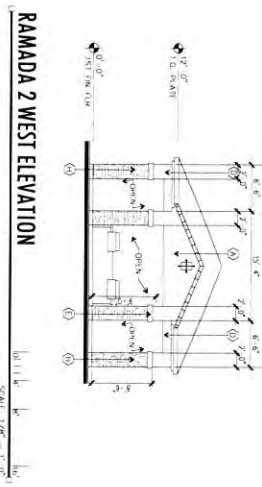
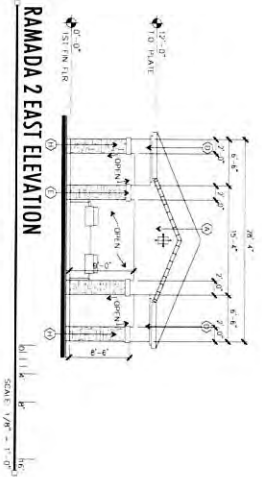
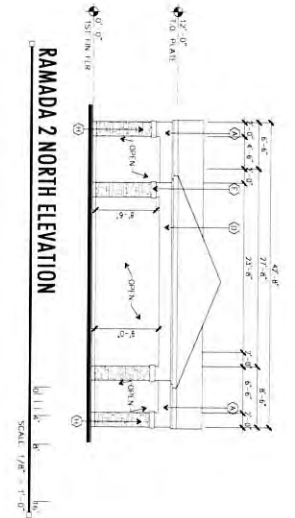
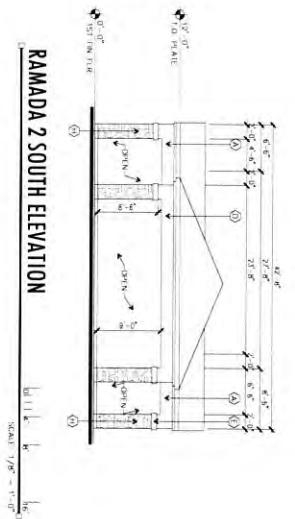
RESPEC

5971 JEFFERSON ST NE
SUITE 201
ALBUQUERQUE, NM 87109
PHONE: 505.366.4187

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2/14/2018

BUILDING TYPE 2 AND 3
ELEVATIONS



- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT BEIGE
 - (B) STUCCO FINISH DARK BEIGE
 - (C) STUCCO FINISH LIGHT BROWN
 - (D) STUCCO FINISH DARK BROWN
 - (E) STUCCO FINISH DARK GRAY
 - (F) TILE ROOF
 - (G) PAINTED DARK GRAY
 - (H) STONE VENEER
 - (I) BRICK VENEER
 - (J) WALL OPENING
 - (K) STUCCO FINISH COARSE TO MEDIUM AGGREGATE
 - (L) STUCCO FINISH FINE AGGREGATE

GENERAL NOTES:

1. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES. THE FINISHES SHOWN ON THIS DRAWING ARE THE FINISHES TO BE USED UNLESS OTHERWISE NOTED.
2. THE FINISHES SHOWN ON THIS DRAWING ARE THE FINISHES TO BE USED UNLESS OTHERWISE NOTED.
3. THE FINISHES SHOWN ON THIS DRAWING ARE THE FINISHES TO BE USED UNLESS OTHERWISE NOTED.

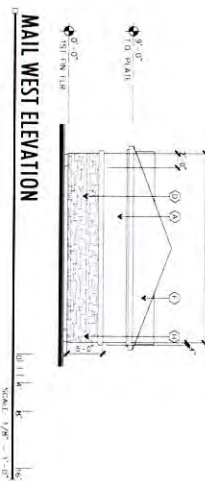
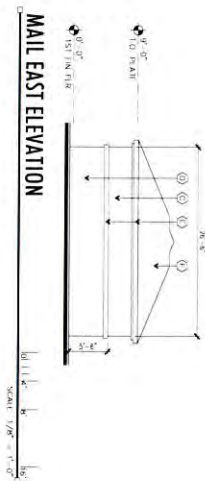
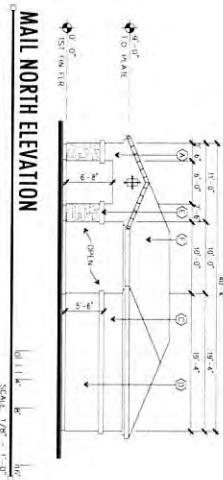
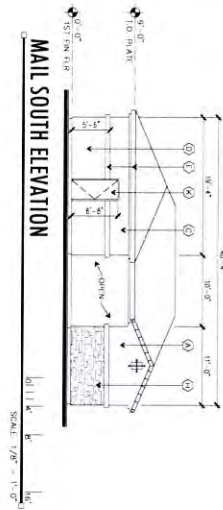
LEGACY NAA
APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
PRO
Architects

WORLDWIDE@ORBBARCH.COM

LEGACY HOSPITALITY

DATE: MARCH 1, 2018
JOB #: 17219
A5.10
RAMADAS
ELEVATIONS



MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT BROWN
- (D) STUCCO FINISH DARK BROWN
- (E) STUCCO FINISH DARK GRAY
- (F) TILE MESH
- (G) WALLINGS DARK GRAY
- (H) STONE VENEER
- (I) BRICK VENEER
- (J) MALL OPENING
- (K) MALL OPENING (SEE PLAN)
- (L) MALL OPENING WALL

GENERAL NOTES:

1. HINGE AND GROUND LATCHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL HINGES AND LATCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL HINGES AND LATCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. FINISHES SHALL BE IN ACCORDANCE WITH THE MATERIAL KEY NOTES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

**LEGACY NAA
APARTMENTS - II**
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

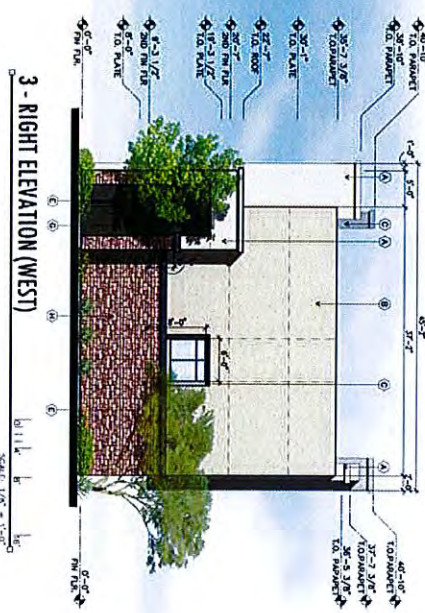
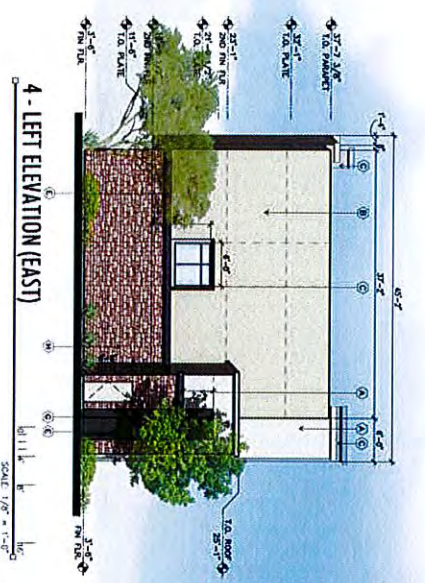
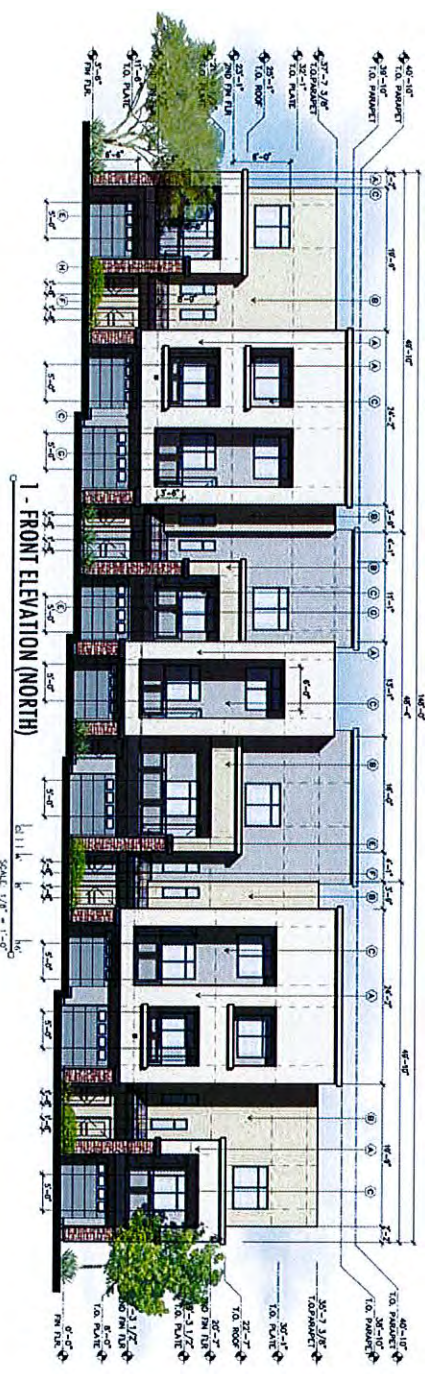
RRB
Architects
Office of Rich Barber
'entirety'

worldhd@drawarch.com



LEGACY HOSPITALITY

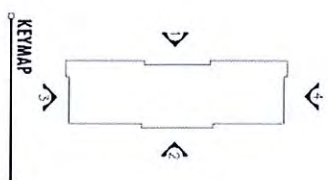
DATE: MAR 7, 2018
DRAWN BY: J. J. J. J.
A5.11
MAIL ROOM
ELEVATIONS



- MATERIAL KEY NOTES:**
- (A) STUCCO FRESH LIGHT BROWN
 - (B) STUCCO FRESH DARK BROWN
 - (C) STUCCO FRESH LIGHT GRAY
 - (D) STUCCO FRESH MEDIUM GRAY
 - (E) STUCCO FRESH DARK GRAY
 - (F) TILE ROOF
 - (G) BALCONY DARK GRAY
 - (H) STUCCO VENEER
 - (I) DRESSED LIGHT OAK
 - (J) DRESSED DARK OAK
 - (K) WALL CLADDING
 - (L) STUCCO FRESH DARK GRAY

GENERAL NOTES:

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.



DATE: JUN 21, 2018 CNE # 12-219

A3.26

**BUILDING TYPE 2 AND 3
ELEVATIONS**

