



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

APPLICATION INFORMATION

Applicant: Urban Hospitality NM, LLC		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Ln NW, Suite 200		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Amend Site Development Plan to relocate trash enclosure, update landscape plan, and provide sign details.

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

Lot or Tract No.: Tract 3-A	Block:	Unit:
Subdivision/Addition: Plat of the Highlands	MRGCD Map No.:	UPC Code: 101505716437821702
Zone Atlas Page(s): K-15	Existing Zoning: MX-FB-FX	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.23 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1101 Central Ave NE Between: Mulberry Street NE and: Cedar Street NE

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

Project # 1011099 and 1010879

Signature:	Date: 11/8/19
Printed Name: Michael Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2019-00371	AA	
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project # PR-2019-003078

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

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 ADMINISTRATIVE DECISIONS OR AMENDMENTS

- 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

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. 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

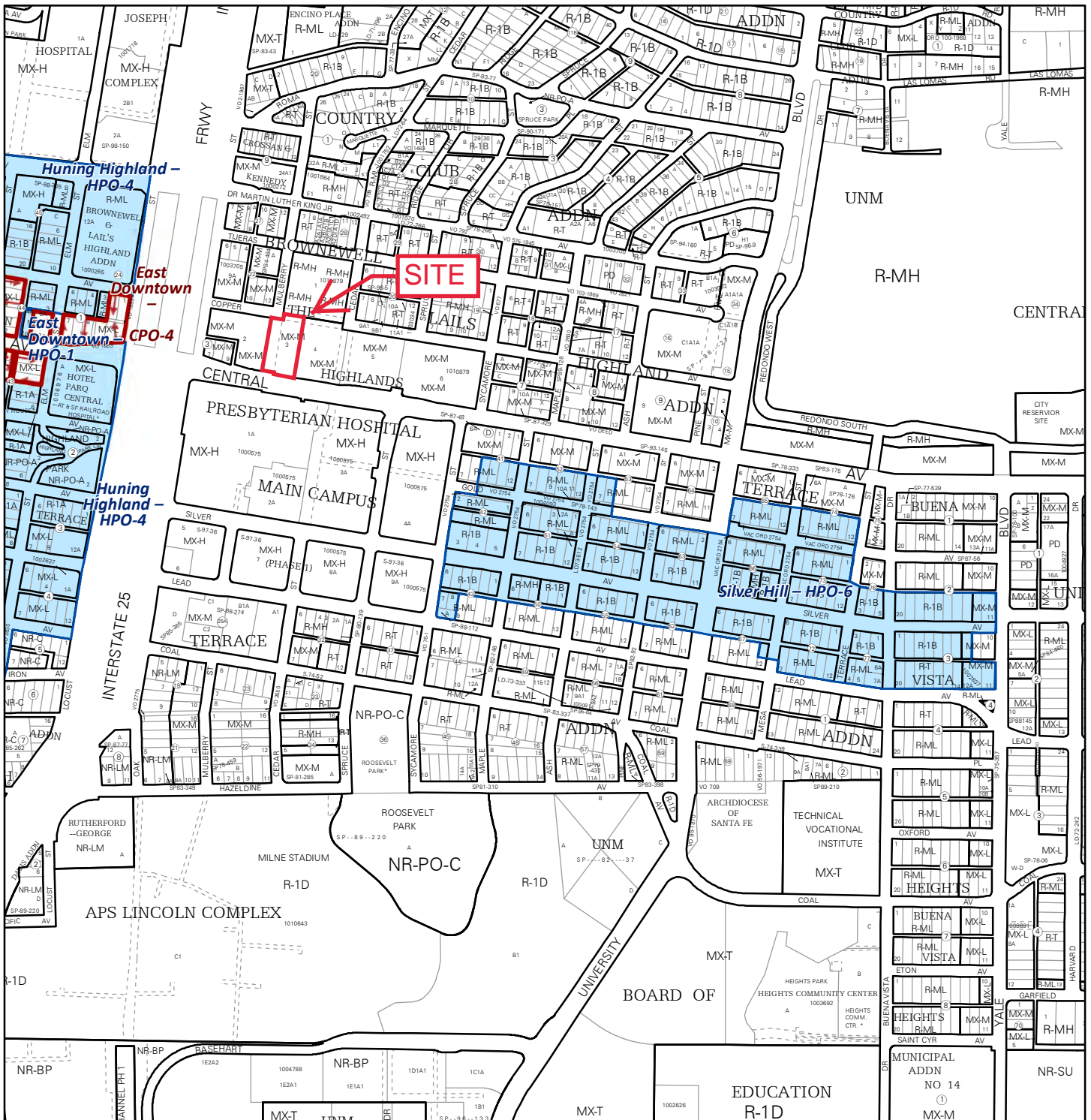
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN


- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

<p><i>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.</i></p>	
<p>Signature: <i>Michael Vos</i></p>	<p>Date: <i>11/8/19</i></p>
<p>Printed Name: <i>Michael Vos, AICP</i></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2019-003078</p>	<p>Case Numbers SI-2019-00371</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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

IDO Zone Atlas May 2018




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

Zone Atlas Page:
K-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits



0 250 500 1,000
Feet



TITAN
D E V E L O P M E N T

November 8, 2019

Russell Brito
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Authorization for Approvals Related to Springhill Suites Hotel and Adjacent Parking Lot

Dear Mr. Brito:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Urban Hospitality NM, LLC and Cedar Investors, LLC with regards to a minor amendment to the prior Site Development Plan approval for the Highlands Springhill Suites hotel, as well as other permits or approvals that are necessary for construction of a parking lot on the adjacent property. The properties are legally described as Tracts 3-A and 4, Plat of the Highlands. Tract 3-A contains approximately 1.23 acres and Tract 4 contains 1.72 acres.

Thank you for your consideration.

Sincerely,

Ben Spencer
Urban Hospitality NM, LLC and
Cedar Investors, LLC



November 8, 2019

Russell Brito
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Amendment to Prior Approval for Springhill Suites at the Highlands

Dear Mr. Brito:

The purpose of this letter is to request an amendment to the prior approved Site Development Plan for Building Permit for the Springhill Suites currently under construction at the northeast corner of Central Avenue and Mulberry Street NE. The property is zoned MX-FB-FX and was previously zoned SU-1 for MX (Form-Based Zone). The original Site Development Plan was approved by the Environmental Planning Commission (EPC) on February 9, 2017.

This request is to relocate the trash compactor, which was originally located off-site, onto the subject property, as well as show the locations of an additional recycling dumpster enclosure, generator, and utility transformers. Approval of this amendment is the first step towards development of the neighboring lot with a parking lot and future food hall. New, ground-mounted mechanical equipment is set back from both Copper and Central Avenues toward the middle of the building where it is effectively screened by the proposed bridge structure over Central Avenue and the solid waste enclosures as directed by IDO Section 14-16-5-6(G)(2)(a).

The Solid Waste enclosures are, in accordance with IDO Section 14-16-5-6(G)(3)(b), immediately to the rear of the hotel building and set back from Copper Avenue. As an urban site with the hotel structure taking up nearly the entire property, this location minimizes any impacts to the maximum extent practical and allows for access by the Solid Waste Department for pick-up. The dumpsters will be shared with the new food hall, so eliminating visibility from that property to the east is not necessary or practical.

Amendments of Prior Approvals are considered in accordance with IDO Section 14-16-6-4(Y). Minor amendments to prior Site Development Plans may be granted if the requested change within the thresholds established in Table 6-4-5, which generally allows for up to a 10 percent change to any numerical standard. The relocation of solid waste enclosures and mechanical equipment do not affect any numerical standard; however, due to the relocation, the landscape plan has been modified and is part of this amendment request. Primarily, landscaping that was previously proposed in the area where the solid waste enclosures are being relocated to is being removed or relocated. Landscaping has been strengthened along the pedestrian walkway to the south of the proposed dumpster location, which provides a pleasant experience for pedestrians traveling between the proposed skybridge and parking lot that is proposed on the adjacent property. Due to minor changes at the southwest corner of the building where the bike parking is located, some new landscaping is proposed in that area. The change to overall landscape area is 10% of the originally approved amount of landscaping, which significantly exceeded the minimum standard required. The revised plan still significantly exceeds the 10% net lot area standard of the previous SU-1 for MX zoning, as well as the current MX-FB-FX zoning.

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

PRINCIPALS

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



The final part of this request is to show the proposed signage for the project. Per the original approval (General Note #16), "Future changes to proposed signage can be amended administratively" if it complied with the relevant sections of the Comprehensive Zoning Code. The applicant has chosen to show the proposed signage on this site development plan including the locations of four freestanding signs. The proposed signage meets the applicable requirements of the underlying zoning, and approval of this amendment request will help expedite future sign permit approvals.

We respectfully request approval of the proposed minor amendment. Should you have any questions or need additional information please do not hesitate to email me at cp@consensusplanning.com or Michael Vos at vos@consensusplanning.com. You may contact either of us by phone at 505-764-9801.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Strozier', is written over a large, faint circular watermark or background mark.

Jim Strozier, FAICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-129 Date: 04-29-2019 Time: 2:30

Address: 1111 Central

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Jacobo Martinez, Carl Garcia

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: _____

SITE INFORMATION:

Zone: MX-M Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

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

PROCESS:

Type of Action: Administrative Amendment & Site Plan-Admin

Review and Approval Body: Staff Is this PRT a requirement? NO

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19.129 Date: 4.29.2019 Time: 2:30 pm

Address: 1111 Central NE

NOTES:

- Paid parking lot permitted in MX-M zone.
1010879 1010803 - this is not paid parking ultimately, but it could begin as one
- Could follow Site Plan if part of phasing plan.

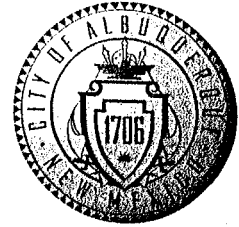
~~Amendments of Prior Approvals 1-44~~

~~does it meet minor major amendment thresholds?~~

- If part of Site Plan can do parking lot as lot Phase.
Could do Paid Parking lot otherwise - Use Specific Standard
p. 150 4.3.D.21

- Site Plan - Admin for "paid parking lot"
— grading, drainage, landscape, etc
- Administrative Amendment (minor change)
to Springhill Suites Site Plan (1011049)

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

February 10, 2017

Cedar Investors, LLC
c/o Titan Development
6300 Riverside Plaza Ln NW #200,
ABQ, NM 87120

Project# 1011099
16EPC-40085 Site Development Plan for Building Permit
16EPC-40087 Sector Development Plan Map Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 4-A, 5 through 9, Block 4, and vacated portions of Copper Avenue and Mulberry Street adjacent to Block 4, alleyways within Block 4, Brownwell and Lails Highland Addition, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Mulberry St. NE, between Copper Ave. NE and Central Ave. NE, containing approximately 0.75 acre. (K-15) Staff Planner: Michael Vos

PO Box 1293

On February 9, 2017 the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1011099/16EPC-40085, a Site Development Plan for Building Permit and 16EPC-40087, a Sector Development Plan Map Amendment, based on the following findings and subject to the following conditions of approval:

NM 87103

FINDINGS – 16EPC-40087 SECTOR DEVELOPMENT PLAN MAP AMENDMENT:

www.cabq.gov

1. This is a request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownwell and Lails Highland Addition located on Mulberry Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Building Permit to fulfill this requirement and to be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.

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5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Central Urban Area of the Comprehensive Plan, which is a portion of the Established Urban Area. The request furthers the following applicable goals and policies of the Comprehensive Plan:

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

The request furthers Policy II.B.5.d because the proposed use is similar to those allowed by the surrounding zoning and development including the Crossroads Motel located one block west of the subject site. The proposed zone requires approval of a site development plan, so the location, intensity, and design of the proposed new development must be evaluated. The proposed development is located in an infill location within the Central Urban Area and will improve a blighted site, utilize existing infrastructure, and improve the pedestrian experience. As such, the request will respect existing neighborhood values, environmental conditions, and resources.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e because the subject site is currently vacant and is located within an area contiguous to existing and programmed urban facilities and services including Central Avenue, Albuquerque Rapid Transit and other public transportation options, various restaurants, and Presbyterian Hospital. The request ensures the integrity of the existing neighborhood through the requested form based zoning and design considerations including screening of parking, building articulation, and an improved pedestrian realm.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i because the subject site will help create a transition between the traffic and intensity of Central Avenue and the planned multi-family community to the north. The proposed accompanying Site Development Plan shows that the primary hotel access is off from Central Avenue onto Mulberry Street where the parking entrance is located, which is shielded from nearby residential development by the rest of the building. The proposed parking will be screened from view minimizing the effects of noise and light it could have on the neighborhood.

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Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The request furthers Policy II.B.5.1 because the proposed project will utilize the form based zone from the Comprehensive Zoning Code that requires a higher degree of design controls and is implemented through a Site Development Plan. The requested mixed-use zone utilizes building articulations and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm including quality paving, plaza space, and street trees make the development more inviting to the pedestrian and appropriate for the subject site location.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request furthers Policy II.B.5.o because the proposed zoning and related redevelopment will create new development and provide needed hotel rooms on a site that is currently underutilized and was recognized by a Metropolitan Redevelopment Plan as blighted, thus strengthening the neighborhood as a whole.

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6.b because the proposed development, facilitated by the change in zoning, will redevelop a blighted property and improve the neighborhood with additional hotel rooms in close proximity to Presbyterian Hospital, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens the link with the hospital and other facilities located along Central Avenue.

Solid Waste: The Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste.

Policy II.C.3.a: Planning and implementation of more efficient and economical methods of solid waste collection shall be continued.

The request partially furthers Policy II.C.3.a because the proposed development intends to have shared dumpster and trash compactor facilities minimizing the number to be picked up and emptied on a regular basis by the Solid Waste Department. However, the requested form based zone requires that service and loading facilities be combined and accessed via alleys or rear easements where possible, and the proposed location at the northwest corner of the site does not fully meet this intent by locating at the corner of two public streets.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.C.4.a because the proposed site layout has plaza and other gathering spaces on the west side along Mulberry Street where the proposed building can serve as a buffer for any noise from the residential to the north and northeast. Vehicular traffic will access the

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parking from the same side and the parking spaces will be fully screened from adjacent development minimizing noise conflicts.

Developed Landscape: The Goal is to maintain and improve the natural and the developed landscapes' quality. Applicable policies cited by the applicant include:

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d because the proposed zone change to the form based code requires the applicant to adhere to stringent design guidelines, including those with regard to landscaping. The proposed Site Development Plan for Building Permit shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm.

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

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

The request furthers Policy II.D.4.g because site improvements and associated design guidelines require the site to be developed for a better pedestrian experience along all street frontages. In addition, a public pedestrian connection across the site on the eastern edge of the building and potential future pedestrian overpass connecting to Presbyterian Hospital will provide access from the neighborhood to the north. These pedestrian improvements will connect to the proposed hotel, public transit stops, and the connection over Central to the hospital, thus integrating the pedestrian experience into the development itself.

Economic Development: The goal is to achieve steady and diversified economic development with other important social, cultural, and environmental goals. Applicable policies identified by the applicant include:

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The request furthers Policy II.D.6.a because the proposed mixed use zoning allows for a variety of commercial options that will provide for a variety of jobs utilizing different skill and salary levels including front desk clerks, cooks, custodial and maintenance staff, and construction labor to start. These jobs will be located in a convenient area in proximity to various public transit options.

Policy II.D.6.b: Development of local business enterprises as well as recruitment of outside firms shall be emphasized.

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The request furthers Policy II.D.6.b because the proposed development is attracting a national hotel chain to locate in this infill area, and the hotel will be locally managed.

Policy II.D.6.d: Tourism shall be promoted.

The request furthers Policy II.D.6.d because the proposed hotel offers additional lodging options for visitors to Albuquerque. The location of the hotel along Central Avenue, the historic Route 66, and proximity to a major hospital which many people visit from outside of Albuquerque makes the subject site an ideal location for such a development in promoting tourism in the local economy.

8. The request furthers the following applicable goals and policies of the University Neighborhoods Sector Development Plan:

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

The request furthers Goal 1 and Goal 2 because the subject site is currently underutilized and the request will redevelop the property with a mixed use development that is well designed and pedestrian oriented, as well as providing additional new lodging in close proximity to Presbyterian Hospital.

The request furthers Goal 4 because the form based zone requires development to address the pedestrian realm with smaller building setbacks, plaza spaces, street trees and other landscaping, and appropriately located building entrances that encourage pedestrian activity.

The request furthers Goal 5 by adding additional visitors and pedestrians to the area who will patronize existing businesses and promote additional business activity.

The request furthers Goal 6 because utilization of the form based zone means that the future development must appropriately address how the building relates to the street and pedestrian realm. The design standards and proposed Site Development Plan for Building Permit show improvements to the sidewalks and landscaping that make it more inviting to passersby and improve the physical relation between guests entering and exiting the building. The improved pedestrian environment will also improve the relation between area residents, Presbyterian Hospital, and the adjacent public transit that connects to numerous other businesses and institutions.

9. The request furthers the following applicable goals and policies of the Sycamore Metropolitan Redevelopment Plan:

Relevant Basic Objectives and Policies of the Sycamore MRA Plan identified by the applicant include the following:

Objective 1: To improve the existing "mixed use" characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

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Objective 2: To improve pedestrian circulation, transit and bicycle circulation by providing better internal connections to nearby urban centers.

Objective 3: To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 1, Objective 2, and Objective 3 because the proposed project is a privately-funded redevelopment of an underutilized property. The requested form base zone provides sufficient controls and guidance for future development to ensure mutually beneficial relationships between the proposed development and the existing neighborhood. The proposed zone and project allows for a variety of uses with appropriate buffers. Parking will be located on-street or fully screened on the ground level of the building. Improved pedestrian realms and connections through the project site will improve circulation and access to transit and bicycle options.

Central Avenue Redevelopment Policy One: Redevelopment with Commercial/Mixed-Uses serving the neighborhood and employee population shall be encouraged along Central Avenue.

The request furthers Policy One because the proposed project will be a redevelopment of a vacant property with a commercial use that will serve the neighborhood by offering lodging for visitors to the Presbyterian Hospital located directly across Central Avenue.

Central Avenue Redevelopment Policy Two: New Development shall serve to upgrade the neighborhood character and quality.

The request furthers Policy Two because the requested form based zone requires a high degree of design consideration. A Site Development Plan for Building Permit being reviewed concurrently with the request for the change in zoning ensures that the proposed development meets the form based design standards and the intent of new development to upgrade the neighborhood character and quality.

Central Avenue Redevelopment Policy Three: Development along Central Avenue shall be oriented to a pedestrian scale at ground level.

The request furthers Policy Three because the form based code puts a focus on the pedestrian realm and how the building relates to it and associated pedestrian improvements. The Central Avenue street frontage will have a plaza space connecting to the main lobby entrance on Mulberry Street and landscaping improvements to ensure pedestrian orientation by creating a buffer between the walking zone and the street.

Transition Areas Policy One: Transition areas should provide a buffer between the residential and non-residential areas and between low density residential and medium density residential.

The request furthers Policy One because the site is located partly within the transition area, and will use its building design to buffer parking access and guest drop-offs from the existing neighborhood to the north. Parking will be fully screened on the ground level of the building and the lobby entrance is located at the farthest corner from existing residential homes. The building itself will act as a transition from the busy Central Avenue corridor and the height of Presbyterian Hospital back to the more moderate scale residential to the north.

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February 9, 2017

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10. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
 - A. The cited policies in the applicant's justification letter and summarized in the staff report and Findings 7, 8, and 9 for this project support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. The request achieves land use stability because the requested zoning is focused more on design than use. The proposed hotel use is not currently allowed by the existing zoning for the subject site, but there are numerous other hotels located along Central Avenue in close proximity to the subject site. Other uses of the requested zone are largely the same as those allowed under the current zoning, but the form based zone allows greater flexibility for site design while also requiring more attention to the relationship between the proposed development, the pedestrian realm, and the existing neighborhood surrounding the subject site. The proposed zone is appropriate for an infill site along a major transit corridor such as Central Avenue.
 - C. The request is generally consistent with and further or partially furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan as summarized in Findings 7 through 9.
 - D. The existing zoning is inappropriate because changed community conditions, including the development of the Albuquerque Rapid Transit project, justify a more pedestrian-oriented mixed-use development. The subject site is an infill location with good access to transit and non-motorized transportation options, so zoning that focus on the pedestrian realm is more advantageous to the community than the existing SU-2 CMU zone, by making the pedestrian experience a focus for new development. In addition, as stated in Findings 7, 8, and 9 the request furthers numerous goals and polices of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed project is more advantageous to the community. Further, the form based zone provides for development that is more advantageous to the community as articulated by the policies of Centers and Corridors and the Planned Growth Strategy, by guiding a development pattern that creates the mix of uses that reduce vehicular miles traveled and vehicular emissions, reducing the city's carbon footprint as well as improving air quality while providing a range of lifestyle opportunities to the city's residents. As stated in Zoning Code §14-16-3-22(A)(3)(c)4, mixed use development makes for more efficient use of existing and new infrastructure while reducing overall growth at the fringes, thereby protecting the valued open space and working landscapes around Albuquerque along with the tourism, jobs, watershed protection and quality of life that these places provide.
 - E. The requested zoning allows for similar uses as what the existing zoning of the subject site allows with some additional uses allowed; however, the greater variety of uses and flexibility in design given by the form based code is offset by additional design standards and requirements that focus on the relation of the building to the pedestrian realm and adjacent development. With these additional standards and the design as proposed on the Site Development Plan for Building Permit, the request will not be harmful to adjacent property, the neighborhood, or the community.
 - F. The request will not require major or un-programmed capital expenditures by the city.

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- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factors are changed community conditions necessitating a more urban development at the proposed infill location, as well as the request furthering a preponderance of Comprehensive Plan policies related to the subject site making it more advantageous to the community.
- H. The request for mixed use zoning is being made to allow flexibility in design and to further multiple Comprehensive Plan policies; therefore, its location is not a justification for the request.
- I. SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to; however, the request is for a form based zone recognized by the Zoning Code for locations along major transit corridors. As stated in Zoning Code §14-16-3-22(A)(3)(c)5, the request creates a justifiable spot zone because the applicant has demonstrated that the proposed change to a form based zone will clearly facilitate realization of the Comprehensive Plan and provide a transition between Central Avenue and the moderate density residential to the north of the subject site.
- J. The requested zoning includes uses allowed on nearby properties, and the request would not result in a strip of land along a street, so the request will not create strip zoning. In addition, the request clearly facilitates realization of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.
- 11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change and zoning and Site Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site.
- 12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the subject site and requested hotel. No written comments have been submitted with regard to this application.

CONDITION OF APPROVAL – 16EPC-40087 SECTOR DEVELOPMENT PLAN MAP AMENDMENT:

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

FINDINGS – 16EPC-40085 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

- 1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lots 4A and 5 through 9, vacated portions of Copper Ave and Mulberry Street and alleyways within Block 4, Brownell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 0.75 acres.

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2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted this Site Development Plan for Building Permit to fulfill the requirement and be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.
5. The applicant has also requested a vacation of right-of-way for the sections of Mulberry Street and Copper Avenue adjacent to the subject site in order to have control over on-street parking and other amenities. This request was heard by the Development Review Board and a recommendation has been sent to City Council, but a final action has not yet been taken. Until such time as the right-of-way is vacated, it will be treated as a street frontage for review against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
6. The Albuquerque/Bernalillo County Comprehensive, City of Albuquerque Zoning Code, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan are incorporated herein by reference and made part of the record for all purposes.
7. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan.
8. The applicant is proposing to combine the existing lots along with vacated portions of Mulberry Street, Copper Avenue, and alleys into a single tract for the purpose of developing a 6-story, 122 unit hotel.
9. Review of the Site Development Plan for Building Permit has shown there to be necessary minor corrections for typographical errors and to provide more specific information in notes.
10. The applicant does not meet the standards for a number of required elements, including required frontage types, shading elements, street trees, and building articulation, which will require approval of modifications by the Environmental Planning Commission. EPC has discretion over approval of major modifications to the SU-1 Form Based Zones standards in accordance with Zoning Code Section 14-16-3-22(A)(6) Administration of form based zones.
11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change of zoning and Site Development Plan for Building Permit approval for a mixed use project two blocks east of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the subject site and requested hotel. No written comments have been submitted with regard to this application.

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CONDITIONS OF APPROVAL – 16EPC-40085 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
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. Minor errata shall be corrected or clarified:
 - a. The section of the Zoning Code outlining the allowed 20 percent building height modification adjacent to transit shall be added to the plans.
 - b. The parking calculation numbers shall be updated to reflect the actual number of spaces provided.
 - c. Note #19 shall be updated to be a complete note on the intention to vacate adjacent rights-of-way.
4. The lighting note shall be updated to include specific references to the applicable code section 14-16-3-22(C)(6) where the requirements are found.
5. The signage note regarding future approvals shall be updated to clarify the code sections of the applicable requirements 14-16-3-22(B)(3)(n) and 14-16-3-22(C)(7).
6. On the landscape plan notes, it should be noted that the plans must also comply with Zoning Code Section 14-16-3-22(C)(10) in addition to 14-16-3-10 because the Form Based Zones include specific exceptions to the basic landscaping regulations.
7. The site details sheet shall be updated to include more details on accessible parking spaces, signs, trash enclosure gate and wall details, accessible ramps, bicycle parking, and other information as necessary.
8. Transportation Development Conditions:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - c. Infrastructure and/or ROW dedications may be required at DRB.
9. Public Service Company of New Mexico Conditions of Approval:
 - a. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss

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relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

- b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
10. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 24, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

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

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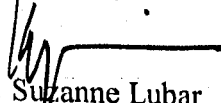
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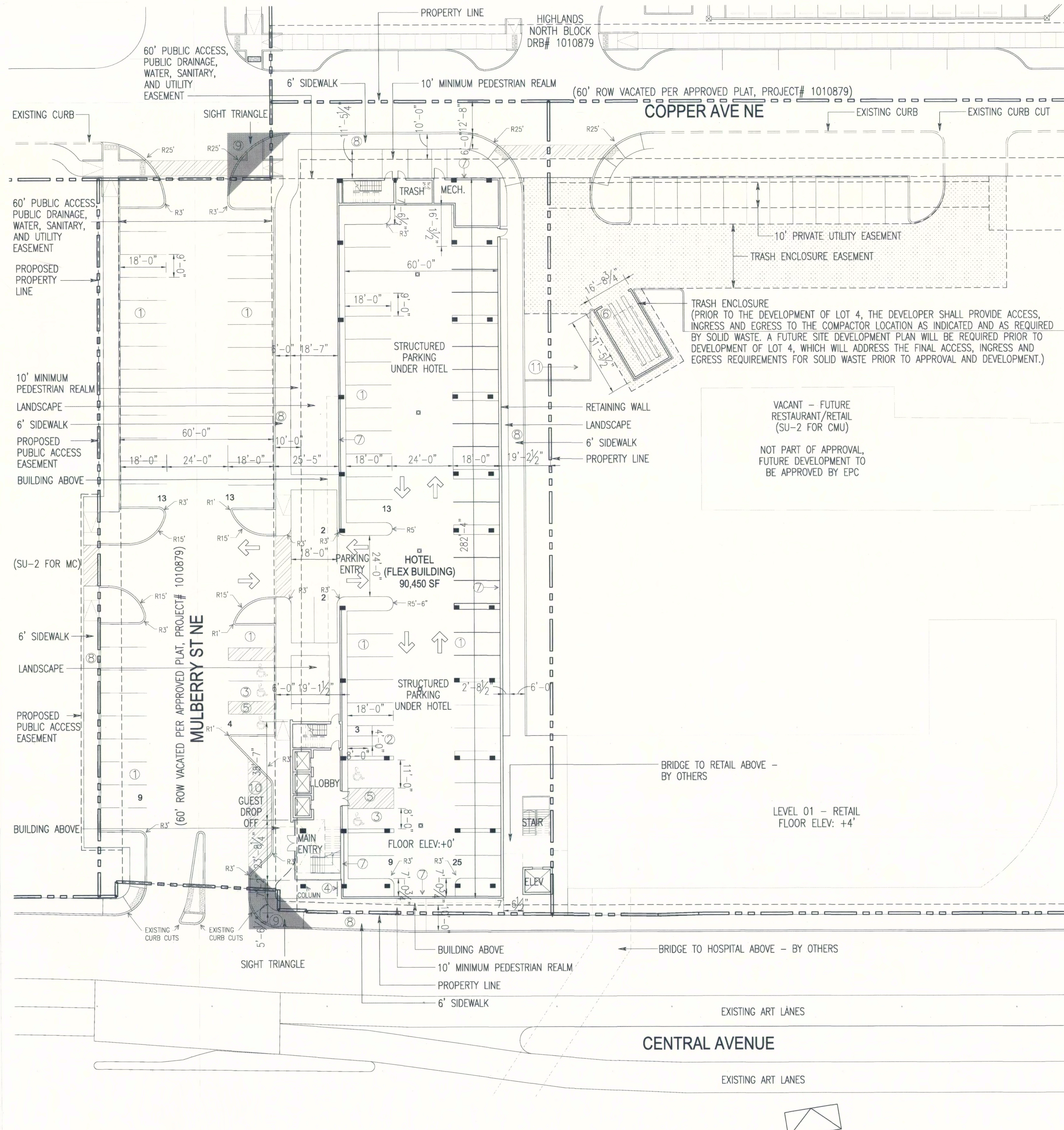
ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities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

Sincerely,

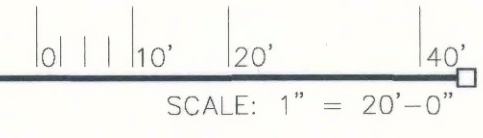

for Suzanne Lubar
Planning Director

SL/MV

cc: Cedar Investors, LLC, c/o Titan Development, 6300 Riverside Plaza Ln NW #200, ABQ, NM 87120
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Sycamore N.A. (SYM) "R", Peter Schillke, 1217 Coal Ave. SE, Albuquerque, New Mexico 87106
Sycamore N.A. (SYM) "R", Mardon Gardella, 411 Maple St. NE, Albuquerque, New Mexico 87106
Silver Hill N.A. (SHL) "R", James Montalbano, 1404 Silver Ave. SE, Albuquerque, New Mexico 87106
Silver Hill N.A. (SHL) "R", Elizabeth Doak, 1606 Silver SE, Albuquerque, New Mexico 87106
Spruce Park N.A. Inc. (SPK) "R", Peter Feibelman, 1401 Sigma Chi NE, Albuquerque, New Mexico 87106
Spruce Park N.A. Inc. (SPK) "R", Alan Paxton, 1603 Roma Ave. NE, Albuquerque, New Mexico 87106
University Heights N.A. (UHT) "R", Julie Kidder, 120 Vassar SE, Albuquerque, New Mexico 87106
University Heights N.A. (UHT) "R", Don Hancock, 105 Stanford SE, Albuquerque, New Mexico 87106
Victory Hills N.A. (VHL) "R", Erin Engelbrecht, P.O.Box 40298, Albuquerque, New Mexico 87196
Victory Hills N.A. (VHL) "R", Patricia Wilson, 505 Dartmouth SE, Albuquerque, New Mexico 87106
District 6 Coalition of N.A.'S, Nancy Bearce, 600 San Pablo St. NE, Albuquerque, New Mexico 87108
District 6 Coalition of N.A.'S, Gina Dennis, 1816 Buena Vista Dr. NE Apt. 2, ABQ, New Mexico 87106



PRELIMINARY SITE PLAN



- LEGEND**
- DENOTES PROPERTY LINE
 - ① BUILDING NUMBER
 - TYPE 2 BUILDING TYPE
 - Ⓜ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
 - Ⓜ DENOTES TRANSFORMER LOCATION
 - Ⓜ DENOTES WATER METER LOCATION
 - Ⓜ FIRE HYDRANT

- LIGHTING LEGEND**
- Ⓜ LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
 - Ⓜ LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
 - LED CARPORT LIGHT. TYPE 'CP'.
 - Ⓜ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
 - Ⓜ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

- GENERAL NOTES**
1. THE PROPOSED BUILDING TYPE IS A FLEX BUILDING. PER THE FLEX BUILDING REQUIREMENTS, THE MARRIOTT SPRINGHILL SUITES WILL BE A STANDARD RECTANGULAR URBAN BUILDING FORM, AND ACCESS TO THE LEVELS ABOVE THE STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET. PARKING WILL BE LOCATED UNDER THE PRINCIPAL BUILDING AND IN A COMMON ON-STREET PARKING AREA. THE GROUND LEVEL FRONTAGE OF THE BUILDING'S GROUND FLOOR LOBBY WILL BE GLASS STOREFRONT.
 2. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
 3. PREVIOUS BUILDINGS WILL BE DEMOLISHED, ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
 4. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 5. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDE PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
 6. THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 15-FOOT-WIDE PEDESTRIAN REALM ALONG CENTRAL AVENUE AND MULBERRY STREET THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN AREA WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, GUESTS, AND OTHER VISITORS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A "USABLE PEDESTRIAN REALM" THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.
 7. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"WX18"H AND VAN ACCESSIBLE SIGN WILL BE 12"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE PARKING SURFACE.
 8. THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
 9. PER ZONING CODE, A 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
 10. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE DETECTABLE WARNING SURFACES, "CAST-IN-PLACE" TRUNCATED DOMES. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
 11. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 12. 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. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
 13. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
 14. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-22(8)(3)(N) AND 14-16-3-22(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE.
 15. BUILDING MOUNTED LIGHTS SHALL BE BETWEEN 6' AND 14' ABOVE ADJACENT GRADE. SEE 14-16-3-22(C)(6) FOR DETAILS AND OTHER REFERENCES.
 16. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-3-18(C)(6)(A) OF THE CITY OF ALBUQUERQUE ZONING CODE.
 17. THE 20 PERCENT BUILDING HEIGHT MODIFICATION WILL COMPLY WITH SECTION 14-16-3-22(A)(6)(B)(1)(C) OF THE CITY OF ALBUQUERQUE ZONING CODE.
 18. MULBERRY STREET AND COPPER AVENUE RIGHTS-OF-WAY HAVE BEEN VACATED. AN OFFICIAL NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT ON JANUARY 23, 2017 FOR PROJECT #1010879, 16DRB-70447. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-70119.
 19. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.

- KEYNOTES**
1. 9'x18' PARKING SPACE, TYPICAL.
 2. 4'x8' MOTORCYCLE PARKING SPACE.
 3. 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.
 4. BICYCLE PARKING, 5 SPACES PROVIDED.
 5. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
 6. TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL WITH 6" FINISH TO MATCH THE BUILDING. SEE SHEET 8 OF 8 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
 7. ENCLOSED STRUCTURED PARKING GARAGE.
 8. 6' SIDEWALK, GRAY CONCRETE COLOR.
 9. 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
 10. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
 11. AREA EAST OF SIDEWALK FOR RETAIL DEVELOPMENT BY OTHERS.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

NET SITE AREA:
1.23 ACRES (53,549 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR CMU (C-2)
PROPOSED: SU-2/SU-1 FOR MIXED USE (FORM BASED CODE)
LAND USE: COMMERCIAL

BUILDING HEIGHT:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
ALLOWED:	72 FEET*	72'	72'	72'
PROPOSED:	72'	72'	67'	67'

*60 FEET, PLUS AN ADDITIONAL 20% DUE TO LOCATION ALONG TRANSIT CORRIDOR. REFER TO GENERAL NOTE #19.

BUILDING GSF:
90,450 SF

SETBACKS REQUIRED:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
BUILDINGS	0	10'-0"	0	0

SETBACKS PROVIDED:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
BUILDINGS	71'-1"	30'-1"	19'-1"	2'-8"

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED	
REQUIRED (10% OF SITE AREA)	5,355 SQ FT
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	11,784 SQ FT

PARKING SPACE REQUIREMENTS	
PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF	PARKING SPACES
REDUCE BY 15% PER TRANSIT REDUCTION	
Total Parking Spaces Required	73
ON-STREET PARKING PROVIDED	39
OFF-STREET PARKING PROVIDED	51
Total Parking Provided	90
Accessible Parking Required	5
ON-STREET PARKING PROVIDED	3
OFF-STREET PARKING PROVIDED	2
Total Accessible Parking Provided	5
Total Motorcycle Parking Required	3
Total Motorcycle Parking Provided	3
Total Bicycle Parking Provided	5

GLAZING CALCULATIONS FOR STREET FACING FACADES (NORTH, WEST, AND SOUTH FACADES)	
TOTAL GLAZING AREA AT GROUND FLOOR	403 SF
TOTAL AVAILABLE STREET-FACING GROUND FLOOR FACADE AREA (EXCLUDES WALL ASSEMBLIES)	1,518 SF
PERCENTAGE OF GROUND FLOOR STREET FRONTAGE GLAZING	26.55%
TOTAL GLAZING AREA AT UPPER FLOORS	5,358 SF
TOTAL AVAILABLE STREET-FACING FACADE AREA AT UPPER FLOORS (EXCLUDES FLOOR, WALL, AND ROOF ASSEMBLIES)	18,574 SF
PERCENTAGE OF STREET FRONTAGE GLAZING AT UPPER FLOORS	28.85%

PROJECT NUMBER: 1010879
Application Number: 19DRB-70011

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	2/14/18
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	08-22-18
ABCWUA	Date
<i>[Signature]</i>	2/14/18
Parks and Recreation Department	Date
<i>[Signature]</i>	2/14/2018
City Engineer	Date
N/A	
Spill Waste Management	Date
<i>[Signature]</i>	9-24-18
DRB Chairperson, Planning Department	Date

ARCHITECT

5G STUDIO COLLABORATIVE
800 JACKSON STREET | SUITE 500
DALLAS, TEXAS 75202
214.670.0050
CONTACT: CHRISTINE ROBBINS-ELROD

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

SEAL

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION

OWNER / DEVELOPER

TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA LANE NW, STE 200
ALBUQUERQUE, NEW MEXICO 87120
505.998.0163
CONTACT: JOSH ROGERS

OWNER'S CONSULTANT / OPERATOR

INTERMOUNTAIN MANAGEMENT, LLC
2390 TOWER DRIVE
MONROE, LOUISIANA 71201
318.812.7126
CONTACT: DAVE RAYMOND

CIVIL ENGINEER

BOHANNAN HUSTON
7500 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO 87109
505.823.1000
CONTACT: MIKE BALASKOVITS

PLANNER

CONSENSUS PLANNING, INC.
302 EIGHTH STREET NW
ALBUQUERQUE, NEW MEXICO 87102
505.764.9801
CONTACT: MALIK HAKIM

PROJECT

SPRINGHILL SUITES®
MARRIOTT
ALBUQUERQUE

PROJECT ADDRESS

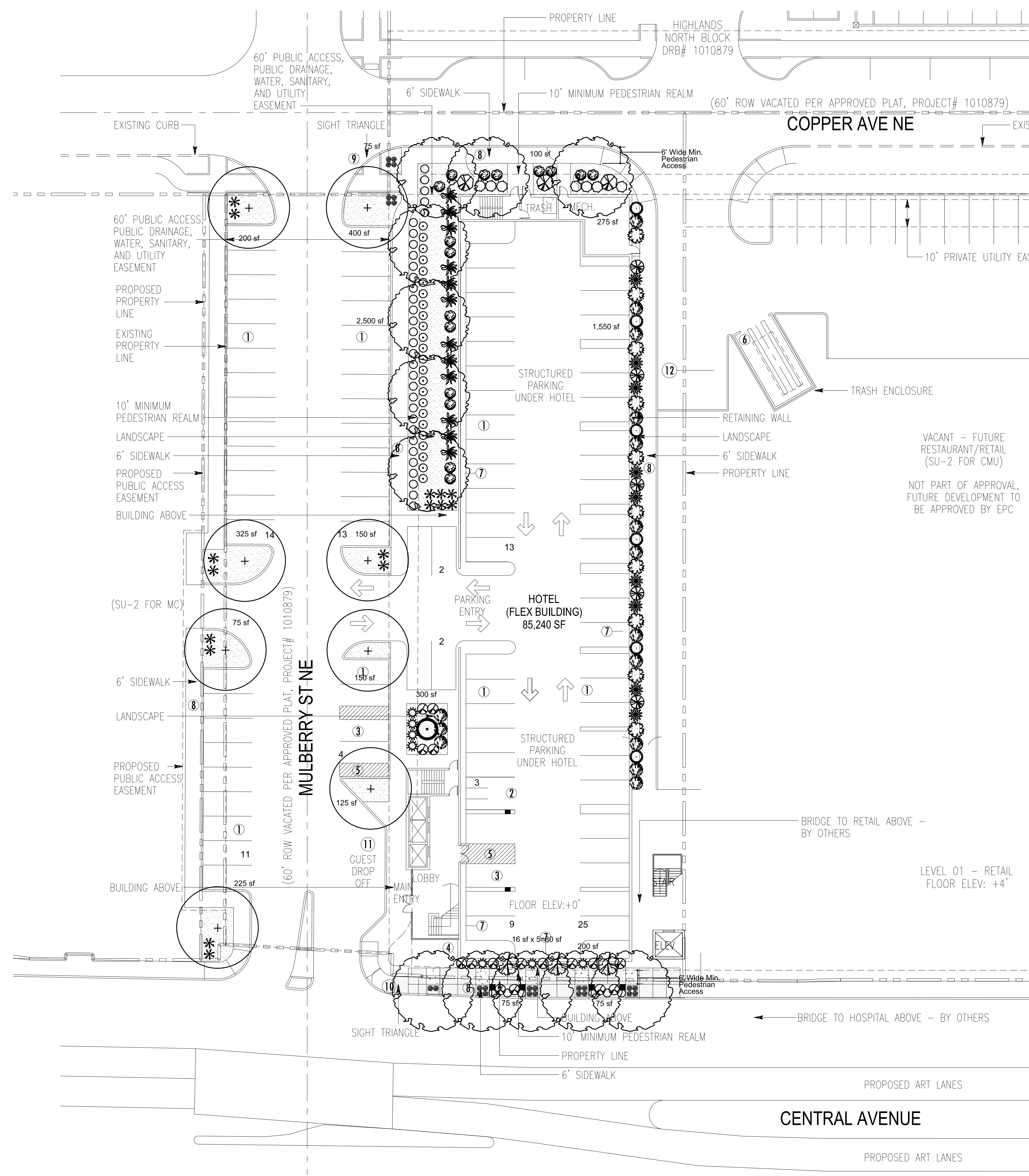
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

REV.	DATE	ISSUE
-	2.14.18	DRB SUBMITTAL

IMM012
PROJECT NUMBER

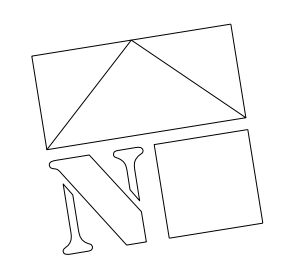
SITE PLAN FOR
BUILDING PERMIT

SHEET 1 OF 9
SHEET NUMBER



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed	Mature	Landscape	Water	Drip
Trees							
12		Fraxinus Raywood Ash	2" B&B	50/30'	50 sf=600 sf	Medium	6-2 gph
8		Platanus Sycamore	2" B&B	50/40'	50 sf=400 sf	Medium	6-2 gph
10		Juniperus Skyrocket Juniper	15-Gal	20/5'	50 sf=500 sf	Medium	6-2 gph
1		Pinus Bosnian Pine	6' HT.	15/8'	50 sf=50 sf	Medium	6-2 gph
Shrubs/Groundcovers							
15		Caryopteris clandonensis Blue Mist	1-Gal	3/3'	25 sf=375 sf	Medium	2-2 gph
5		Cytisus Lena Broom	5-Gal	3/4'	25 sf=125 sf	Low	2-1 gph
7		Ilex Dwarf Burford Holly	5-Gal	4/4'	16 sf=112 sf	Medium+	2-1 gph
24		Salvia greggii Cherry Sage	1-Gal	3/3'	15 sf=360 sf	Medium	2-1 gph
38		Lavandula Lavender	1-Gal	3/3'	12 sf=456 sf	Medium	2-2 gph
16		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3/3'	10 sf=160 sf	Medium+	2-2 gph
12		Rosmarinus officinalis Rosemary	5-Gal	6/6'	36 sf=432 sf	Low +	2-2 gph
7		Rosa Knockout Rose	5-Gal	3/3'	15 sf=105 sf	Medium+	2-2 gph
3		Lagerstroemia Crapsa Mirtite	5-Gal	15/10'	100 sf=300 sf	Medium+	2-2 gph
16		Rhamnus indica Hawthorn	5-Gal	3/3'	15 sf=240 sf	Medium	2-2 gph
3		Viburnum Burkwood Viburnum	5-Gal	6/6'	36 sf=108 sf	Medium+	2-2 gph
6		Pinus mugo Mugho Pine	5-Gal	4/4'	30 sf=180 sf	Medium	2-2 gph
9		Nandina Heavenly Bamboo	5-Gal	3/3'	20 sf=180 sf	Medium+	2-2 gph
Grasses							
16		Muhlenbergia Deer Grass	1-Gal	4/4'	20 sf=320 sf	Low+	2-2 gph
26		Pennisetum Hamlin Fountain Grass	1-Gal	3/3'	9 sf=234 sf	Medium	2-2 gph
Total Landscape Coverage=5,237 SF							

MATERIALS LEGEND

	BROWN CRUSHER FINES		CONCRETE COLOR 1
	PAVERS		CONCRETE COLOR 2

SITE DATA

GROSS/SITE LOT AREA	51,564 SF
LESS BUILDING(S)	18,727 SF
NET LOT AREA	32,767 SF
REQUIRED LANDSCAPE	3,276 SF
10% OF NET LOT AREA	3,276 SF
PROPOSED STREET LEVEL LANDSCAPE	6,880 SF
PERCENT OF NET LOT AREA	21%
REQUIRED USABLE OPEN SPACE LANDSCAPE AREA	11,784 SF
PROPOSED USABLE OPEN SPACE	11,784 SF
REQUIRED USABLE OPEN SPACE LANDSCAPE	1,787 SF
15% OF USABLE OPEN SPACE	1,787 SF
PROPOSED USABLE OPEN SPACE LAND	6,880 SF
PERCENT OF NET LOT AREA	21%
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0%
REQUIRED STREET TREES	14
1 PER 25' L.F. OF STREET FRONTAGE	14
PROVIDED STREET TREES	14
REQUIRED PARKING LOT TREES	6
1 PER 8 SPACES	6
43 SPACES/8	6
PROVIDED PARKING LOT TREES	6
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
(6,880 SF PROPOSED LANDSCAPE X 75%)	5,160 SF MIN.
PROVIDED GROUND COVER COVERAGE	5,237 SF
PERCENT GROUND COVER COVERAGE	76%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

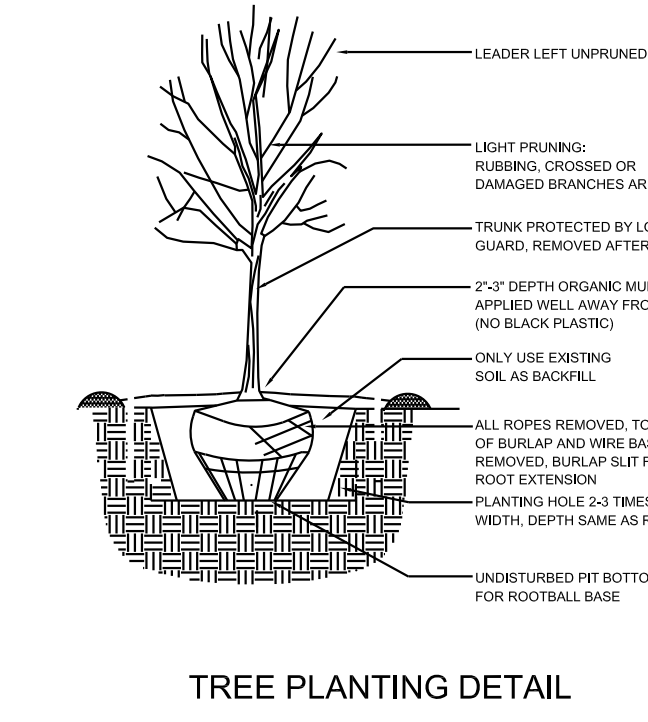
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

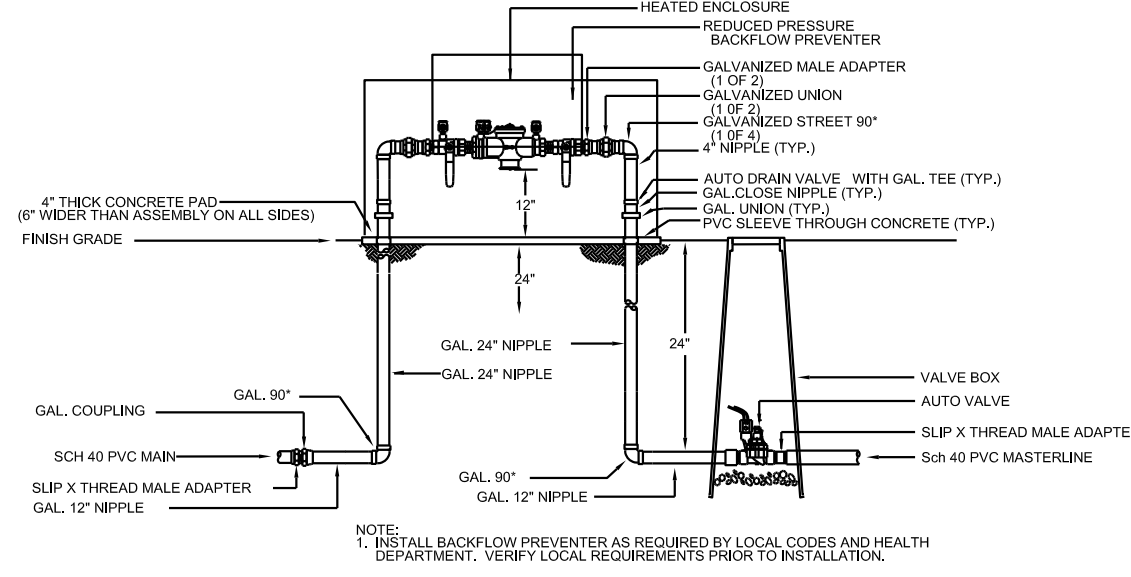
NO PARKING SPACE SHALL BE MORE THAN 50' FROM A TREE.

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK
 SPRING: 1 HOUR/2-3 DAYS A WEEK
 FALL: 1 HOUR/2-3 DAYS A WEEK
 WINTER: 1 HOUR/2 DAYS PER MONTH



TREE PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10 AND 14-16-3-22(C)(10), FORM BASED ZONE SPECIAL EXCEPTIONS TO THE BASIC LANDSCAPE REGULATIONS

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

LANDSCAPE IN C.O.A. R.O.W. TO BE IRRIGATED WITH A BUBBLER SYSTEM PER C.O.A. STANDARDS AND DETAILS

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

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 5G Studio Collaborative, LLC.
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 (318)812-7126 Dave Raymond

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 design@hulc.com
 www.headsuplandscape.com

DATE	ISSUE TITLE
01/21/18	100% DESIGN DEVELOPMENT

REV.	DATE	ISSUE TITLE
1	1.30.18	

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

SPRINGHILL SUITES - ALBUQUERQUE
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106

LANDSCAPE PLAN FOR
 BUILDING PERMIT
 IMM012
 PROJECT NUMBER SHEET NUMBER



ARCHITECT
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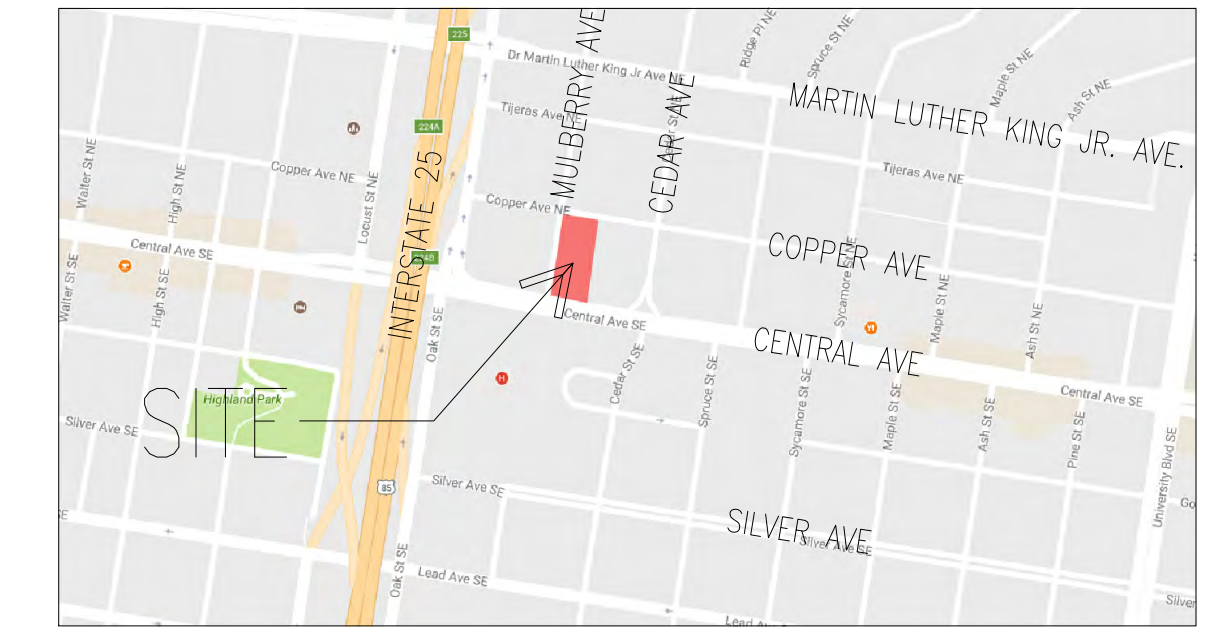
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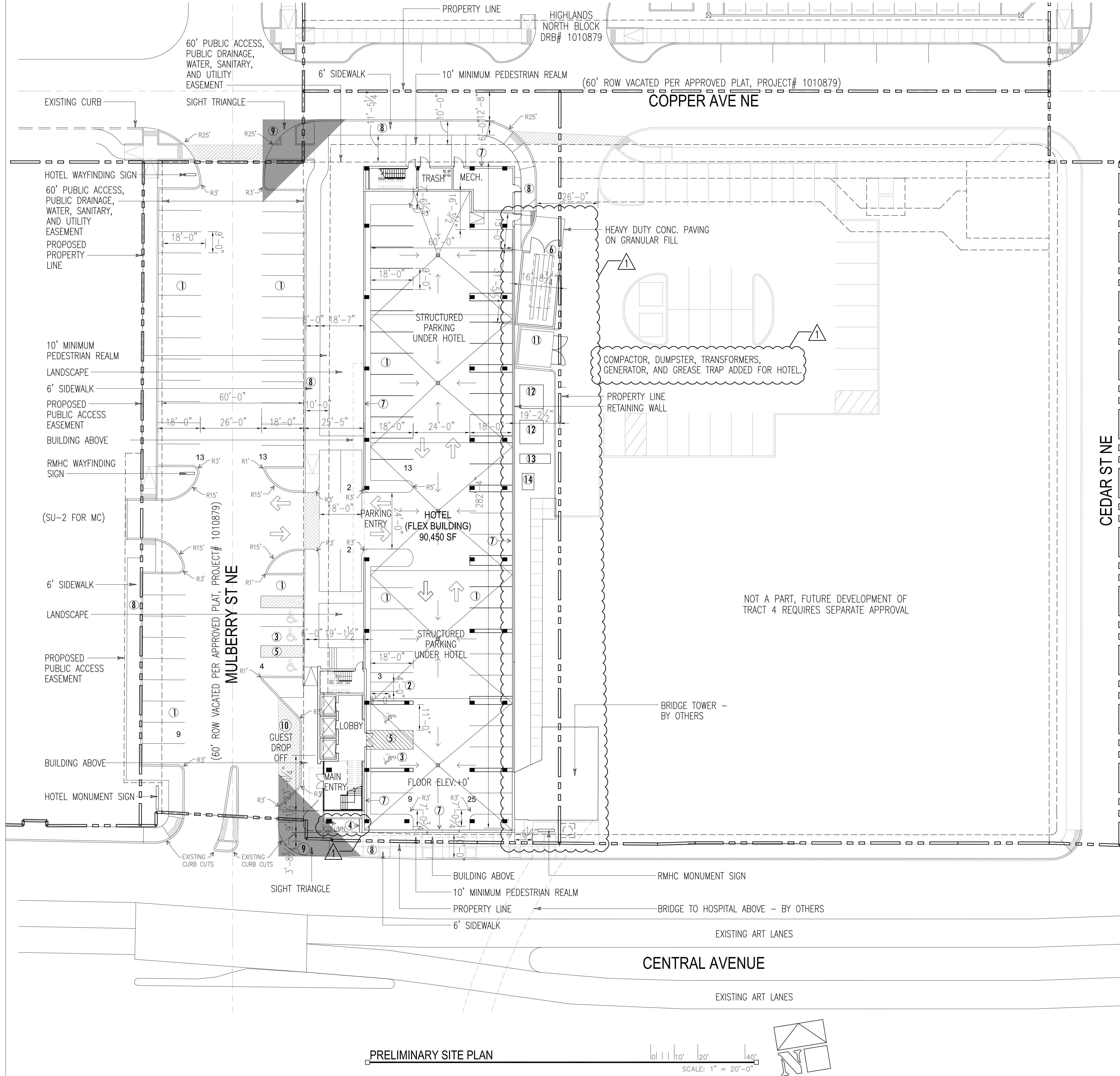
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OPERATOR
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(318-812-7126) Dave Raymond



VICINITY MAP
NOT TO SCALE



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

- LEGEND**
- DENOTES PROPERTY LINE
 - ① BUILDING NUMBER
 - TYPE 2 BUILDING TYPE
 - Ⓜ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
 - T DENOTES TRANSFORMER LOCATION
 - Ⓜ DENOTES WATER METER LOCATION
 - FIRE HYDRANT

- LIGHTING LEGEND**
- LED POLE LIGHT, +15' T.O.F. TYPE AS SHOWN ON PLAN.
 - LED POST TOP LIGHT, +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
 - LED CARPORT LIGHT. TYPE 'CP'.
 - Ⓜ LED WALL MINI WALL PACK, +10' B.O.F. TYPE 'WP'.
 - Ⓜ LED WALL SCONCE, DECORATIVE, +6' B.O.F. TYPE 'WS'.
- GENERAL NOTES**

1. THE PROPOSED BUILDING TYPE IS A FLEX BUILDING. PER THE FLEX BUILDING REQUIREMENTS, THE MARRIOTT SPRINGHILL SUITES WILL BE A STANDARD RECTANGULAR URBAN BUILDING FORM, AND ACCESS TO THE LEVELS ABOVE THE STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET. PARKING WILL BE LOCATED UNDER THE PRINCIPAL BUILDING AND IN A COMMON ON-STREET PARKING AREA. THE GROUND LEVEL FRONTAGE FOR THE BUILDING'S GROUND FLOOR LOBBY WILL BE GLASS STOREFRONT. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
2. PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
3. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDES PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
4. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDES PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
5. THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 15-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE AND MULBERRY STREET THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN AREA WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, GUESTS, AND OTHER VISITORS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A "USABLE PEDESTRIAN REALM" THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.
6. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN ACCESSIBLE." ACCESSIBLE SIGN WILL BE 12"WX18"H AND VAN ACCESSIBLE SIGN WILL BE 12"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE PARKING SURFACE.
7. THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR WOULD BE PLACED. (66-1-4.1.8 NMSA 1978)
8. PER ZONING CODE, A 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
9. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE DETECTABLE WARNING SURFACES, "CAST-IN-PLACE" TRUNCATED DOMES. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
10. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
11. 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.
12. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
13. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
14. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-22(B)(3)(N) AND 14-16-3-22(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE.
15. BUILDING MOUNTED LIGHTS SHALL BE BETWEEN 6' AND 14' ABOVE ADJACENT GRADE. SEE 14-16-3-22(C)(6) FOR DETAILS AND OTHER REFERENCES.
16. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-3-18(C)(6)(A) OF THE CITY OF ALBUQUERQUE ZONING CODE.
17. THE 20 PERCENT BUILDING HEIGHT MODIFICATION WILL COMPLY WITH SECTION 14-16-3-22(A)(6)(X)(C) OF THE CITY OF ALBUQUERQUE ZONING CODE.
18. MULBERRY STREET AND COPPER AVENUE RIGHTS-OF-WAY HAVE BEEN VACATED. AN OFFICIAL NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT ON JANUARY 23, 2017 FOR PROJECT #1010879, 1608B-70447. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 14, 2017 FOR PROJECT #1010879, 1708B-70115.
19. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.

- KEYNOTES**
1. 9'x18' PARKING SPACE, TYPICAL.
 2. 4'x8' MOTORCYCLE PARKING SPACE.
 3. 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.
 4. BICYCLE PARKING, 5 SPACES PROVIDED.
 5. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
 6. TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL WITH EPS FINISH TO MATCH THE BUILDING. SEE SHEET 8 OF 8 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
 7. ENCLOSED STRUCTURED PARKING GARAGE.
 8. 6' SIDEWALK, GRAY CONCRETE COLOR.
 9. 35'x35' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
 10. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
 11. RECYCLING DUMPSTER.
 12. HOTEL TRANSFORMER.
 13. HOTEL GENERATOR.
 14. HOTEL GREASE TRAP.

DEVELOPMENT DATA

NET SITE AREA:
1.23 ACRES (53,549 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR CMU (C-2)
PROPOSED: SU-2/SU-1 FOR MIXED USE (FORM BASED CODE)
LAND USE: COMMERCIAL

BUILDING HEIGHT:

ALLOWED:	72 FEET*	72'	72'	72'	72'
PROPOSED:	72'	67'	67'	67'	67'

*60 FEET, PLUS AN ADDITIONAL 20% DUE TO LOCATION ALONG TRANSIT CORRIDOR. REFER TO GENERAL NOTE #19.

BUILDING GSF:
90,450 SF

SETBACKS REQUIRED:

BUILDINGS	0	10'-0"	0	0
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SETBACKS PROVIDED:

BUILDINGS	71'-1"	30'-1"	19'-1"	2'-8"
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MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED	
REQUIRED (10% OF SITE AREA)	5,355 SQ FT
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	11,784 SQ FT

PARKING SPACE REQUIREMENTS	
PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF	PARKING SPACES
REDUCE BY 15% PER TRANSIT REDUCTION	
Total Parking Spaces Required	73
ON-STREET PARKING PROVIDED	39
OFF-STREET PARKING PROVIDED	47
Total Vehicle Parking Provided	86
Accessible Parking Required	5
ON-STREET PARKING PROVIDED	3
OFF-STREET PARKING PROVIDED	2
Total Accessible Parking Provided	5
Total Motorcycle Parking Required	3
Total Bicycle Parking Provided	5

GLAZING CALCULATIONS FOR STREET FACING FACADES (NORTH, WEST, AND SOUTH FACADES)	
TOTAL GLAZING AREA AT GROUND FLOOR	403 SF
TOTAL AVAILABLE STREET-FACING GROUND FLOOR FACADE AREA (EXCLUDES WALL ASSEMBLIES)	1,518 SF
PERCENTAGE OF GROUND FLOOR STREET FRONTAGE GLAZING	26.55%
TOTAL GLAZING AREA AT UPPER FLOORS	5,358 SF
TOTAL AVAILABLE STREET-FACING FACADE AREA AT UPPER FLOORS (EXCLUDES FLOOR, WALL, AND ROOF ASSEMBLIES)	18,574 SF
PERCENTAGE OF STREET FRONTAGE GLAZING AT UPPER FLOORS	28.85%

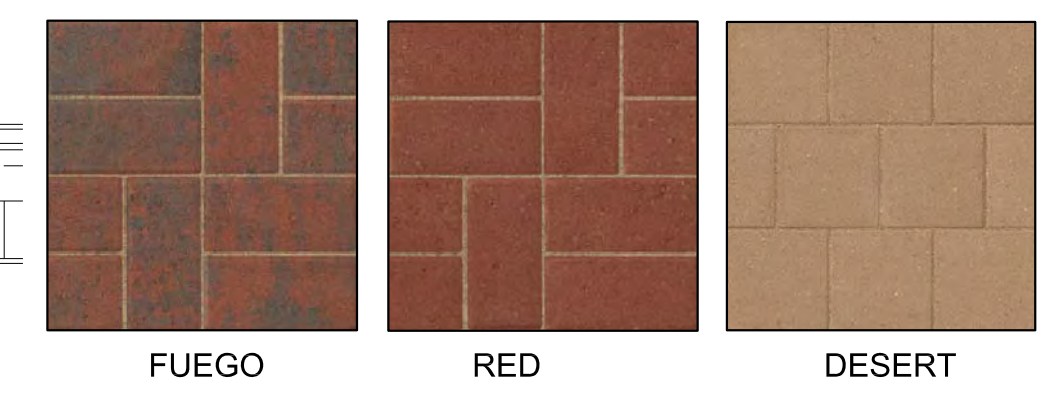
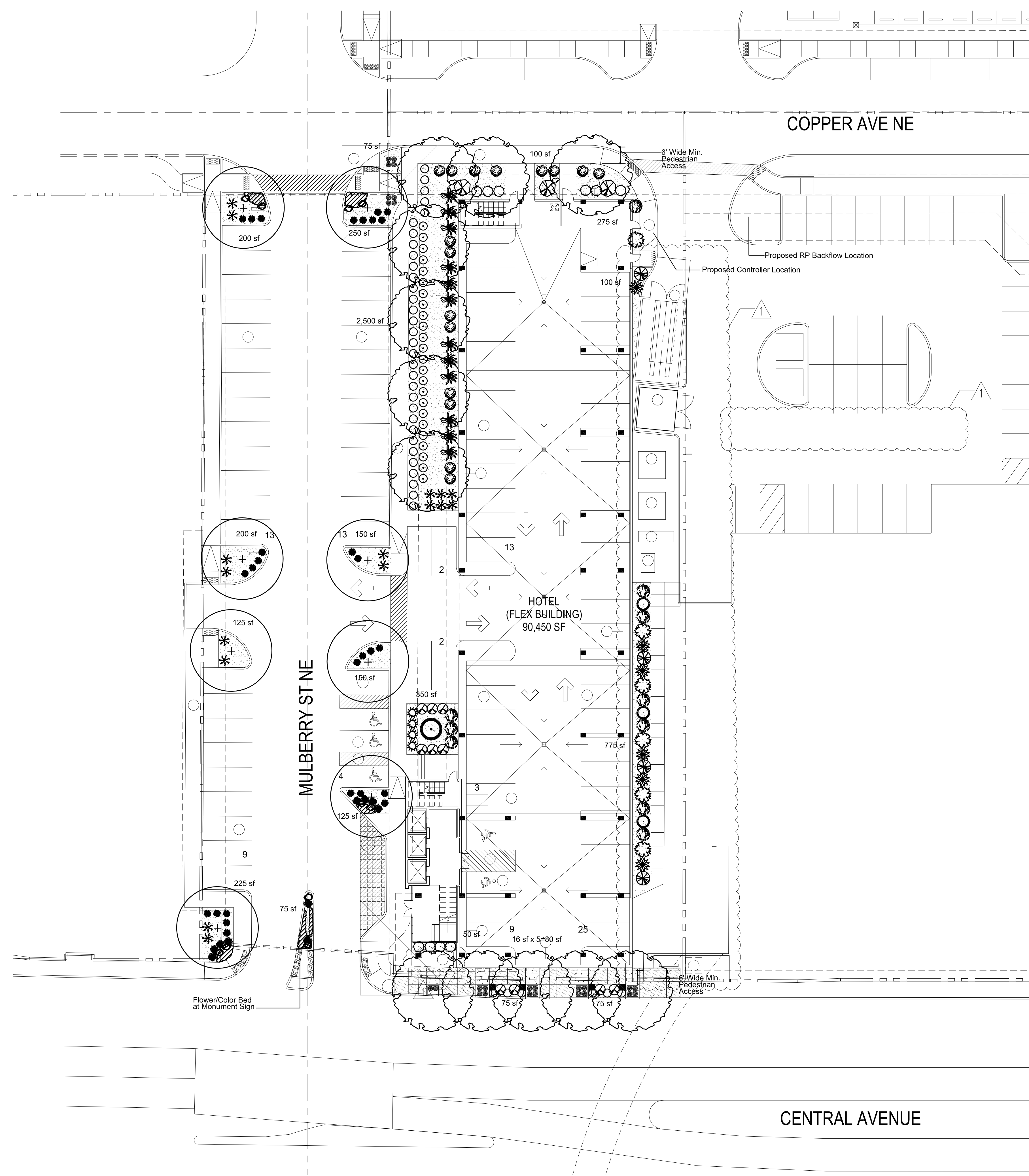
DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/01/18	ISSUE FOR MARRIOTT'S SIGN SET
11/09/18	REVISIONS FOR CITY

REV.	DATE	ISSUE TITLE
1	10/31/19	CITY REVISIONS

SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

SITE PLAN

IMM012 PROJECT NUMBER **A10.00** SHEET NUMBER



PAVER COLOR OPTIONS

PLANT LEGEND

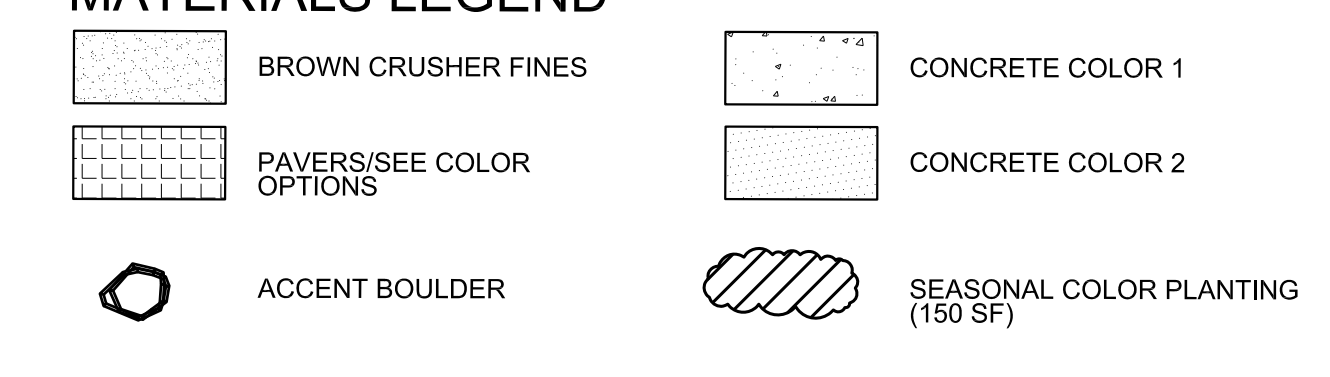
Qty	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
12	●	Fraxinus	Raywood Ash	2" B&B	50/30'	50 sf=600 sf	Medium	+6-2 gph
8	●	Platanus	Sycamore	2" B&B	50/40'	50 sf=400 sf	Medium	6-2 gph
6	●	Juniperus	Skyrocket Juniper	15-Gal	20/5'	50 sf=300 sf	Medium	6-2 gph
1	●	Pinus	Bosnian Pine	6' HT.	15/8'	50 sf=50 sf	Medium	6-2 gph

Qty	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
10	●	Caryopteris clandonensis	Blue Mist	1-Gal	3/3'	25 sf=250 sf	Medium	2-2 gph
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10	●	Ilex	Dwarf Burford Holly	5-Gal	4/4'	16 sf=160 sf	Medium+	2-1 gph
24	●	Salvia greggii	Cherry Sage	1-Gal	3/3'	15 sf=360 sf	Medium	2-1 gph
38	●	Lavandula	Lavender	1-Gal	3/3'	12 sf=456 sf	Medium	2-2 gph
16	●	Potentilla fruticosa	Shrubby Cinquefoil	5-Gal	3/3'	10 sf=160 sf	Medium+	2-2 gph
12	●	Rosmarinus officinalis	Rosemary	5-Gal	6/6'	36 sf=432 sf	Low +	2-2 gph
4	●	Rosa	Knockout Rose	5-Gal	3/3'	15 sf=60 sf	Medium+	2-2 gph
0	●	Lagerstroemia	Crape Myrtle	5-Gal	15/10'	100 sf=400 sf	Medium+	2-2 gph
10	●	Rhaphiolepis	India Hawthorn	5-Gal	3/3'	15 sf=150 sf	Medium	2-2 gph
3	●	Viburnum	Burkwood Viburnum	5-Gal	6/6'	36 sf=108 sf	Medium+	2-2 gph
3	●	Pinus mugo	Mugho Pine	5-Gal	4/4'	30 sf=90 sf	Medium	2-2 gph
6	●	Nandina	Heavenly Bamboo	5-Gal	3/3'	20 sf=120 sf	Medium+	2-2 gph
28	●	Teucrium	Germander	1-Gal	1/3'	10 sf=280 sf	Medium	2-2 gph

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16	●	Muhlenbergia	Deer Grass	1-Gal	4/4'	20 sf=320 sf	Low+	2-2 gph
26	●	Pennisetum	Hamelin Fountain Grass	1-Gal	3/3'	9 sf=234 sf	Medium	2-2 gph
10	●	Calamagrostis	Karl Foerster Grass	5-Gal	3/2'	10 sf=70 sf	Medium	2-2 gph

Total Landscape Coverage=4,700 SF

MATERIALS LEGEND



SITE DATA

GROSS/SITE LOT AREA	51,564 SF
LESS BUILDING(S)	18,737 SF
NET LOT AREA	32,827 SF
REQUIRED LANDSCAPE	3,278 SF
10% OF NET LOT AREA	3,283 SF
PROPOSED STREET LEVEL LANDSCAPE	5,868 SF
PERCENT OF NET LOT AREA	23 %
REQUIRED USABLE OPEN SPACE LANDSCAPE AREA	11,784 SF
PROPOSED USABLE OPEN SPACE	11,784 SF
REQUIRED USABLE OPEN SPACE LANDSCAPE	1,782 SF
15% OF USABLE OPEN SPACE	1,782 SF
PROPOSED USABLE OPEN SPACE LAND.	5,408 SF
PERCENT OF NET LOT AREA	16 %
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 %
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES	14
1 PER 25' L.F. OF STREET FRONTAGE	14
REQUIRED STREET TREES	14
REQUIRED PARKING LOT TREES	6
1 PER 8 SPACES	6
43 SPACES/8	6
PROVIDED PARKING LOT TREES	6
REQUIRED LANDSCAPE COVERAGE	4,466 SF MIN.
75% LIVE VEGETATIVE MATERIAL	4,466 SF MIN.
(6,955 SF PROPOSED LANDSCAPE X 75%)	4,466 SF MIN.
PROVIDED GROUND COVER COVERAGE	4,700 SF
PERCENT GROUND COVER COVERAGE	79%
OF REQUIRED LANDSCAPE AREAS	79%

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

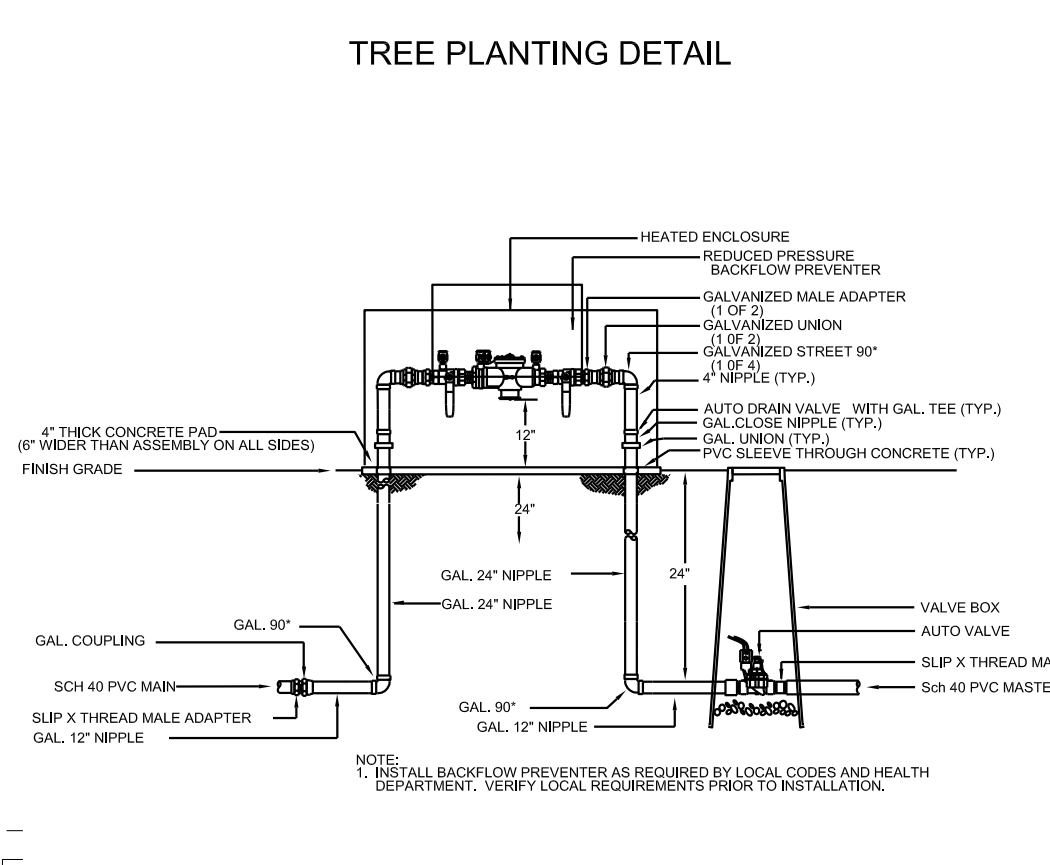
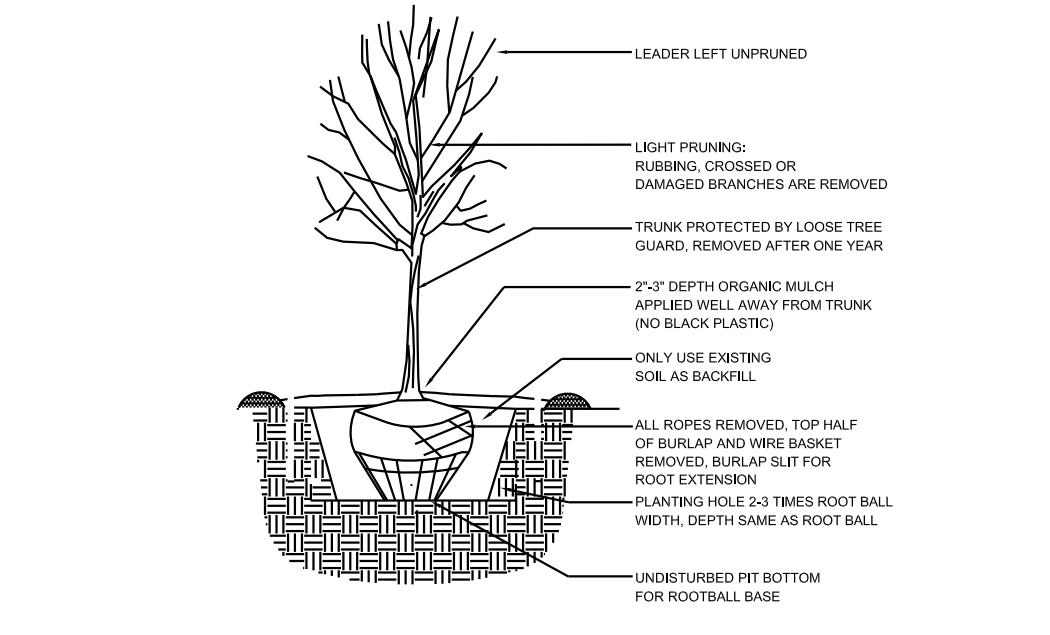
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THAN 50' FROM A TREE.



STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10 AND 14-16-3-22(C)(10), FORM BASED ZONE SPECIAL EXCEPTIONS TO THE BASIC LANDSCAPE REGULATIONS

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

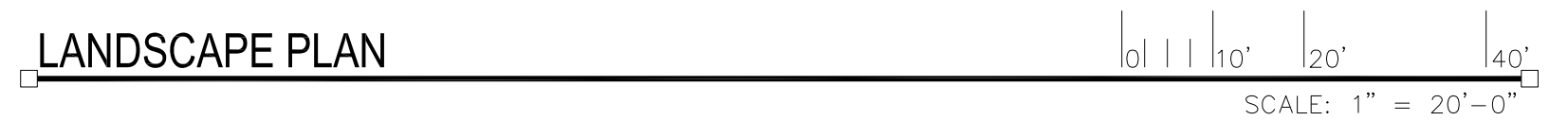
LANDSCAPE IN C.O.A. R.O.W. TO BE IRRIGATED WITH A BUBBLER SYSTEM PER C.O.A. STANDARDS AND DETAILS

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH



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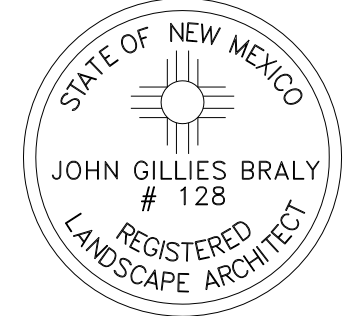
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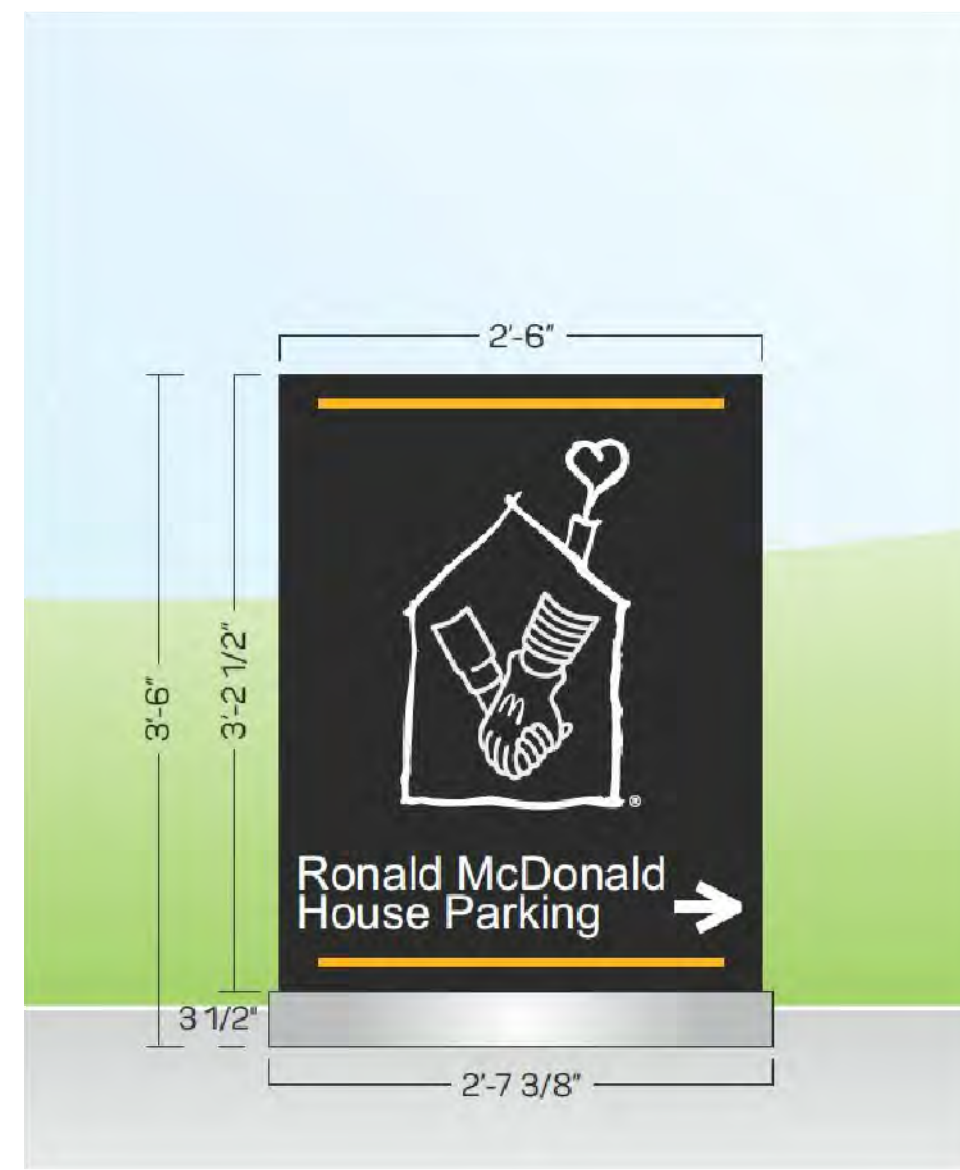
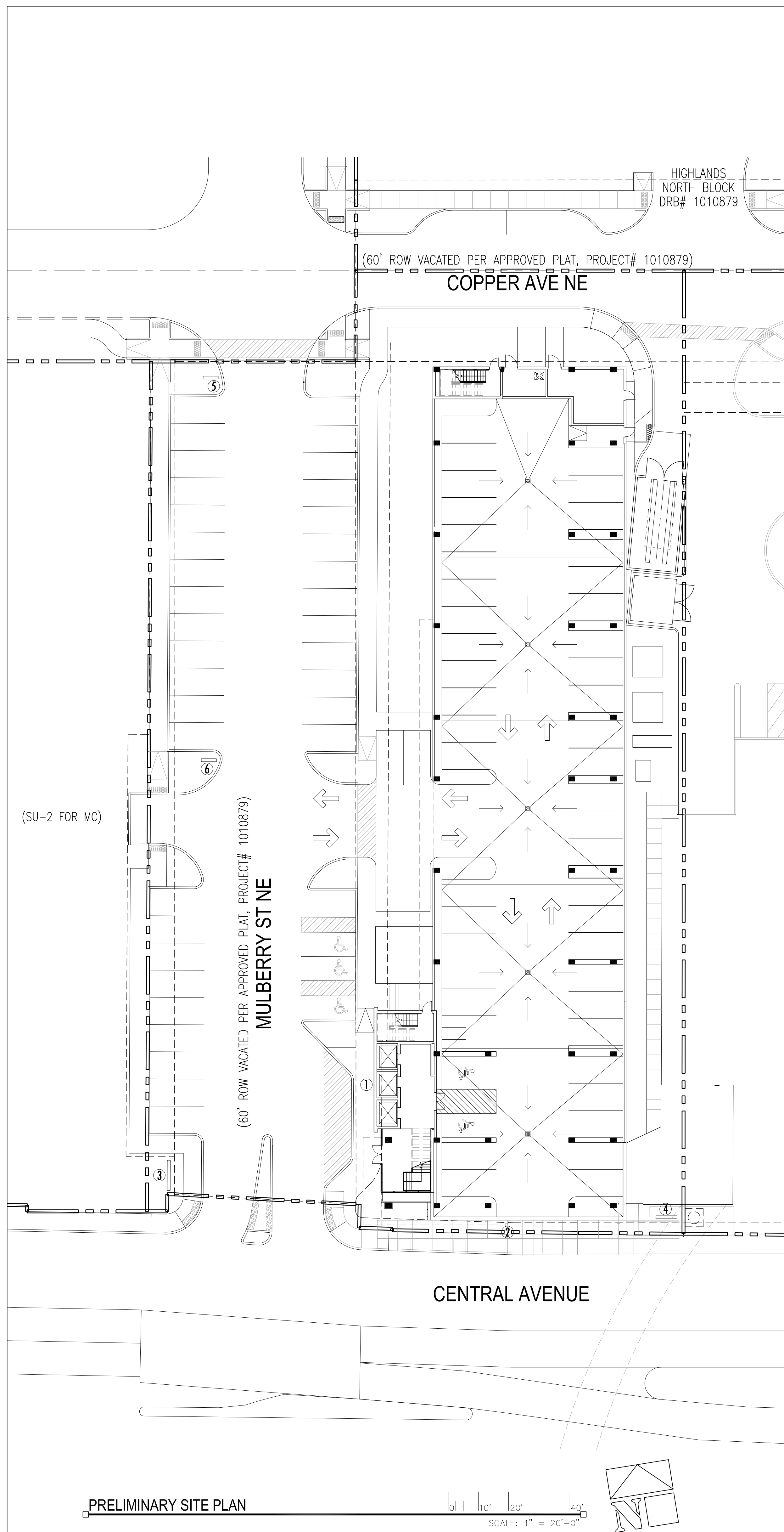


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DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/29/18	ISSUE FOR MARSHALL'S 90% SET
11/29/18	REVISIONS FOR CITY

REV.	DATE	ISSUE TITLE
1	10/31/19	CITY REVISIONS
	11/5/19	

SPRINGHILL SUITES - ALBUQUERQUE
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106



C3 SIGNAGE DETAIL 6
SCALE: 1" = 1'-0"



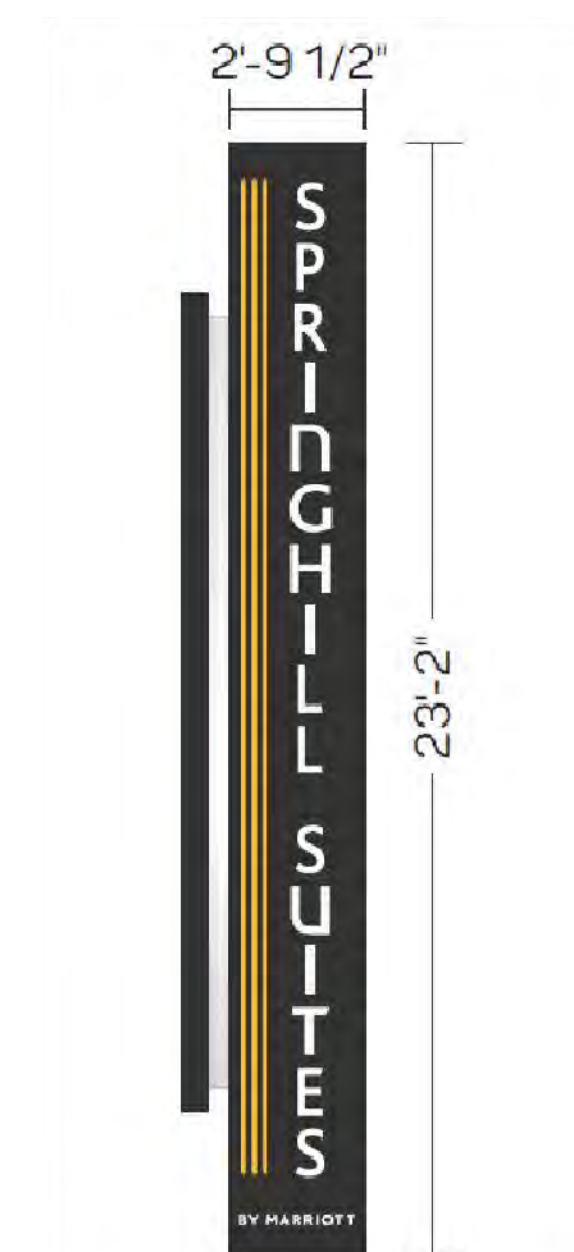
C2 SIGNAGE DETAIL 5
SCALE: 1" = 1'-0"



C1 SIGNAGE DETAIL 4
SCALE: 1" = 1'-0"



B1 SIGNAGE DETAIL 3
SCALE: 1" = 1'-0"



A3 SIGNAGE DETAIL 2
SCALE: 1/4" = 1'-0"



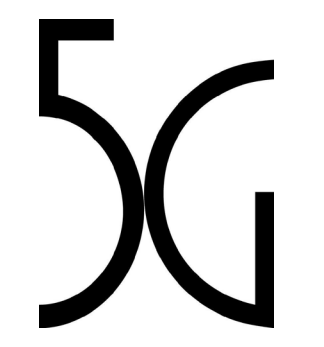
A1 SIGNAGE DETAIL 1
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- SIGNAGE DETAILS ARE DESIGNED BY SIGN MANUFACTURER

KEYNOTES

- 24" 2-LINE LETTER SET (WHITE FACE).
- 23"-2" X 2'-9 3/4" BLADE SIGN.
- 2'-37" X 9'-1 3/4" AT 4'-0" OAH MONUMENT SIGN.
- 4'-6" X 2'-6" MONUMENT SIGN.
- (2) 1'-2" X 4'-11 3/8" SHARED DIRECTIONAL SIGN AT 4' OAH.
- 3'-2 3/4" X 2'-6" AT 3'-6" DIRECTIONAL SIGN.



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SIGNAGE DETAILS

IMM012
PROJECT NUMBER

A10.02
SHEET NUMBER