



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

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

BRIEF DESCRIPTION OF REQUEST

Final sign-off of Site Plan - EPC for development of Tract 4 of North Andalucia at La Luz with a 171 unit senior, age-restricted multi-family residential development.

APPLICATION INFORMATION

Applicant: Greystar		Phone: (512) 473-4221
Address: 1717 West 6th Street, Suite 262		Email: nwhittaker@greystar.com
City: Austin	State: TX	Zip: 78703
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract Purchaser	List all owners: Silver Leaf Ventures, LLC	

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

Lot or Tract No.: Tract 4	Block:	Unit:
Subdivision/Addition: North Andalucia at La Luz	MRGCD Map No.:	UPC Code: 101206207301831301
Zone Atlas Page(s): E-12	Existing Zoning: PD	Proposed Zoning: No Change
# of Existing Lots: 1 (6 in overall site plan)	# of Proposed Lots: No Change	Total Area of Site (Acres): 7.7061 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5301 Antequera Rd NW	Between: Bosque School Road	and: Mirandela Street
---	-----------------------------	-----------------------

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

PR-2020-003658, 1003859, and 1004473

Signature:	Date: 9/29/20
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM P2: SITE PLAN – DRB

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

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

- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- ___ Signed Traffic Impact Study (TIS) Form
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- ___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ Sign Posting Agreement
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ___ Completed Site Plan Checklist
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Copy of the original approved Site Plan or Master Development Plan *(for amendments only)* (1 copy, 24" x 36")
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Infrastructure List, if required


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

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Infrastructure List, if required

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

Signature: 	Date: 9/29/20
Printed Name: James K. Strozler, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

April 15, 2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Andalucía Senior Housing Site Plan and Related Applications

Dear Mr. Serrano:

The purpose of this letter is to authorize Consensus Planning, Isaacson & Arfman, and Meeks and Partners to act as our agents for approval of a Site Plan – EPC and related applications for a multi-family development on the below referenced property.

Legal Description: Tract 4, North Andalucía at La Luz, containing 7.7061 acres

Silver Leaf Ventures, LLC is the owner of the property and Greystar is the contract purchaser. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nic Whittaker", written in a cursive style.

Nic Whittaker
Senior Director
Development
Greystar

April 15, 2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Andalucía Senior Housing Site Plan and Related Applications

Dear Mr. Serrano:

The purpose of this letter is to authorize Greystar, Consensus Planning, Isaacson & Arfman, and Meeks and Partners for approval of a Site Plan – EPC and related applications for a multi-family development on the below referenced property.

Legal Description: Tract 4, North Andalucía at La Luz, containing 7.7061 acres

Silver Leaf Ventures, LLC is the owner of the property and Greystar is the contract purchaser. Thank you for your consideration.

Sincerely,



Managing Member
Silver Leaf Ventures, LLC

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL ROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.

SITE DATA:

LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ

ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))

SITE AREA: 7.71 ACRES

PROPOSED USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:

TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS. SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:

185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)

MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)
TOTAL PARKING PROVIDED: 232 SPACES
COMPACT PARKING SPACES (20% ALLOWED): 8 (3.4%)
ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 5 (2.2%)

ADA PARKING REQUIRED: 6 SPACES (1 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 9 SPACES (5 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED: 23 SPACES
BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:
TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD
BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

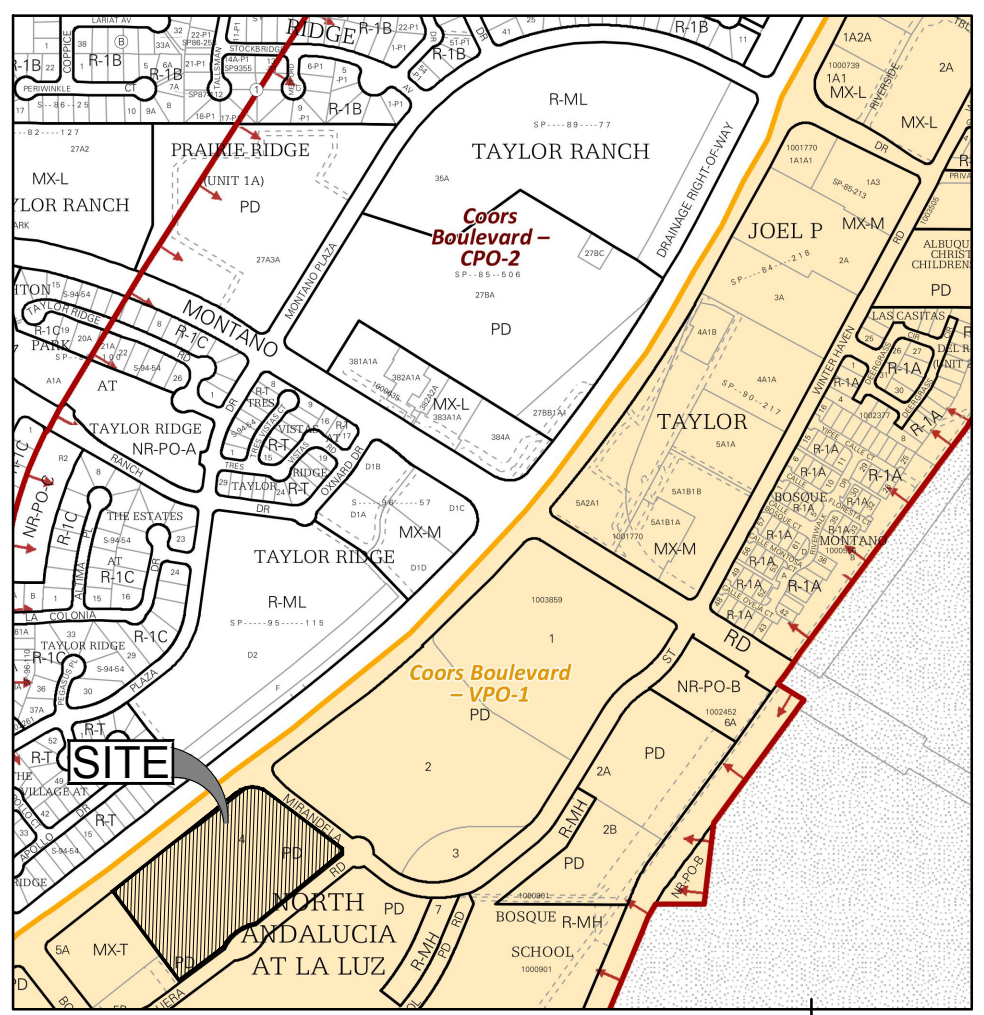
TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

SENSITIVE LANDS:
NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

Unit Mix and Usable Open Space (UOS) Requirements

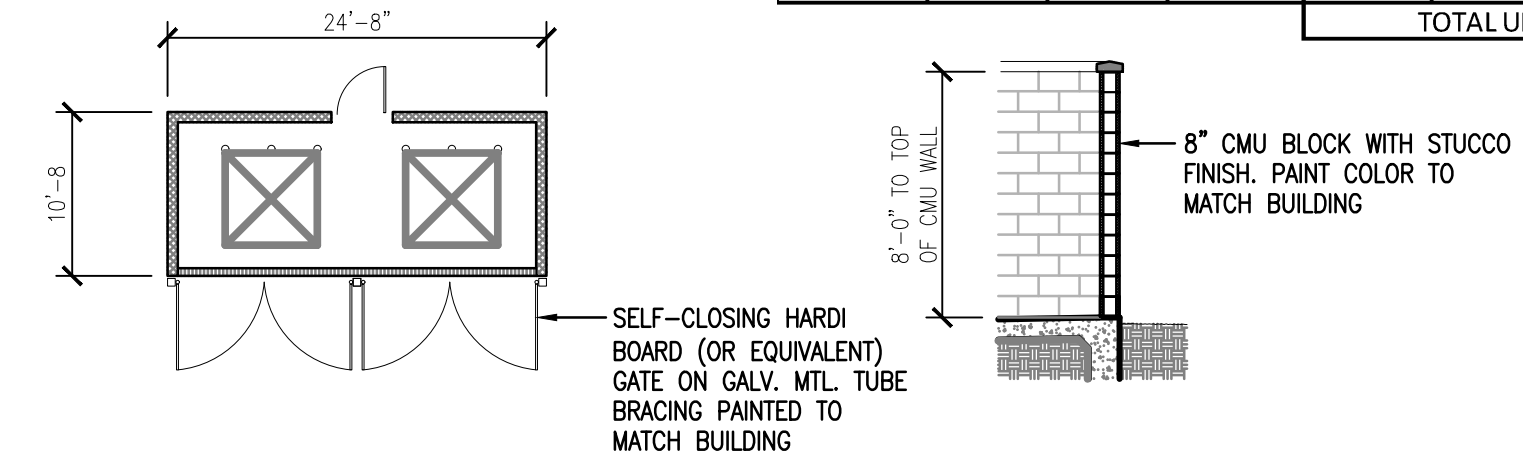
UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE	
S1	1 BED	526	566	2	2	2	6	200 sq. ft.	1,200 sq. ft.	
A1	1 BED	598	598	7	9	8	24	200 sq. ft.	4,800 sq. ft.	
A1A	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.	
A1B	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.	
A2	1 BED	675	675	16	18	11	45	200 sq. ft.	9,000 sq. ft.	
A3	1 BED	752	825	10	10	9	29	200 sq. ft.	5,800 sq. ft.	
A3A	1 BED	752	825	1	0	0	1	200 sq. ft.	200 sq. ft.	
A3B	1 BED	752	825	0	2	1	3	200 sq. ft.	600 sq. ft.	
A3-HC	1 BED	752	825	1	1	1	3	200 sq. ft.	600 sq. ft.	
A4	1 BED	1046	1223	1	0	0	1	200 sq. ft.	200 sq. ft.	
A5	1 BED	676	676	2	0	0	2	200 sq. ft.	400 sq. ft.	
B1	2 BED	999	999	1	4	4	9	250 sq. ft.	2,250 sq. ft.	
B1A	2 BED	999	999	1	0	0	1	250 sq. ft.	250 sq. ft.	
B2	2 BED	1236	1296	0	3	2	5	250 sq. ft.	1,250 sq. ft.	
B2A	2 BED	1236	1296	3	0	0	3	250 sq. ft.	750 sq. ft.	
B3	2 BED	1143	1218	0	1	0	1	250 sq. ft.	250 sq. ft.	
B3-HC	2 BED	1143	1218	1	0	0	1	250 sq. ft.	250 sq. ft.	
B4	2 BED	1248	1479	3	4	2	9	250 sq. ft.	2,250 sq. ft.	
B4A	2 BED	1248	1486	3	3	3	9	250 sq. ft.	2,250 sq. ft.	
B4B	2 BED	1248	1486	0	0	1	1	250 sq. ft.	250 sq. ft.	
MAIN BUILDING TOTAL UNITS							54	57	44	155
COTTAGE							2	2	1	5
TOTAL UNITS							171			
TOTAL REQUIRED UOS								36,950 sq. ft.		
BALCONY/PATIO UOS								8,326 sq. ft.		
LANDSCAPE AREA UOS								89,095 sq. ft.		
COURTYARD AREA UOS								17,794 sq. ft.		
TOTAL PROVIDED UOS								115,215 sq. ft.		

VICINITY MAP



VICINITY MAP

1" = 750'



REFUSE ENCLOSURE DETAILS

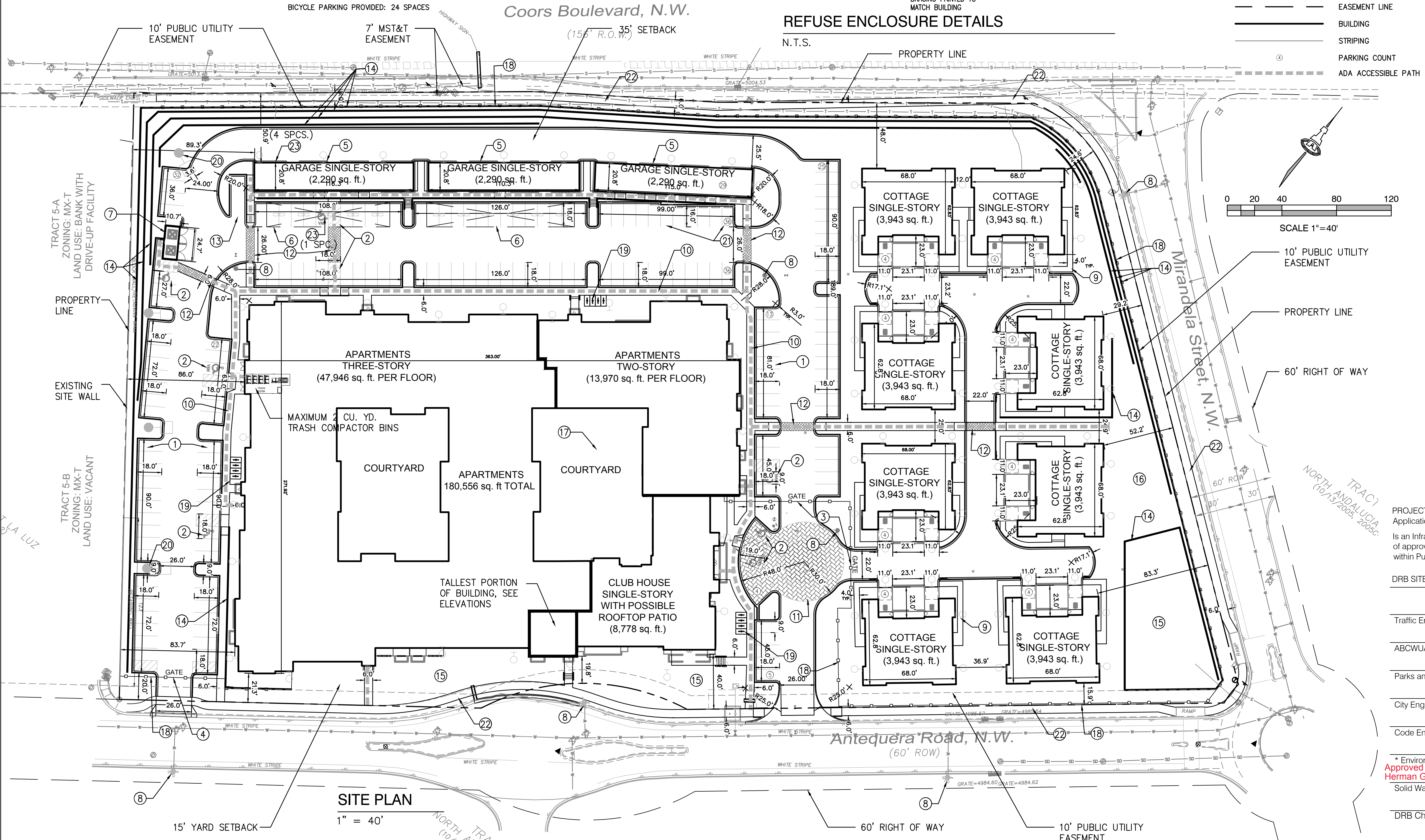
N.T.S.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- ADA ACCESSIBLE PATH

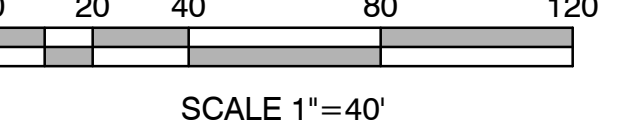
KEYED NOTES

- 9'-0" X 18'-0" PARKING SPACE (SEE DETAILS SHEET)
- 9'-0" X 18'-0" ACCESSIBLE PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE DETAILS SHEET)
- VEHICULAR GATE WITH KNOX BOX
- EMERGENCY VEHICULAR ACCESS ONLY WITH KNOX BOX
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING
- DECORATIVE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE DETAILS SHEET)
- LED POLE AREA FIXTURE MOUNTED 20'-0" ABOVE FINISHED GRADE. (SEE ELECTRICAL SITE PLAN)
- 9'-0" X 16'-0" COMPACT PARKING SPACE
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE



SITE PLAN

1" = 40'



SCALE 1"=40'

PROJECT NUMBER: PR-2020-003658
Application Number: SI-2020-00357

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 APPROVAL:

Description	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional) Approved for Access Solid Waste Department Herman Gallegos Solid Waste Management	Date 09-28-20 Date
DRB Chairperson, Planning Department	Date

2360 AS-101.dwg 28 September 2020

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

NOT FOR CONSTRUCTION

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER

Date **08/27/20**

OVERTURE ANDALUCIA
Albuquerque, New Mexico
a development of
Greystar Development Group, LP

ISSUE/DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE:	BUB
DRAWN BY:	FCA
CHECKED BY:	08-27-2020
DATE:	

Description	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional) Approved for Access Solid Waste Department Herman Gallegos Solid Waste Management	Date 09-28-20 Date
DRB Chairperson, Planning Department	Date

SHEET TITLE

Site Plan

SHEET NUMBER

AS-101

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

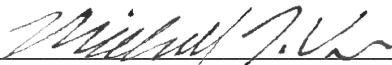
PROJECT NAME: Overture Andalucia

AGIS MAP # E-12-Z

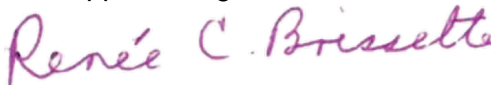
LEGAL DESCRIPTIONS: Tract 4, Plat of North Andalucia at La Luz

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on Approved 6/4/20 (date).


Applicant/Agent

9/28/20
Date


Hydrology Division Representative

09/29/20
Date

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

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on Issued 8/20/20 (date).

#200620


Applicant/Agent

9/28/20
Date


ABCWUA Representative

09/28/2020
Date

PROJECT # PR-2020-003658

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 4, 2020

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Overture Andalucia
5301 Antequera Rd. NW
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 05/28/20
Hydrology File: E12D015G**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 05/28/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

August 20, 2020

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Douglas Crewe
Isaacson & Arfman PA
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: Water and Sanitary Sewer Availability Statement #200620
Project Name: Andalucia Senior Living
Project Address: 5301 Antequera Rd NW
Legal Description: TR 4 PLAT OF NORTH ANDALUCIA AT LA LUZ
UPC: 101206207301831301
Zone Atlas Map: E/F - 12

Dear Mr. Crewe:

Project Description: The subject site is located on the southeast corner of the intersection of Coors Blvd. and Mirandela St. within the City of Albuquerque. The proposed development consists of approximately 7.7 acres and the property is currently zoned PD for planned development use. The property lies within the Pressure Zone 1W in the Volcano trunk. The request for availability indicates plans to develop the site to accommodate a senior living facility.

Existing Conditions: Water infrastructure in the area consists of the following:

- 14 inch cast iron distribution main (project #09-002-71) along Coors Blvd.
- Ten inch PVC distribution main (project #26-73308.84-09) along Mirandela St.
- Ten inch PVC distribution main (project #26-7308.84-09) along Antequera Rd.

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch VCP collector line (project #10-169-66) along Coors Blvd.
- Eight inch PVC collector line (project #26-7308.84-09) stub to the northeast corner of the property.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure mentioned within the "Existing Conditions" section of this document. From the proposed Utility Plan, provided as supplemental materials to the request, it is understood that three (3) hydrants, internal to the site, are required for fire protection. These hydrants are to be considered private and painted safety orange, installation of which is a condition of service.

It is understood that there is currently a six inch fire line stub to the site from the ten inch distribution main along Antequera Rd. Please note that existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing infrastructure mentioned within the "Existing Conditions" section of this document. From the proposed utility plan it is understood that the site intends to discharge

northeast to the existing sanitary sewer stub as well as install a manhole, within the right-of-way, and at the terminus of the stub to the site. Please note that this manhole shall be located within the site and considered private. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines. Please coordinate with the Fats Oils and Greases (FOG) section of the Water Authority for more information pretreatment@abcwua.org.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 4,000 gallons-per-minute and four (4) hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired flow from the approximate location of the desired fire line location. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly. Mixed use development which consists of either commercial, institutional, industrial in combination with multi-family shall provide separate meters for each use. There is a section in the Rate Ordinance for low income housing developments that may provide a discount on UECs which will require documentation as required by the Water Authority, stating that the development does indeed qualify as a low income development. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to.

Water Use: Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,










Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 200620

200620 - Water



Legend





-  WUA Distribution Main
-  WUA Hydrant Leg
-  WUA Distribution Main, Abandoned Left As Is
-  Standard Hydrant
-  Gate Valve
-  Proposed Site
-  -- Analysis Point



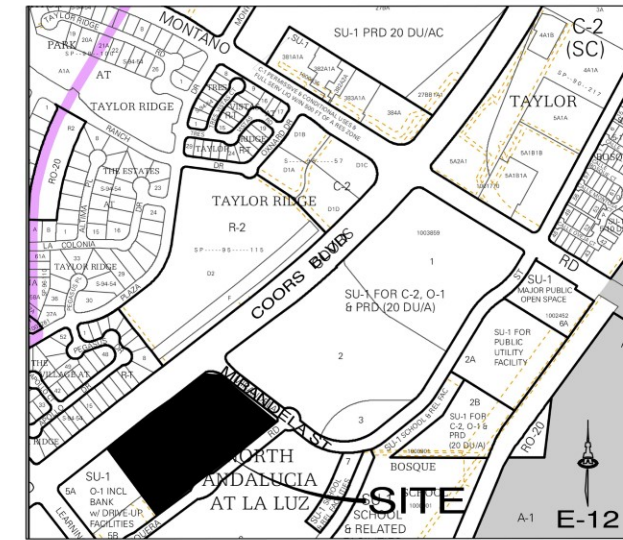
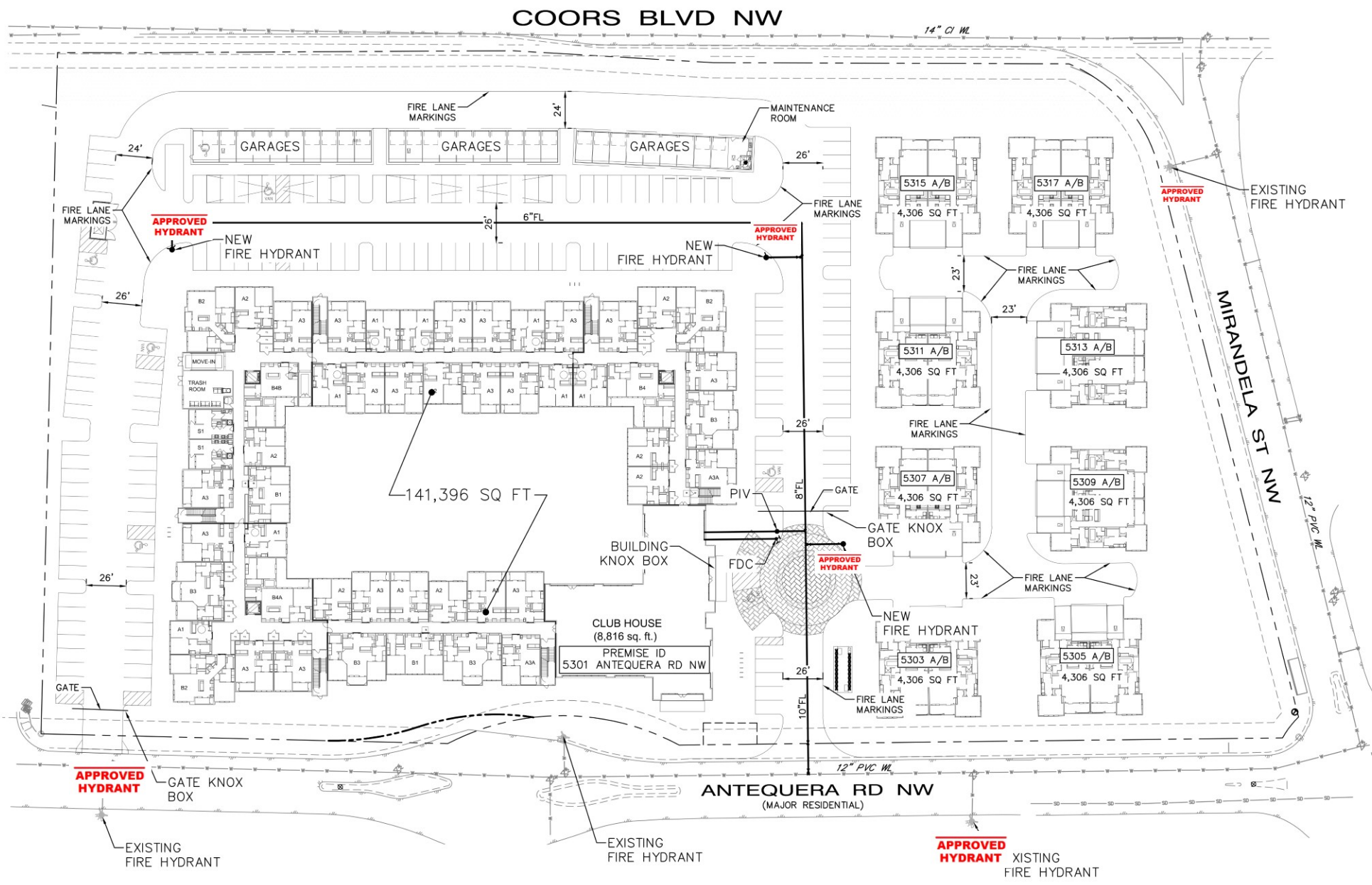
200620 - Sanitary Sewer



Legend

-  WUA Collectors
-  WUA Interceptors
-  WUA Manholes
-  Proposed Site



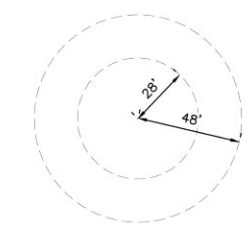


ANDALUCIA SENIOR LIVING
 5301-5317 ANTEQUERA ROAD NW
 ALBUQUERQUE, NM 87120

4 EXISTING FIRE HYDRANT NEAR SITE

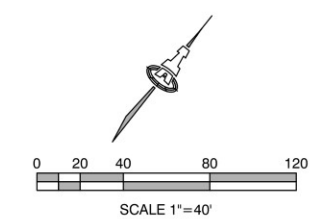
ALL ACCESS ROADS AND FIRE LANES
 HAVE GRADES LESS THAN 10% AND A
 LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS
 WILL ACCOMMODATE A 28' MINIMUM
 TRUCK TURNING RADIUS



FIRE APPARATUS TURNING RADIUS
 1"=40'

BUILDING INFORMATION	SQ. FOOTAGE
MAIN BUILDING OCCUPANCY GROUP-RES. R-2 TYPE 2B CONSTRUCTION IFC SPRINKLED 37'-0" BUILDING HEIGHT	141,396
COTTAGE (8 EACH) OCCUPANCY GROUP-RES. R-3 TYPE 2B CONSTRUCTION IRC NON-SPRINKLED 15'-0" BUILDING HEIGHT	4,306 EA.
TOTAL	175,844



OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

No	Date	Description

**FIRE HYDRANT
 LOCATION AND
 ACCESS PLAN**

FIRE 1



OFFICIAL NOTIFICATION OF DECISION

September 10, 2020

Greystar
1717 West 6th St.
Austin, TX. 78703

Project #2020-003658
SI-2020-00356 – Site Improvement
Major Amendment-Site Plan

LEGAL DESCRIPTION:

Consensus Planning, agent for Greystar, requests the above action for all or a portion of Tracts 1-6 North Andalucia at La Luz Subdivision, located at the SE corner of Coors Boulevard NW and Montañó Road, Tract 4, at 5301 Antequera NW, between Bosque School Road and Mirandela Street, approximately 60 acres (E-12)
Staff Planner Leslie Naji

On September 10, 2020, the Environmental Planning Commission (EPC) voted to approve PR-2020-003658/SI-2020-00356, a Major Amendment to a Site Plan, based on the following Findings and subject to Conditions:

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for North Andalucia at La Luz (“prior approval”). The property contained within the prior approval is legally described as Tracts 1 thru 4, 5-A, 5-B, and 6, Plat of North Andalucia at La Luz, containing approximately 69.6 acres.
2. The proposed amendment will facilitate the development of senior independent living on Tract 4, North Andalucia at La Luz, containing 7.7061 acres (“subject site”). North Andalucia at La Luz is located on the east side of Coors Boulevard NW, south of Montano Road NW.
3. The subject site is within the larger North Andalucia at La Luz development located on Antequera Road NW south of Mirandela Street NW. Coors Boulevard forms the western edge of the subject site.
4. The request consists of the following major changes to the existing, governing site development plan:
 1. Increase in density on Tract 4 from 20 units per acre to 24 units per acre.
 - 155 one and two-bedroom apartments
 - 16 duplex cottages
 2. Reduction in parking requirements:
 - Multi-family above 1000 square feet from 2 per unit to 1.25 per unit
 - Multi-family less than 1000 square feet from 1.5 per unit to 1.25 per unit

OFFICIAL NOTICE OF DECISION

Project #2020-003658

September 10, 2020

Page 2 of 7

5. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
6. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Located along Coors Blvd. the subject site is along a Major Transit Corridor.
7. The Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan) and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

8. The request generally furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *Chapter 5: Land Use*

- A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development is located along a major transit corridor and within walking distance of the Coors/Montano Village Activity Center. It places growth and development where it is appropriate.

- B. Policy 5.1.10 - Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

- a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.

The proposed amendment to the design standards allows for higher density residential infill development adjacent to Coors Boulevard, a designated Corridor, and the Coors/Montano Village Activity Center. Greater densities and lower parking requirements support transit ridership and the new residents will be able to walk to nearby commercial retail and services and have access to an extensive pedestrian and bicycle trail network. Tracts 4 and 6 have long been planned for residential development and these requests maintain the original intent to provide a significant number of dwellings that will support the neighboring commercial developments.

- C. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- a) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The requests add to the existing mixed-use character of North Andalucia at La Luz. Approval of the requested senior, age-restricted multi-family development encourages a new housing option for active seniors near shopping, dining, and recreational opportunities. This location also offers a choice in transportation options including transit on both Coors Boulevard and Montano Road as well as walking and bicycling on nearby trails.

- D. Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The requests further this goal and policy by facilitating development of an infill property with existing development in all directions and infrastructure installed and available for use. This development provides for additional growth in an area with existing roadways, transit service, grocery stores, recreational trails, and utilities among other public facilities and amenities.

- E. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The requests will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as single-story duplex-style apartments that add to the overall density while maintaining a view corridor and offering an alternative to a larger singular building on the property. The added density will counter the abundance of single-family houses in the area.

9. The request furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *Chapter 7: Urban Design*

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed development includes numerous trees along Antequera Road and Coors Boulevard, which will help improve the pedestrian environment between La Luz to the south and the shopping centers to the north. Trees located between the sidewalk and travel-way also provide protection to pedestrians and traffic calming effects along Antequera.

- B. Goal 7.4-Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The proposed amendment to parking requirements directly affects the provision of parking. By allowing a smaller parking ratio for the unique use proposed on Tract 4, this plan will discourage oversized parking facilities. Located at the intersection of two Major Transit Corridors, development in this area is an opportunity to decrease parking and promote transit ridership on the west side of Albuquerque.

10. The request furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *Chapter 9: Housing*

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options. Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
- e) Provide for the development of quality housing for elderly residents.
 - i) Provide for the development of multi-family housing close to public services, transit, and shopping.

The requested amendment to density, directly responds to a need identified in these policies for quality housing for elderly residents. Census data over the last several years shows the largest percentage increase shown for those residents between 65 and 85+ years of age is an indication that housing addressed to their needs is essential. This housing will be located near shopping and services along two Major Transit Corridors, which will relieve development pressures at the urban edge.

- B. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities. Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The requested Site Plans directly respond to a need identified in these policies for quality housing for elderly residents. This housing will be located near shopping and services along two Major Transit Corridors, which will relieve development pressures at the urban edge.

This site meets the criteria for preferred growth. It is near major transit and commuter corridors, has existing services and infrastructure, and is near to many activities or transit that provides easy accessibility.

11. The subject site is within the Coors Character Protection Overlay Zone, CPO-2 and meets the requirements for setback from Coors, exterior lighting, signage and landscaping.
12. The subject site is within the Coors View Protection Overlay, VPO-1, the purpose of the View Protection Overlay (VPO) zone being to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.
13. The Coors VPO-1 is to protect views of both the Sandia Mountains and the Bosque tree canopy.

14. Following formula and criteria for analyzing developments falling within the VPO, as presented in the IDO, the comprehensive view analysis presented by the applicant shows that the subject site design will meet the parameters for acceptable view/height encroachment per corresponding Condition number 3.
15. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan EPC and meets the design criteria, with conditions, for the following applicable criteria. Applicable criteria to this site plan are those of:
 - Access and Connectivity
 - Parking and Loading
 - Landscaping, Buffering, and Screening
 - Walls and Fences
 - Outdoor Lighting
 - Building Design for Multi-Family housing
 - Signs
16. The applicant notified the applicant notified the La Luz Landowners Association, Westside Coalition of Neighborhood Associations, and Taylor Ranch NA as required. The applicant also notified property owners within 100-feet of the property boundaries as required. Facilitated meetings were held with some changes recommended being incorporated in the final design submittal.
17. The applicant conducted two facilitated neighborhood meetings on April 22, 2020 and June 29, 2020. Most of the concerns focused on the building heights and VPO-1 encroachment. Additional meetings concerning the View Analysis have been conducted with neighborhood designees.
18. As of the writing of this report, planning staff has received submittals with concerns and analysis of the View Plane and View Frame.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

OFFICIAL NOTICE OF DECISION

Project #2020-003658

September 10, 2020

Page 6 of 7

3. Building height at Sight Line A1, as shown in the Applicant's updated view analysis, shall be reduced from 37.5 feet to 36.15 feet maximum to comply with the VPO-1 view plane requirements calculated from the elevation of Coors Boulevard at each Sight Line (Coors VPO-1, including but not limited to Section 3-6(D)(5)(a)).
4. Per IDO 5-5(C)(5)(d), at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher. At least 4 electric vehicle charging stations must be provided with at least one being generally accessible and not in a garage. This can be clarified through DRB.
5. The retaining walls indicated on the plan do not have accompanying details. These shall be provided and then reviewed and approved through DRB prior to building permit.
6. Refuse enclosure gate indicates painted wood cedar. More durable material such as painted Hardie board, shall be used.
7. Grading and Drainage:
 - Where acceptable to City Hydrology, show curb cuts for water harvesting.
 - Outdoor lighting on the site is to be at a maximum height of 16 feet with a fully shielded lighting head. Currently it is only indicated on the site plan with a note stating intended compliance. Lighting locations shall be shown on site plan with mounting details.
8. Condition from the Solid Waste Management:
 - Site Improvement- The tree that is shown on the SE island leading to the proposed double trash shall be relocated.
 - Compactors units cannot be any larger than a 2-cubic yard compactor.
9. A Water and Sewer Availability Statement request and Fire Marshal approval must be completed prior to issuance of a building permit for construction of the development.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 25, 2020**. 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 14-16-6-4(U) of the IDO, Administration and Enforcement. 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).

OFFICIAL NOTICE OF DECISION

Project #2020-003658

September 10, 2020

Page 7 of 7

Sincerely,

for Brennon Williams
Planning Director

cc: EPC file

avarela@cabq.gov

Greystar, 1717 West 6th St. Austin, TX. 78703

Kathleen Adams, 5 Arco Ct NW, Albuquerque, NM 87120

Pat Gallagher, 24 Link St NW, Albuquerque, NM 87120

La Luz Landowners Association, Dan Jensen, dgj1958@gmail.com

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Harry Hendriksen, hlhen@comcast.net

Taylor Ranch NA, Rene Horvath, aboard111@gmail.com

Taylor Ranch NA, Diana Shea, secretary@trna.org

Jim Strozier, Consensus Planning, Inc. cp@consensusplanning.com



September 29, 2020

Jolene Wolfley, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 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: Overture Andalucia (PR-2020-003658, SI-2020-00356) Final Site Plan Sign-off

Dear Madam Chair:

The purpose of this letter is to transmit the Site Plan that was approved by the Environmental Planning Commission (EPC) on September 10, 2020. The EPC placed the following conditions of approval. The response to each of the conditions are shown below.

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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 a forfeiture of approvals.

The Site Plan is being submitted to the DRB for their review at the October 7, 2020 meeting. This letter outlines the changes to meet the EPC Conditions of approval. The Applicant has received approval of a Conceptual Grading and Drainage Plan and Fire 1 Plan; has obtained the Solid Waste Department's signature for access; and was issued a Water Availability Statement on August 20th. No Major Public Infrastructure is required for this project, so no infrastructure list is needed. Routine water and sanitary sewer connections will be made to existing lines and stubs through the ABCWUA mini-work order process, and other minor work in the right-of-way such as installation of sidewalks are shown on the Site Plan and will be addressed at Building Permit.

2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

The Applicant and project team met with Leslie Naji on September 28, 2020 to review the changes made to address the conditions of approval. Ms. Naji concurred with the changes as meeting the EPC conditions. A copy of this

PRINCIPALS

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



application package has also been provided to Ms. Naji for her further review, if necessary.

3. Building height at Sight Line A1, as shown in the Applicant's updated view analysis, shall be reduced from 37.5 feet to 36.15 feet maximum to comply with the VPO-1 view plane requirements calculated from the elevation of Coors Boulevard at each Sight Line (Coors VPO-1, including but not limited to Section 3-6(D)(5)(a)).

The Site Plan package includes the view analysis exhibits provided to the EPC for their review and approval of the plan, and the building elevations have been revised to meet the changes made to the project during the review process. The maximum allowed heights as indicated within the view analysis have been added to each elevation showing that all portions of the building are at or below the heights analyzed and approved by the EPC. Specifically, the West Elevation of the Main Building on Sheet A4.01 has been changed to show a maximum height of 36'-2" where the building transitions from 2-stories to 3-stories (Sight Line A1) and an actual proposed height of 35'-6" to the top of the parapet.

4. Per IDO 5-5(C)(5)(d), at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher. At least 4 electric vehicle charging stations must be provided with at least one being generally accessible and not in a garage. This can be clarified through DRB.

The Site Plan has been updated with a new keynote #23 for electric vehicle charging spaces. 5 such spaces are provided with 4 located in the southernmost end of the south garage. The 5th space is in the same vicinity at the accessible carport space on the east side of that garage and being outside of the garage is generally accessible.

5. The retaining walls indicated on the plan do not have accompanying details. These shall be provided and then reviewed and approved through DRB prior to building permit.

Retaining wall detail drawings have been included for DRB review.

6. Refuse enclosure gate indicates painted wood cedar. More durable material such as painted Hardie board, shall be used.

The refuse enclosure detail on the Site Plan has been updated to reflect the use of Hardie board or equivalent durable material.

7. Grading and Drainage:

- Where acceptable to City Hydrology, show curb cuts for water harvesting.
- Outdoor lighting on the site is to be at a maximum height of 16 feet with a fully shielded lighting head. Currently it is only indicated on the site



plan with a note stating intended compliance. Lighting locations shall be shown on site plan with mounting details.

The Applicant has received approval of a Conceptual Grading & Drainage Plan from Hydrology that complies with necessary water harvesting and first flush water quality requirements.

A Site Lighting plan has been prepared and included in the revised plan set. This plan shows lighting locations and mounting details, including a maximum height for pole-mounted lights of 15 feet.

8. Condition from the Solid Waste Management:

- Site Improvement- The tree that is shown on the SE island leading to the proposed double trash shall be relocated.
- Compactors units cannot be any larger than a 2-cubic yard compactor.

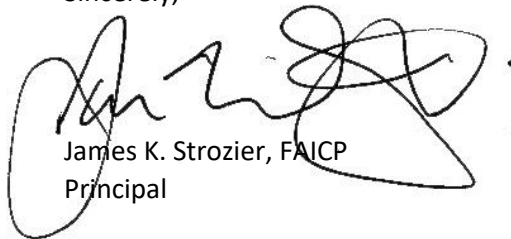
The referenced tree has been relocated on the landscape plan, and a note has been added to the site plan indicating the maximum allowable size of the compactor bins in the trash room. The Applicant has received the required signature of approval from the Solid Waste Department on the Site Plan.

9. A Water and Sewer Availability Statement request and Fire Marshal approval must be completed prior to issuance of a building permit for construction of the development.

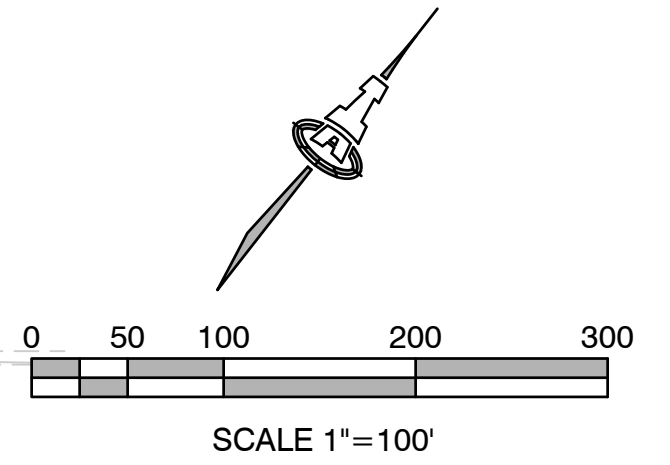
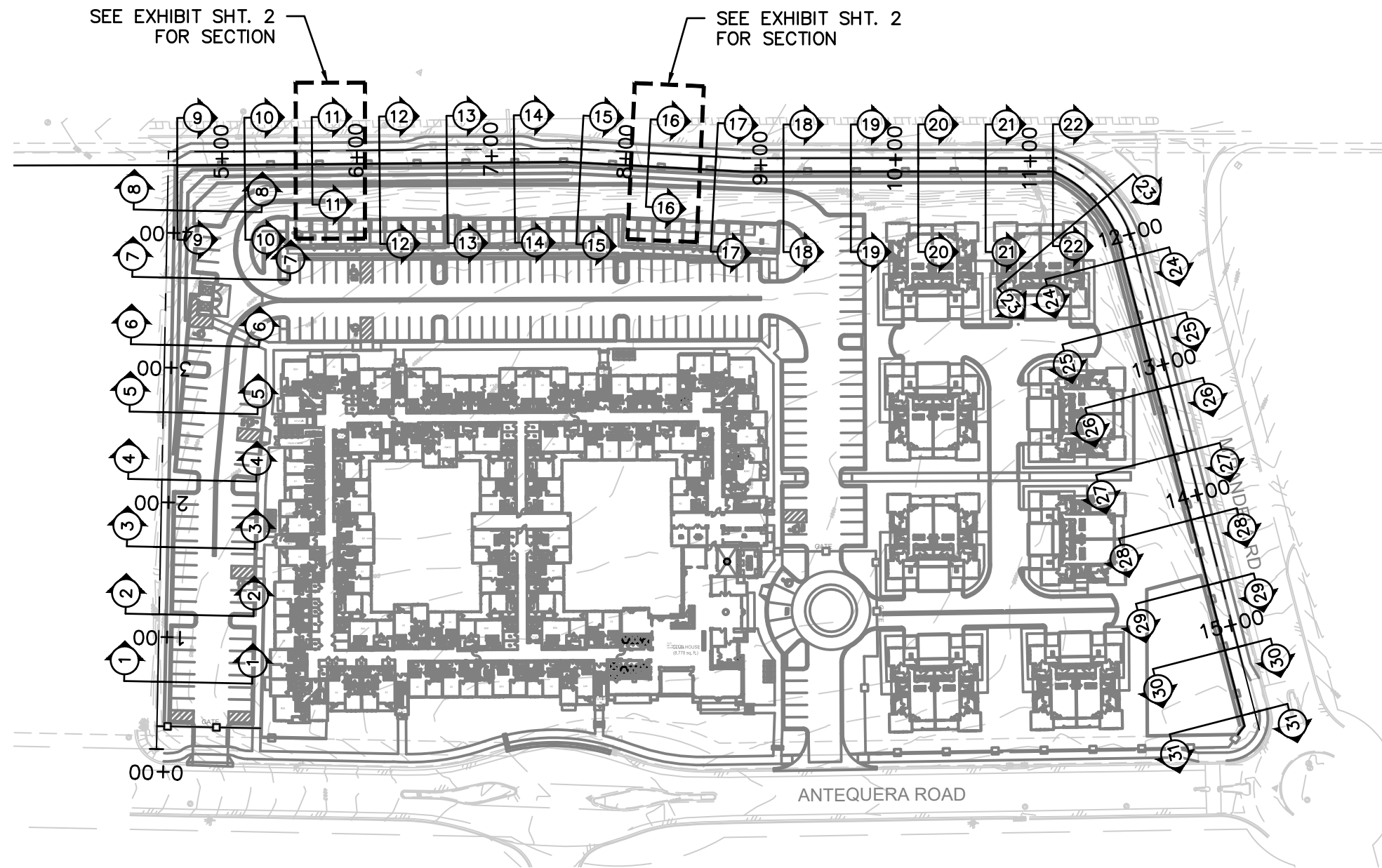
The approved Fire 1 plan is included within this application, and the Applicant received Water and Sewer Availability Statement #200620 on August 20, 2020.

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,



James K. Strozier, FAICP
Principal



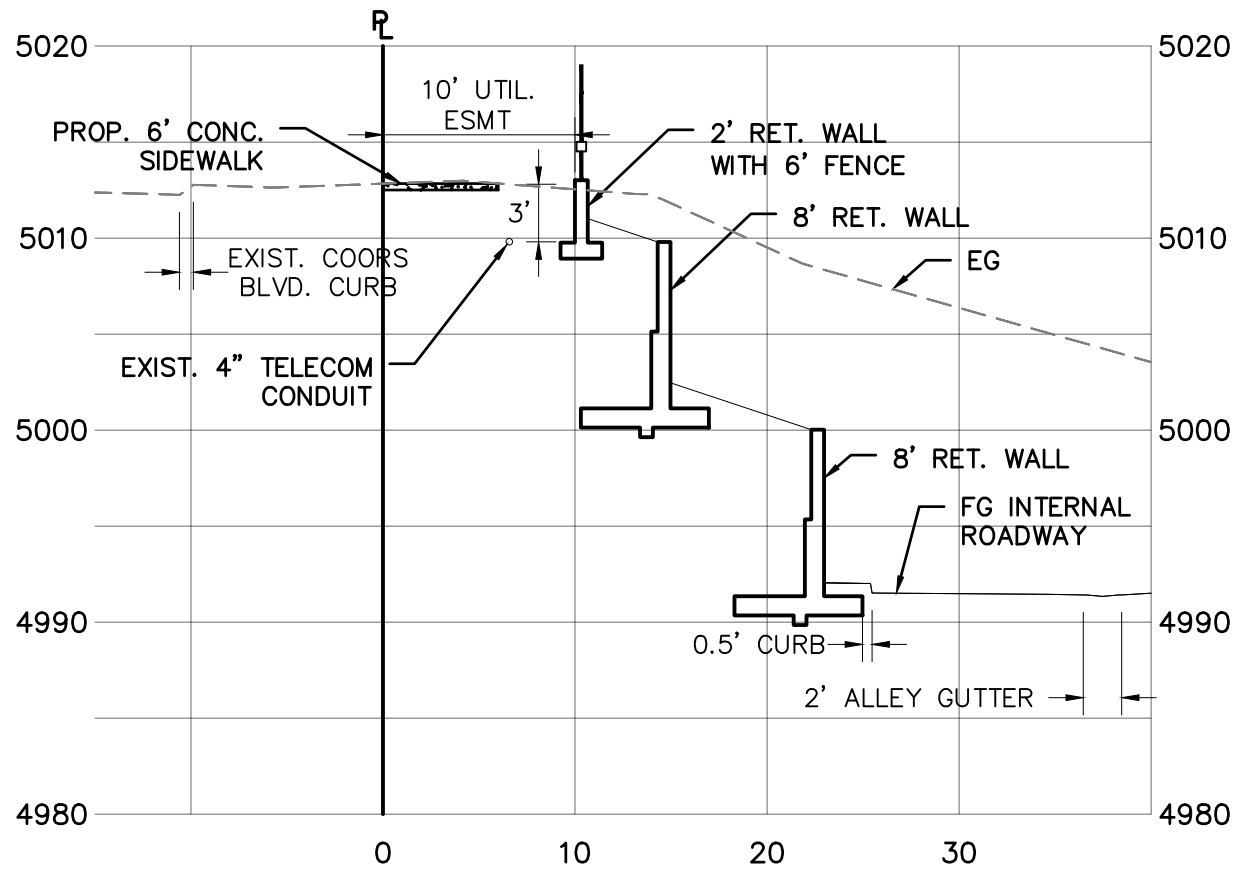
Isaacson & Arfman, Inc. EST. 1980
 Civil Engineering Consultants



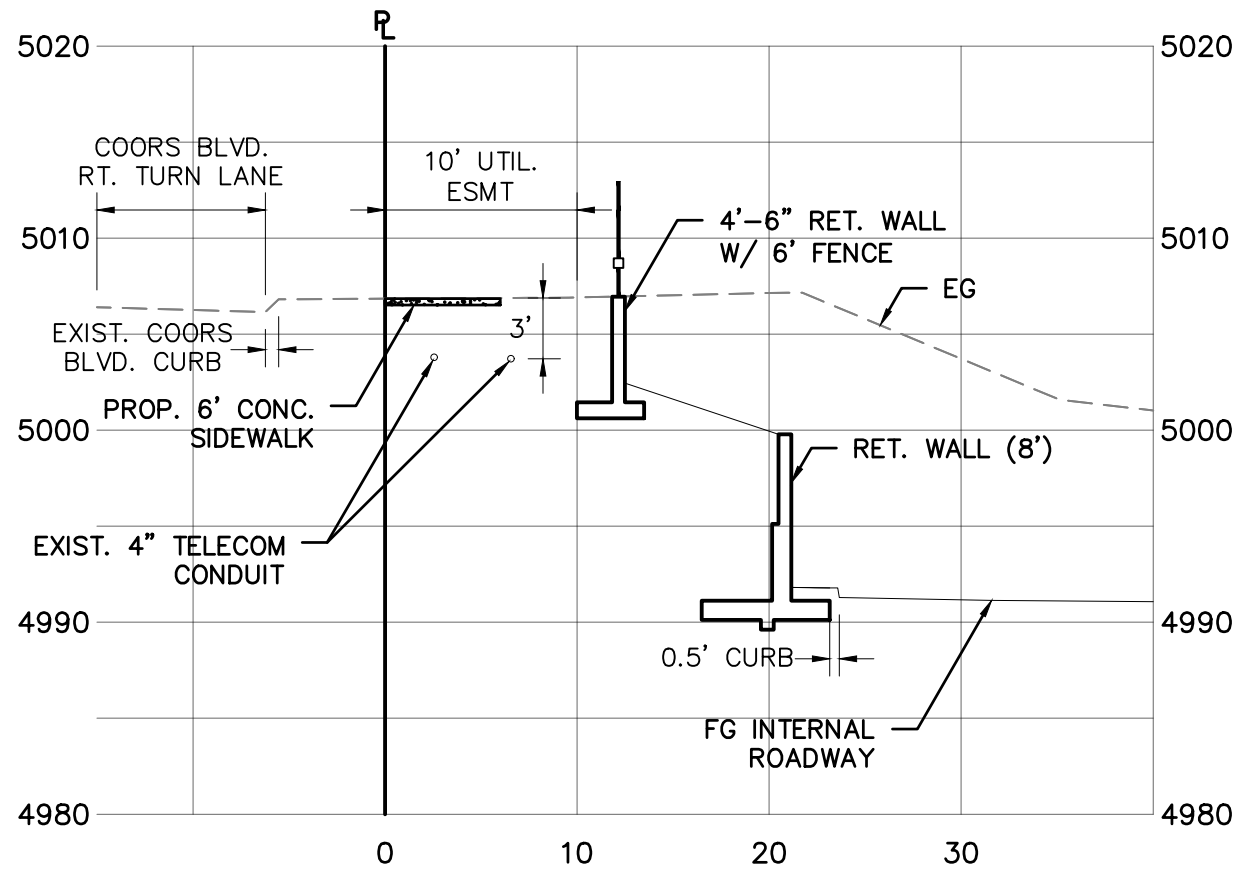
128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.iacivil.com

**ANDALUCIA
 SENIOR LIVING**

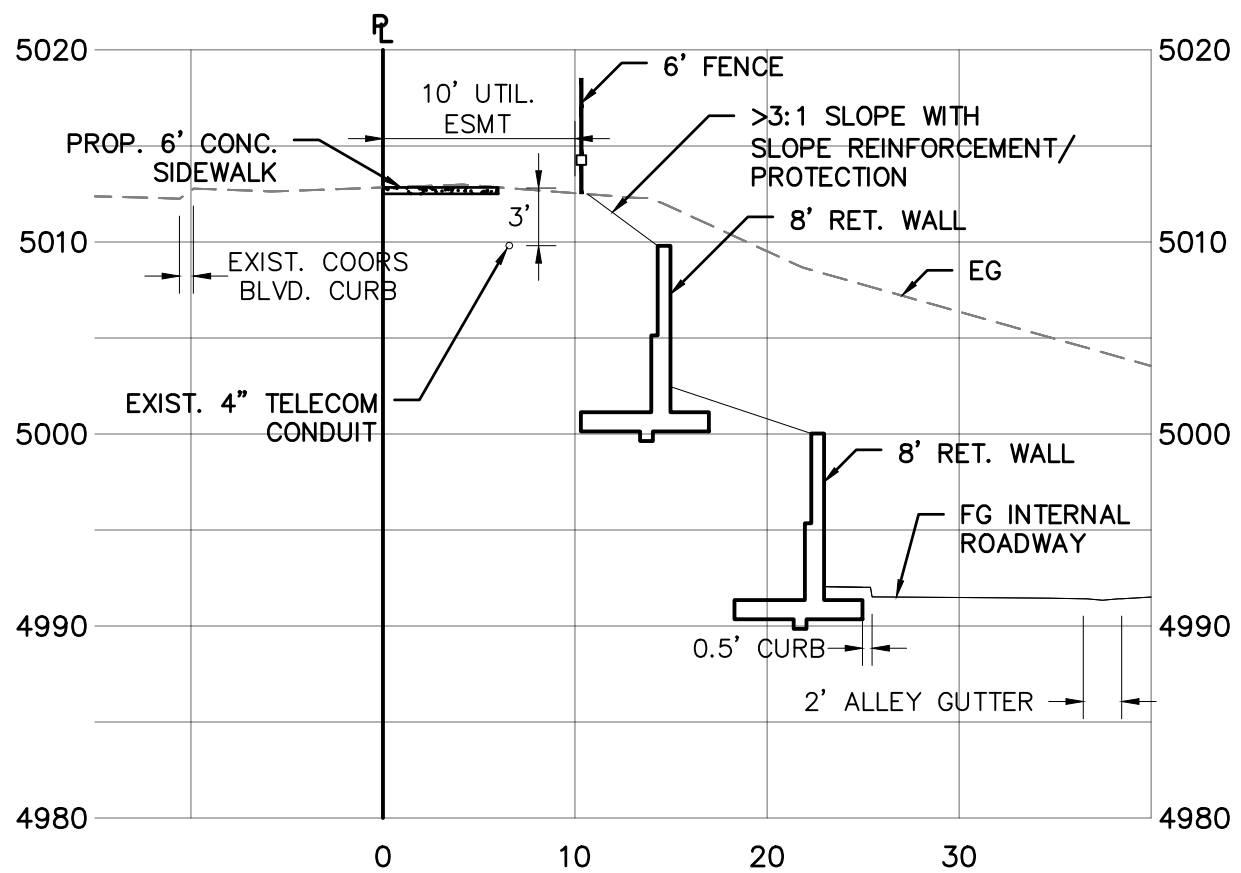
**EXHIBIT - PERIMETER
 WALL SECTIONS**



SECTION 11A



SECTION 16



SECTION 11B

NOTE:
SEE EXHIBIT SHT. 3 FOR
RETAINING WALL DETAILS



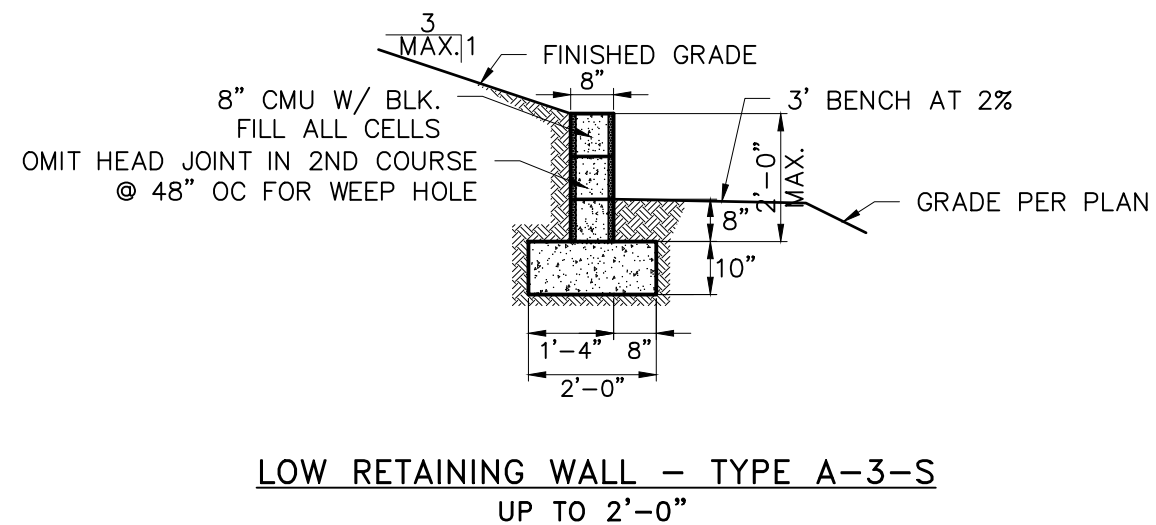
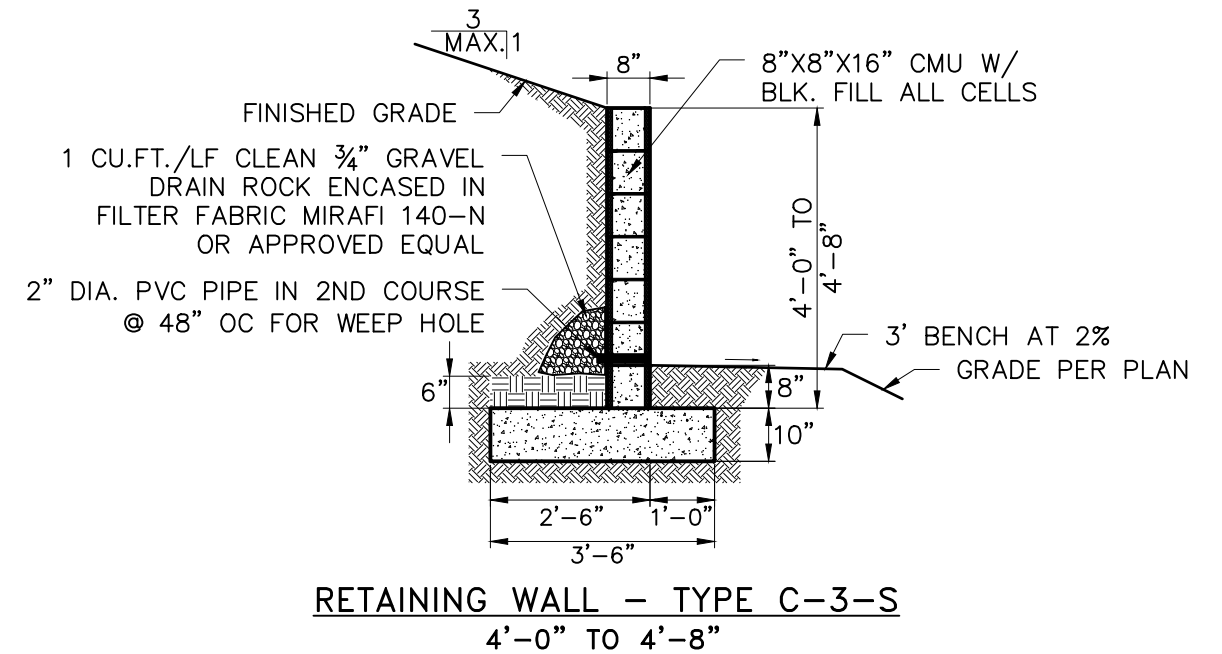
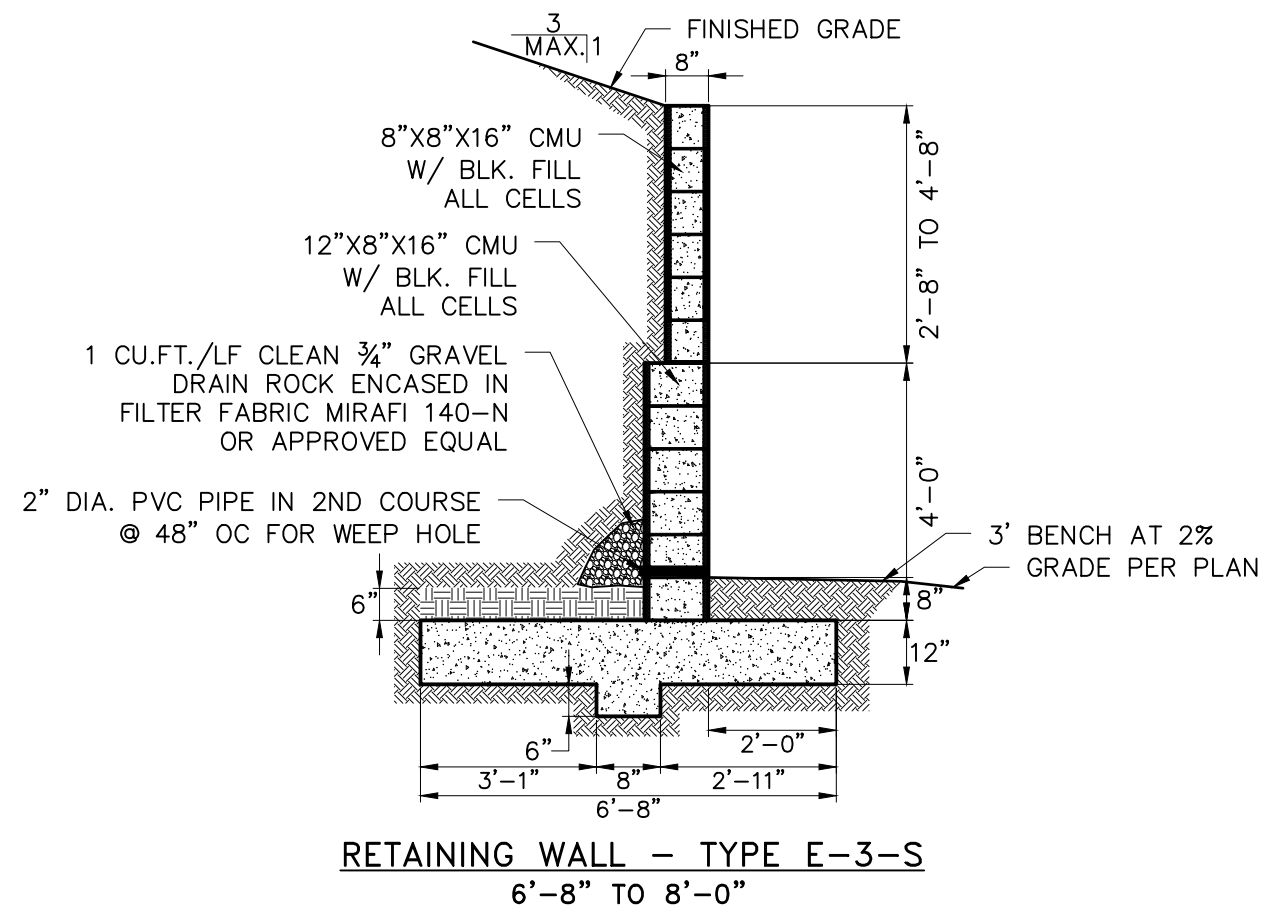
SCALE 1"=10'

Isaacson & Arfman, Inc.
EST. 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

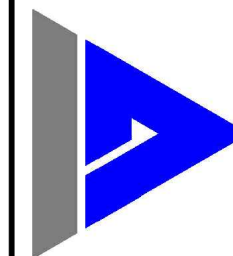
**ANDALUCIA
SENIOR LIVING**

**EXHIBIT - PERIMETER
WALL SECTIONS**



NOTE:
MAXIMUM SLOPE OF FINISHED GRADE SHALL BE 3:1 WITHIN AN AREA FROM FACE OF WALL TO A DISTANCE EQUAL TO THE RETAINED EARTH HEIGHT, OR FINISHED GRADE WITHIN THIS AREA MAY BE LEVEL WITH OR BELOW TOP OF RETAINING PORTION OF WALL AND AN ADDITIONAL LOADING OF 100 PSF MAX. MAY BE APPLIED.

Isaacson & Arfman, Inc.
EST. 1980
Civil Engineering Consultants



128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

**ANDALUCIA
SENIOR LIVING**

**EXHIBIT - PERIMETER
WALL SECTIONS**