



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 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 S/W (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 checked="" 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			
Site Plan - DRB approval for a 54-unit townhouse development.			

APPLICATION INFORMATION			
Applicant: Albuquerque Housing Authority		Phone: (505) 764-3925	
Address: 1840 University Blvd SE		Email: dfoster@abqha.org	
City: Albuquerque	State: NM	Zip: 87106	
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801	
Address: 302 8th Street NW		Email: fishman@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Owner		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract A		Block:	Unit:
Subdivision/Addition: Sixbee Subdivision		MRGCD Map No.:	UPC Code: 101405951801940828
Zone Atlas Page(s): H-14	Existing Zoning: R-T		Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (Acres): 3.43 acres
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1880 Broadway PI NE		Between: Hannett Ave NE	and: McKnight Ave NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
Z-71-93 and PR-2020-004133			

Signature:		Date: 8/21/20	
Printed Name: Jacqueline Fishman, AICP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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? 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
- ☐ 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? ___ 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)
- ___ 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: 8/21/20

Printed Name: Jacqueline Fishman, AICP

☐ Applicant or ☒ Agent

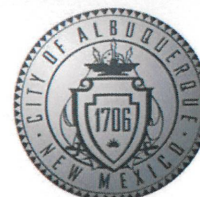
FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

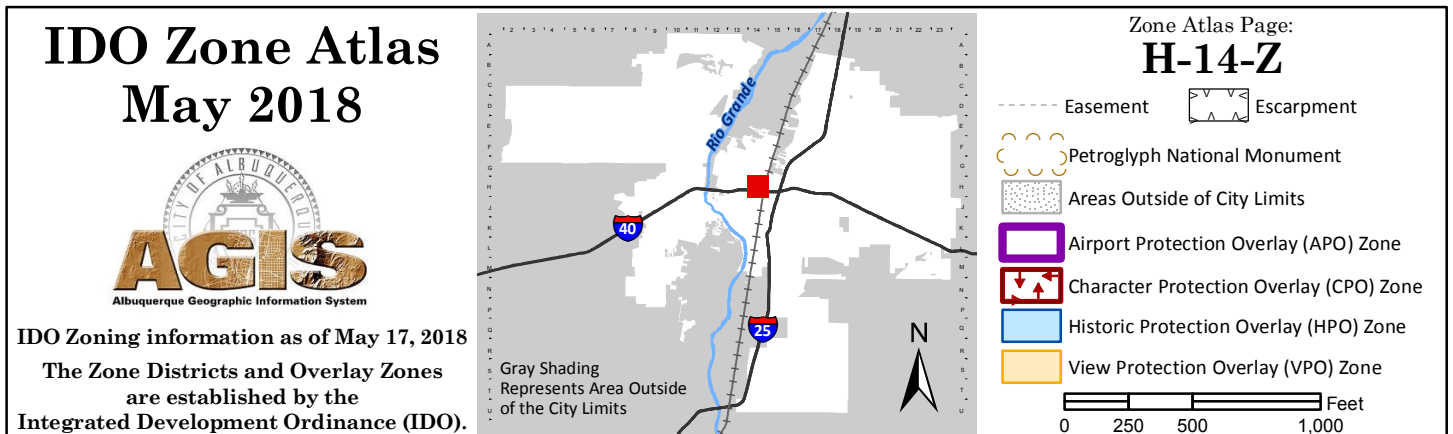
Staff Signature:

Date:





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





ALBUQUERQUE HOUSING AUTHORITY

Empowering people in our community through affordable housing and self-sufficiency opportunities

July 21, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Albuquerque Housing Authority Property at Broadway Blvd and McKnight Ave NE

Dear Ms. Wolfley:

The purpose of this letter is to authorize Consensus Planning, Inc., The Hartman + Majewski Design Group, and Cartesian Surveys, Inc. to act as our agents for approval of a Site Plan – DRB, preliminary and final plat, and related applications for redevelopment of the below referenced property located at 1880 Broadway Pl NE.

Legal Description: Tract A, Sixbee Subdivision, containing 3.43 acres

Albuquerque Housing Authority is the owner of the property. Thank you for your consideration.

Sincerely,

Dan Foster

Dan Foster
Housing Development Director
Albuquerque Housing Authority





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2019)

Project Title: AHA Broadway Housing **Building Permit #:** N/A **Hydrology File #:** N/A
Zone Atlas Page: H-14-Z **DRB#:** PR-2020-004133 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A, Sixbee Subdivision containing 3.43 acres
City Address: 1880 Broadway Pl NE

Applicant: Albuquerque Housing Authority (Consensus Planning, Agent) **Contact:** Michael Vos
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: (505) 764-9801 **Fax#:** _____ **E-mail:** vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2020-21 **Current/Proposed Zoning:** R-T (no change)

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (X)

Proposed Use (mark all that apply): Residential: (X) Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

Redevelopment of the site to include replacement of 30 existing dwelling units with 54 dwelling units and one community building. Units are rental housing within a combination of one and two-story duplex and townhouse dwellings.

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): 58,917 sq. ft. gross floor area

Number of Residential Units: 54

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Driveway(s) Located on: Street Name Currently on Broadway Blvd and proposed to be relocated to McKnight Ave NE

Adjacent Roadway(s) Posted Speed: Street Name Broadway Blvd NE Posted Speed 35 mph

Street Name McKnight Ave NE Posted Speed 25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: _____

Comprehensive Plan Center Designation: _____

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Current/Proposed Bicycle Infrastructure: _____

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [☐] No [☒] **Borderline** [☐]

Thresholds Met? Yes [☐] No [☒]

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: [☐]

Notes:

Trip generation determined using ITE Land Use Code #140 Multifamily Housing (Low-Rise)

26 AM total trips, 34 trips in the PM

 P.E.

819/2020

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections

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: AHA Broadway & McKnight Housing Site Plan - DRB

AGIS MAP # H-14-Z

LEGAL DESCRIPTIONS: Tract A, Sixbee Subdivision

X **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 8-21-2020 (date).

David Aube 8-21-2020
Applicant/Agent Date

Hydrology Division Representative Date

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

X **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 8-21-2020 (date).

David Aube 8-21-2020
Applicant/Agent Date

ABCWUA Representative Date

PROJECT # _____



August 21, 2020

Jolene Wolfley, Chair.
Development Review Board
City of Albuquerque
Planning Department
600 2nd 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: Albuquerque Housing Authority Broadway and McKnight Site Plan – DRB

Dear Ms. Wolfley:

The purpose of this letter is to request the review and approval of a Site Plan – DRB on behalf of the Albuquerque Housing Authority (“Applicant”). The Applicant proposes to redevelop the subject property, which is located at 1880 Broadway Pl NE and legally described as Tract A, Sixbee Subdivision (Figure 1). The proposed redevelopment will replace the existing 30-unit residential development with a new 54-unit townhouse development.



Figure 1: Site Location.

PRINCIPALS

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

The site is zoned R-T and contains approximately 3.43 acres. The proposed use is permissive under the existing zoning and the Site Plan is being heard by the DRB because more than 50 dwelling units are being proposed by the redevelopment. A PRT was held on August 20, 2019.

Existing Conditions and Land Use

The subject site is located at the southeast corner of Broadway Boulevard and McKnight Avenue NE within the Central ABQ Community Planning Area of the Comprehensive Plan. The site and the surrounding area are designated as an Area of Consistency, and there are no designated Centers or Corridors adjacent to the property. Both Interstate 40 to the north of the site and Interstate 25 to the east are Commuter Corridors. The site is also located approximately halfway between Menaul Boulevard to the north and Mountain Road to the south, which are designated as a Multi-Modal Corridor and Major Transit Corridor, respectively.

West of the subject site across Broadway Boulevard are mostly industrial uses situated along the railroad tracks with several warehousing facilities nearby. NBC Universal recently moved into this area. East of Broadway is a mixture of low-density residential, multi-family, parks, institutional, and commercial services, as shown in Figure 2. The subject site abuts Martineztown Park.

The existing development is old, having been developed in the 1970s. The site's historic case history is found under Z-71-93, which appears related to the former SU-1 PRD zoning of the property. Except for two small pedestrian access point on McKnight and the main entry along Broadway, the property is walled off from the surrounding area, including the abutting park. There is very little landscaping beyond some trees surrounding the parking lot left. The proposed Site Plan will be a substantive improvement upon these existing conditions. Examples of these conditions are on the following page.



Figure 2. Land use context with the subject site bounded in red.



Existing wall with pedestrian connection along McKnight Avenue.



Narrow sidewalk between the existing wall and the Broadway Boulevard roadway.



Existing development is old with little landscaping beyond trees around the parking area.

Zoning

As previously mentioned, the zoning of the subject property is R-T based upon a conversion of the prior SU-1 PRD zoning and the existing duplex and townhouse development on the site. Properties to the west are predominantly NR-LM, with sites to the north and south a variety of mixed-use districts and R-1 single-family residential. Martineztown Park is zoned NR-PO-A, and the Mount Calvary Cemetery is zoned NR-SU. The multi-family development at the corner of Broadway Boulevard and Indian School Road is zoned PD.

TABLE 1. Surrounding Zoning & Land Use

NORTH	NR-LM, MX-L, MX-M, PD	Single-family residential, Multi-family residential, and commercial services
EAST	NR-PO-A and NR-SU	Park and Cemetery
SOUTH	NR-PO-A, MX-T, MX-M, and R-1A	Park, Single-family residential, and commercial services
WEST	NR-LM	Light industrial and commercial services



Figure 3. Existing zoning with the subject site bounded in red.

The subject property is located within the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7) of the IDO. CPO-7 provides several unique design standards based on the underlying zone district and proposed use. This project complies with the setback standards identified for low-density residential development, as well as the building height limitations for residential and mixed-use zone districts from CPO-7.

Request and Justification

As previously described, the Applicant intends to redevelop the site with 54 new dwelling units that will replace the existing units and achieve a greater level of efficiency in development. The Albuquerque Housing Authority will assist existing residents with other housing while the project is under construction, and those existing residents have the right of first return to the new units upon completion. While the existing development is mostly walled off from the neighboring streets and park, the proposed project plans to orient several buildings toward Broadway and McKnight with direct connections to the adjacent public sidewalk. The primary vehicular entrance is proposed to be relocated from Broadway Boulevard to McKnight Avenue. Rather than a six-foot block wall surrounding the property, a combination opaque block wall with view fencing above it is proposed along the edge abutting the park. Shorter fences are being considered along the adjacent streets, if desired by the Applicant later. Amenities proposed for the site include a community building, play spaces with equipment, benches, and a community garden.



McKnight Avenue Looking East
Conceptual rendering of the project along McKnight Avenue.



Rendering of the project from the Broadway Boulevard and McKnight Avenue intersection.

In accordance with Integrated Development Ordinance Section 14-16-6(G)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):

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

The project has been designed in compliance with the IDO, specifically the R-T Development Standards and the standards of the Martineztown/Santa Barbara CPO-7. The purpose of the R-T zone district is to accommodate a mix of single-family, two-



family, and townhouse residential developments, as well as limited civic and institutional uses to serve the surrounding residential area. The proposed use is permissive within the R-T zone district, and the project meets the height, setbacks, on-site open space, and landscaping standards as shown on the submitted plans.

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

The City's existing infrastructure and public improvements have adequate capacity to serve this project. This is a redevelopment of an infill site with access to paved streets, water and sewer infrastructure, and storm drainage. The Applicant is proposing to relocate the main entry to the site from Broadway Boulevard to McKnight Avenue, which should provide improved traffic circulation. Based on the size of the project and number of units, a Traffic Impact Study was not required. The Site Plan and related improvements show that the proposed development can be served by the existing infrastructure and any burdens have been mitigated to the extent practicable, including the proposed grading and drainage plan with ponding and swales, as well as the utility plan with new waterlines extended into the property to serve the development.

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

The Applicant and the Project Team met with the Santa Barbara/Martineztown Neighborhood Association prior to making this application on June 18, 2020 to discuss the proposed plan and related improvements that would be made to the property. Impacts from this request will be minimal due to the low-density residential nature of the project, which complies with the R-T zoning and is only a slight increase in the number of dwelling units over what presently exists on the site. The proposed homes are a combination of one- and two-story units consistent with other houses in the surrounding neighborhood. As described above, there is existing infrastructure this plan will utilize and improve upon. The traffic impacts are minimal, and the new entry location will improve traffic circulation. Overall, the project design mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

Official Use only

PA#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: David Aube Phone#: 505-998-6430 Email: daube@designgroupnm.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 3.43 Existing Zoning: R-T Proposed Zoning: R-T

Previous case number(s) for this site: 1009119

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: Single Family, Duplex and Townhouses

Non-residential – Estimated building square footage: 2000 Community Bldg No. of Employees: 3

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 1880 Broadway Place NE Zone Atlas Page (Please identify subject site on the map and attach) H-14

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Want to redevelop the site with approximately 56 rental units plus a community building.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Does the R-T allow for the construction of a Community Building? Residential community amenity buildings appear to be permissive in Table 4-2-1.

Does CPO-07 require a minimum of 60' lot width for Duplex apartments (Multi Family definition is for 3 or more)?

If lot are subdivided, will we be required the 6' tall screen wall around the project? We would like to keep it open to the Park on the south side.

Does it make sense to pursue a Zone Change to P-D instead of subdividing?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-246 Date: 08-20-2019 Time: 1:00pm

Address: 1880 Broadway Ave NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl Sommerfeldt

Code Enforcement: Carl Garcia

Fire Marshall: _____

Transportation: Mojgan

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: NR-C R-T Size: ~3.43 acres

Use: Parks, Open Space - Private Overlay Zone: CPO-7

Comp Plan Area Of: Consistency Comp Plan Corridor: n/a

Comp Plan Center: n/a MPOS or Sensitive Lands: n/a

Parking: _____ MR Area: Martinez town / Santa Barbara

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: Sketch Plat / Plat / Site Plan DRB

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-246 Date: 08-20-2019 Time: 1:00pm

Address: 1880 Broadway Pl NE

NOTES: #7-71-93 - Existing Site Plan

4.3.D.10 - Use Specific Standards

4.3.C

Broadway is NMDOT Limited Access Roadway

Duplex permitted "CPD-7 p. 89 34H2a does not apply

Lot Width - does not apply because use is duplex not multi-family

Looks like Cluster and Cottage developments

↳ residential community bldg.

If lot subdivided, walls and fences not required

Do not have to subdivide

Do not re-zone

Should consolidate plat - get rid of lot lines.

p. 129 Multiple Uses

A development may have Multiple Use as long as each use is permissive

Single Family - defined by single use but does not need to be on its own lot

Therefore (per Carl, Code Enforcement) - all uses can be on same lot in R-T zone

Residential Community Amenity - Permitted

- Consult Solid Waste Mgr Anaya regarding enclosure location

Process: 1. Sketch Plat 2. Final Plat

3. Building Permit / Site Plan ~~Admin~~ DRB

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 1840 to 1880 Broadway Pl NE Neighborhood Meeting Inquiry
Date: Thursday, May 28, 2020 9:35:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[H-14-Site.pdf](#)

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuquerque	NM	87102	5054174004	
Martineztown Work Group	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102		5052707716
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE	Albuquerque	NM	87102	5055804953	
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102		5052707716

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, May 27, 2020 4:01 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A, Sixbee Subdivision

Physical address of subject site:

1840 to 1880 Broadway Pl NE

Subject site cross streets:

Broadway Blvd and McKnight Ave NE

Other subject site identifiers:

Southeast corner of the intersection - area zoned R-T next to Martineztown Park

This site is located on the following zone atlas page:

H-14

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

From: [Jackie Fishman](#)
To: rosalimartinez06@gmail.com; lnjalopez@msn.com
Cc: [Michael Vos](#)
Subject: Pre-application Notification - Albuquerque Housing Authority @ Broadway and McKnight (Martineztown Work Group)
Date: Friday, May 29, 2020 12:40:45 PM
Attachments: [H-14-Site.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning and Design Group are preparing an application for a Site Plan, Vacation of Right-of-Way, and Subdivision Plat to be submitted to the Development Review Board (DRB) on behalf of the Albuquerque Housing Authority for the property located at the southeast corner of Broadway Boulevard and McKnight Ave NE. The site is currently addressed as 1880 Broadway Place NE and legally described as Tract A (A/1-A/20), Sixbee Subdivision. It is zoned R-T: Residential Townhouse and within the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7).

The Site Plan proposes demolition and replacement of the existing buildings to allow construction of a new 54-unit housing complex consisting of a variety of two-story townhouses and a community building. Access to the new site will be from McKnight Ave NE.

The Vacation of Right-of-Way proposes the elimination of Broadway Place NE, which only serves as an entrance and parking for the existing Albuquerque Housing Authority complex located on the property. The Subdivision Plat will finalize that Vacation of Right-of-Way and consolidate Tract A along with the individual lots (A/1-A/20) that each existing residential structure sits on into a single tract.

As part of the IDO regulations, we are providing you an opportunity to discuss these applications prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until June 13, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

Sincerely,

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

From: [Jackie Fishman](#)
To: colburn.ian@gmail.com; lnjalopez@msn.com
Cc: [Michael Vos](#)
Subject: Pre-application Notification - Albuquerque Housing Authority @ Broadway and McKnight (Santa Barbara Martineztown NA)
Date: Friday, May 29, 2020 12:46:31 PM
Attachments: [H-14-Site.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning and Design Group are preparing an application for a Site Plan, Vacation of Right-of-Way, and Subdivision Plat to be submitted to the Development Review Board (DRB) on behalf of the Albuquerque Housing Authority for the property located at the southeast corner of Broadway Boulevard and McKnight Ave NE. The site is currently addressed as 1880 Broadway Place NE and legally described as Tract A (A/1-A/20), Sixbee Subdivision. It is zoned R-T: Residential Townhouse and within the Martineztown/Santa Barbara Character Protection Overlay Zone (CPO-7).

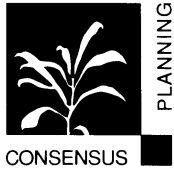
The Site Plan proposes demolition and replacement of the existing buildings to allow construction of a new 54-unit housing complex consisting of a variety of two-story townhouses and a community building. Access to the new site will be from McKnight Ave NE.

The Vacation of Right-of-Way proposes the elimination of Broadway Place NE, which only serves as an entrance and parking for the existing Albuquerque Housing Authority complex located on the property. The Subdivision Plat will finalize that Vacation of Right-of-Way and consolidate Tract A along with the individual lots (A/1-A/20) that each existing residential structure sits on into a single tract.

As part of the IDO regulations, we are providing you an opportunity to discuss these applications prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until June 13, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

Sincerely,

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



Meeting Minutes

Project: Albuquerque Housing Authority Broadway and McKnight

Subject: Neighborhood Meeting

Meeting Date/Time: June 18, 2020 @ 5:30 PM

Attendance

Loretta Naranjo-Lopez, Santa Barbara Martineztown NA and Martineztown Work Group
Rosalie Martinez, Martineztown Work Group
Ian Colburn, Santa Barbara Martineztown NA
Dan Foster, Albuquerque Housing Authority
Jackie Fishman, Consensus Planning
Michael Vos, Consensus Planning
Ketan Bharatiya, Design Group
David Aube, Design Group
(and other neighbors not identified by name)

Summary

Meeting with neighbors to discuss a future application to redevelop the Albuquerque Housing Authority (AHA) property located at 1880 Broadway Place NE. AHA completed a housing plan and capital needs assessment that identified needed improvements. All AHA properties were built between 1972 and 1982. This project will replace 30 older units with 54 new dwellings units intended to face outward and complement the surrounding neighborhood while achieving a greater level of efficiency in the development and serve more people. The project funding is through the New Mexico Mortgage Finance Authority and HUD.

Financing

- The U.S. Department of Housing and Urban Development (HUD) owns and AHA operates. This deed of trust on the property with the federal government prevents a traditional mortgage being used for financing improvements.
- Question of whether this was TIDD financing and whether there were any potential benefits that could be provided to the neighborhood like when the Embassy Suites was constructed.
- Not a TIDD, but Low-Income Housing Tax Credits (LIHTC) where those credits go toward financing construction. Limited to the work being done to the property.

Tenants

- AHA follows State and Federal regulations and offers year-long leases with tenants.
- AHA is working with existing tenants to find temporary or alternative housing, and those tenants get first choice to return once the project is completed.
- 3 Tiers of residents at 30%, 50%, and 60% Area Median Income (AMI).

Design Considerations

- Proposing to relocate the entrance from Broadway Boulevard to McKnight Avenue.
 - Should discourage crime and theft from passersby.
 - Question of whether Broadway could be restriped or if AHA could partner with neighbors to get it done.
- Is there a fence requirement between the development and the park? Chain link or wrought iron?
 - AHA is looking at options to provide better connections and views than currently exist.
- Development to be part of the neighborhood with eyes on the street, especially with new outward facing buildings.
 - Sight lines provided from the community building to the abutting park.
- Landscaping separates the street and sidewalk.
- Providing a community garden near the south edge of the site.
 - May be able to work with neighbors on programming.
- Community building has a laundry room for tenants.
 - AHA has had problems with hookups in individual units.
- Parking is spread throughout the site with on-street options instead of a large parking lot.
 - One neighbor thought it still seemed like a lot.

Neighborhood Character

- Colors and size compared to neighboring development.
- The proposed project is a combination of one- and two-story buildings that are designed to fit with the character of the neighborhood.
- Concern about the two-story buildings, but balconies and porches are good.
 - There is a need to have two-stories to get the right number of units for financing purposes.
 - Landscaping and street trees will also provide screening of the buildings.
- AHA is not considering taller, more dense options, which are also limited by the R-T zoning of the property.
- A suggestion was made to utilize wrought iron in the fencing that could further complement the neighborhood and possibly come from local businesses nearby.

Neighborhood Outreach

- There was a concern about not knowing about this project sooner.
 - AHA advertised and held a meeting in December 2019; Santa Barbara Martineztown was invited; only one person attended.
- Can other neighbors be contacted?
 - Consensus Planning to provide a flyer that can be distributed.

Process and Next Steps

- Will this be heard by the EPC or DRB?
 - The site has the correct zoning, so the DRB will hear the Site Plan because it has more than 50 units.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

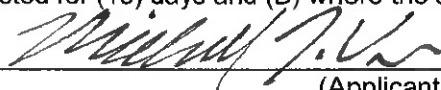
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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


(Applicant or Agent)

8/21/20
(Date)

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

PROJECT NUMBER: _____

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 1840 to 1880 Broadway Pl NE Public Notice Inquiry
Date: Thursday, August 20, 2020 10:40:43 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
H-14-Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Martineztown Work Group	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102		5052707716
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuquerque	NM	87102	5054174004	
Santa Barbara Martineztown NA	Ian	Colburn	colburn.ian@gmail.com	1002 Arno NE	Albuquerque	NM	87102	5055804953	
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102		5052707716

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records

Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, August 20, 2020 7:18 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tract A, Sixbee Subdivision

Physical address of subject site:

1840 to 1880 Broadway Pl NE

Subject site cross streets:

Broadway Blvd and McKnight Ave NE

Other subject site identifiers:

Southeast corner of the intersection - area zoned R-T next to Martineztown Park

This site is located on the following zone atlas page:

H-14

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



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

August 21, 2020

Loretta Naranjo Lopez
Santa Barbara Martineztown NA
1127 Walter NE
Albuquerque, NM 87102

Ian Colburn
Santa Barbara Martineztown NA
1002 Arno NE
Albuquerque, NM 87102

Dear Ms. Naranjo Lopez and Mr. Colburn:

Thank you for meeting with us to discuss the Albuquerque Housing Authority Project at Broadway Boulevard and McKnight Avenue.

This letter is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of the Albuquerque Housing Authority to redevelop the property located at the southeast corner of Broadway Boulevard and McKnight Avenue NE. The subject site is addressed as 1880 Broadway PI NE and legally described as Tract A, Sixbee Subdivision. It is zoned R-T (Residential Townhouse) and contains approximately 3.43 acres.

The proposed project will replace the existing 30 dwelling units with 54 new townhouse dwelling units and a community building. We discussed this project with you on June 18, 2020 and appreciate the feedback that was received.

The DRB meeting for this application will be held on September 16, 2020 starting at 9:00 AM. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting: <https://cabq.zoom.us/j/99919563003>

By Phone: +1 312 626 6799

Meeting ID: 999 1956 3003

Find your local number: <https://cabq.zoom.us/j/99919563003>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO



PLANNING

CONSENSUS

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

Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Jacqueline Fishman, AICP
Principal

Attached: Zone Atlas Map H-14
 Site Plan and Building Elevations

PRINCIPALS

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

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NW
A 87102

Loretta Naranjo Lopez
Santa Barbara Martineztown NA
Martineztown Work Group
1127 Walter NE
Albuquerque, NM 87102



ning
NW
87102

Rosalie Martinez
Martineztown Work Group
507 Rosemont NE
Albuquerque, NM 87102



nnning
t NW
A 87102

Ian Colburn
Santa Barbara Martineztown NA
1002 Arno NE
Albuquerque, NM 87102



From: [Jackie Fishman](#)
To: lnjalopez@msn.com; rosalimartinez06@gmail.com
Cc: [Michael Vos](#)
Subject: Albuquerque Housing Authority - Application Notification - Martineztown Work Group
Date: Friday, August 21, 2020 11:41:18 AM
Attachments: [H-14-Site.pdf](#)

Dear Ms. Naranjo-Lopez and Ms. Martinez:

This email is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of the Albuquerque Housing Authority to redevelop the property located at the southeast corner of Broadway Boulevard and McKnight Avenue NE. The subject site is addressed as 1880 Broadway Pl NE and legally described as Tract A, Sixbee Subdivision. It is zoned R-T (Residential Townhouse) and contains approximately 3.43 acres.

The proposed project will replace the existing 30 dwelling units with 54 new townhouse dwelling units and a community building. We discussed this project with you on June 18, 2020 and appreciate the feedback that was received.

You can view the submittal by clicking on the following link:

<https://www.dropbox.com/sh/fhmrffo68lodx9z/AABNAdZ7HcmEci7MFeFJNFNNa?dl=0>

The DRB meeting for this application will be held on September 16, 2020 starting at 9:00 AM. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at:

<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here:

<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting: <https://cabq.zoom.us/j/99919563003>

By Phone: +1 312 626 6799

Meeting ID: 999 1956 3003

Find your local number: <https://cabq.zoom.us/u/acBIId8WmJW>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit:

<https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Jacqueline Fishman, AICP

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

P: 505.764.9801

From: [Jackie Fishman](#)
To: lnjalopez@msn.com; colburn.ian@gmail.com
Cc: [Michael Vos](#)
Subject: Albuquerque Housing Authority - Application Notification - Santa Barbara Martineztown NA
Date: Friday, August 21, 2020 11:41:31 AM
Attachments: [H-14-Site.pdf](#)

Dear Ms. Naranjo-Lopez and Mr. Colburn:

Thank you for meeting with us to discuss the Albuquerque Housing Authority project at Broadway Boulevard and McKnight Avenue.

This email is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of the Albuquerque Housing Authority to redevelop the property located at the southeast corner of Broadway Boulevard and McKnight Avenue NE. The subject site is addressed as 1880 Broadway Pl NE and legally described as Tract A, Sixbee Subdivision. It is zoned R-T (Residential Townhouse) and contains approximately 3.43 acres.

The proposed project will replace the existing 30 dwelling units with 54 new townhouse dwelling units and a community building. We discussed this project with you on June 18, 2020 and appreciate the feedback that was received.

You can view the submittal by clicking on the following link:

<https://www.dropbox.com/sh/fhmrffo68lidx9z/AABNAdZ7HcmEci7MFeFJNFNNa?dl=0>

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By Phone: +1 312 626 6799

Meeting ID: 999 1956 3003

Find your local number: <https://cabq.zoom.us/u/acBIId8WmJW>

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Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Jacqueline Fishman, AICP

Principal

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

P: 505.764.9801



100-foot Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
8/20/20

301 0 150 301 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/20/2020 © City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ALBUQUERQUE HOUSING AUTHORITY
1840 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-3919

CDA INVESTMENTS LLC
PO BOX 35880
ALBUQUERQUE NM 87176-5880

CERICOLA JAMES D & KAREN S
3400 YOSEMITE DR NE
ALBUQUERQUE NM 87111-5441

CERICOLA JAMES D & KAREN S
1900 BROADWAY BLVD NE
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

ETG PROPERTIES
PO BOX 26207
ALBUQUERQUE NM 87125-6207

FOCUS MANAGEMENT GROUP LLC
PO BOX 16386
ALBUQUERQUE NM 87191-6386

GARCIA QO27 LLC C/O EDWARD T
GARCIA
8301 LOMAS BLVD NE
ALBUQUERQUE NM 87110-7908

GRIEGO SALOMON
425 SHIRLEY ST NE
ALBUQUERQUE NM 87123-2938

JACKSON SHERREY L
333 MCKNIGHT AVE NE
ALBUQUERQUE NM 87102-1563

LUCERO SHARON A & STEPHEN C
3653 W MARTINEZ RD
EDGEWOOD NM 87015-7031

MAEZ MARIA
315 MCKNIGHT AVE NE
ALBUQUERQUE NM 87102-1563

MENDOZA ADA ZULEMA
311 MCKNIGHT AVE NE
ALBUQUERQUE NM 87102

SPRINGER INDUSTRIAL CENTER INC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110-7014

Loretta Naranjo Lopez
Santa Barbara Martineztown NA
Martineztown Work Group
1127 Walter NE
Albuquerque, NM 87102

Rosalie Martinez
Martineztown Work Group
507 Rosemont NE
Albuquerque, NM 87102

Ian Colburn
Santa Barbara Martineztown NA
1002 Arno NE
Albuquerque, NM 87102

August 21, 2020

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Meeting on Wednesday, September 16, 2020 at 9:00 a.m.**, to consider the following item. **Due to the ongoing public health emergency, this will be a remote public meeting via the software Zoom. You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:**

Join Zoom Meeting: <https://cabq.zoom.us/j/99919563003>

By Phone: +1 312 626 6799

Meeting ID: 999 1956 3003

Find your local number: <https://cabq.zoom.us/j/99919563003>

DRB RULES OF PROCEDURE

A copy of the DRB Rules of Procedure and more information about the remote meeting procedure is on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board>.

The DRB agenda will be posted on the City website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> by Friday, September 11, 2020.

REQUEST

Consensus Planning, agent for the Albuquerque Housing Authority, requests approval of a Site Plan - DRB for Tract A, Sixbee Subdivision, zoned R-T (Residential Townhouse). The site is located at 1880 Broadway Pl NE between Hannett Avenue and McKnight Avenue NE and contains approximately 3.43 acres. The request is for approval of a Site Plan for redevelopment of the existing 30 dwelling units with 54 new townhouse dwellings and a community building in a combination of one- and two-story buildings.

If you have questions or need additional information, please do not hesitate to call us at (505) 764-9801.

Sincerely,

Consensus Planning, Inc.

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CERICOLA JAMES D & KAREN S
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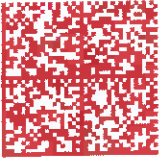


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CITY OF ALBUQUERQUE
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CDA INVESTMENTS LLC
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ALBUQUERQUE HOUSING AUTHORITY
1840 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-3919

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CERICOLA JAMES D & KAREN S
1900 BROADWAY BLVD NE
ALBUQUERQUE NM 87120

SITE PLAN CHECKLIST

Project #: PR - 2020 - 004133 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 8/21/20
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Legend
- ☒ 6. Scaled vicinity map
- ☒ 7. Property lines (clearly identify)
- ☒ 8. Existing and proposed easements (identify each)
- ☒ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- ☒ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Signs (freestanding) and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ☒ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ☒ 3. On street parking spaces
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks – location and detail
 - ☒ 2. Other bicycle facilities, if applicable
- ☒ C. Vehicular Circulation (Refer to DPM and IDO)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Loading, service area, and refuse service locations and dimensions
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☒ E. Off-Street Loading
 - ☒ 1. Location and dimensions of all off-street loading areas
- ☒ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☒ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☒ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☒ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 4. Identify existing and proposed medians and median cuts
 - ☒ 5. Sidewalk widths and locations, existing and proposed
 - ☒ 6. Location of street lights
 - ☒ 7. Show and dimension clear sight triangle at each site access point
 - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☒ 1. Bikeways and bike-related facilities
 - ☒ 2. Pedestrian trails and linkages
 - ☒ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

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

SHEET #2 - LANDSCAPING PLAN

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☒ A. Existing, indicating whether it is to be preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 11. Responsibility for Maintenance (statement)
- ☒ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☒ 14. Planting or tree well detail
- ☒ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☒ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☒ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

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

B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas, erosion and sediment control facilities.
- ☒ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ☒ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☒ B. Distribution lines
- ☒ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ☒ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation
 - ☒ 2. Dimensions of facade elements, including overall height and width
 - ☒ 3. Location, material and colors of windows, doors and framing
 - ☒ 4. Materials and colors of all building elements and structures
 - ☒ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.
- ☒ 7. List the sign restrictions per the IDO

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

Building(s)	Unit Type	Number of Units	Use	GSF per unit	Total SF	Req'd Parking	Parking Provided	Open Space Req'd	Open Space Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Community			Office		2336	9									
U1	1 bdr, 1 ba	10	Residential	688	6880	10		2000							
U1A	1 bdr, 1 ba	2	Residential	756	1512	2		400							
U2	2 bdr, 1.75 ba	20	Residential	943	18860	20		5000							
U2A	2 bdr, 1.75 ba	2	Residential	1079	2158	2		500							
U3	3 bdr, 1.75 ba	11	Residential	1254	13794	22		3300							
U4	4 bdr, 1.75 ba	7	Residential	1457	10199	14		2100							
U4A	4 bdr, 1.75 ba	1	Residential	1391	1391	2		300							
U5	5 bdr, 2.75 ba	1	Residential	1839	1839	2		300							
Total		54			58969	83	86	13900	53,853 sf	4	4	3	3	9	9

Notes:															
1. Parking required 1 space per DU, up to 2 BDR, 2 spaces, per DU with 3 or more BDR															
2. Bicycle parking required, 3 spaces or 10% whichever is greater															
3. Motorcycle parking required 1 space per 25 off street parking.															
4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.															
5. Open Space areas listed does not include sidewalks, private areas in back yards, or front porches of units.															

Unit Type	# of Units	Comments
Unit 1	10	1 BR / 1 BA
Unit 1A (First floor Type A)	2	1 BR / 1 BA
Unit 2	20	2 BR / 1 3/4 BA
Unit 2A (First floor Type A)	2	2 BR / 1 3/4 BA
Unit 3	11	3 BR / 1 3/4 BA
Unit 4	7	4 BR / 1 3/4 BA
Unit 4A	1	4 BR / 1 3/4 BA
Unit 5	1	5 BR / 2 3/4 BA
SUBTOTAL	54 Units	

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT.
- CONCRETE CURB AND GUTTER.
- CONCRETE SIDEWALK.
- TRASH ENCLOSURE PER DETAIL A1/C-501.
- AREA RESERVED FOR FUTURE REFUSE ENCLOSURE.
- EXISTING SIDEWALK TO REMAIN.
- MAIN DRIVE ASPHALT PAVEMENT.
- PARKING STALL ASPHALT PAVEMENT.
- LANDSCAPED AREA. REFER TO LANDSCAPING PLANS
- ADA RESERVED PARKING STALL.
- RESERVED PARKING SYMBOL.
- ADA RESERVED PARKING SIGN PER DETAIL D6/C-501.
- ADA VAN ACCESSIBLE RESERVED SIGN PER DETAIL D6/C-501.
- CONCRETE PARKING BLOCK
- STRIPED UNLOADING ZONE
- CURB ACCESS RAMP PER NMDOT STANDARD DRAWINGS
- 608-001 SHEETS 1 THROUGH 12
- 12"x18" (MOTORCYCLE PARKING ONLY) SIGN.
- (2) 2' WIDE CONCRETE SIDEWALK CULVERTS.
- RIP RAP EROSION PROTECTION.
- 6' TALL CONCRETE MASONRY UNIT SCREEN WALL PER DETAIL C5/C-501.
- APARTMENT STAIRS PER ARCHITECTURAL PLANS.
- 3' TALL FENCE PER DETAIL A5/C-501.
- CONCRETE STAIR WITH HAND RAILS.
- FIRE DEPARTMENT KNOX BOX.
- 6' TALL WROUGHT IRON PERIMETER FENCE.
- 4' WIDE, 6' TALL WROUGHT IRON PERSONNEL GATE.
- MECHANICAL UNIT ON CONCRETE PAD PER MECHANICAL PLANS.
- PLAYGROUND AREA.
- BIKE RACKS PER DETAIL C6/C-501.
- PAINTED CROSSWALK CONTINENTAL STYLE CROSS WALK STRIPING WITH 2' WIDE BY 6' LONG WHITE STRIPES AT 6' ON CENTER PER COA STD DWG 2900-106.
- MOTORCYCLE PARKING SPACE WITH "MC" PAINTED ON SURFACE AND SIGNAGE PER DETAIL E6/C-501.
- 3' TALL WROUGHT IRON FENCE PER DETAIL D3/C-501
- MINI SIGHT TRIANGLE
- VALLEY GUTTER AND CONCRETE CURB RETURNS PER COA STD DWG 2420.
- EXISTING 5' TALL CMU WALL WITH PILASTERS. PILASTERS TO REMAIN. SAW CUT SECTION BETWEEN PILASTERS AT 2'-8" ABOVE FINISHED GROUND. INSTALL WROUGHT IRON INFILL PANELS TO RESTORE 5' TALL PERIMETER FENCE PER DETAIL D1/C-501.
- STREET LIGHTS PER DETAIL A4/C-501.

TABLE OF CONTENTS:

SP-DRB:	SITE PLAN - DRB
LP-101:	LANDSCAPING PLAN
C-201:	CONCEPTUAL SITE GRADING PLAN
C-301:	CONCEPTUAL SITE UTILITY PLAN
202.1:	ENLARGED ELEVATIONS - TYPICAL UNIT
202.2:	ENLARGED ELEVATIONS - TYPICAL UNIT
202.3:	ENLARGED ELEVATIONS - TYPICAL UNIT
C-501:	CIVIL DETAILS

PROJECT LOCATION:
BROADWAY BLVD. NE AT MCKNIGHT AVENUE, NE.

LEGAL DESCRIPTIONS:
TRACT A SIXBEE SUBDIVISION
CONTAINING 3.43 ACRES

ZONE ATLAS PAGES:
H-14-Z

EXISTING ZONING:
R-T RESIDENTIAL TOWNHOUSES

PROPOSED USES:
25 RESIDENTIAL BUILDINGS AND 1 COMMUNITY BUILDING



THE HARTMAN + MAJEWSKI
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Planners • Urban Designers • LEED®

120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP

PROJECT NAME

ALBUQUERQUE
HOUSING
AUTHORITY

1850 BROADWAY PLACE NE,
ALBUQUERQUE, NEW MEXICO 87102

PROJECT NUMBER: _____

Application Number: _____

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:

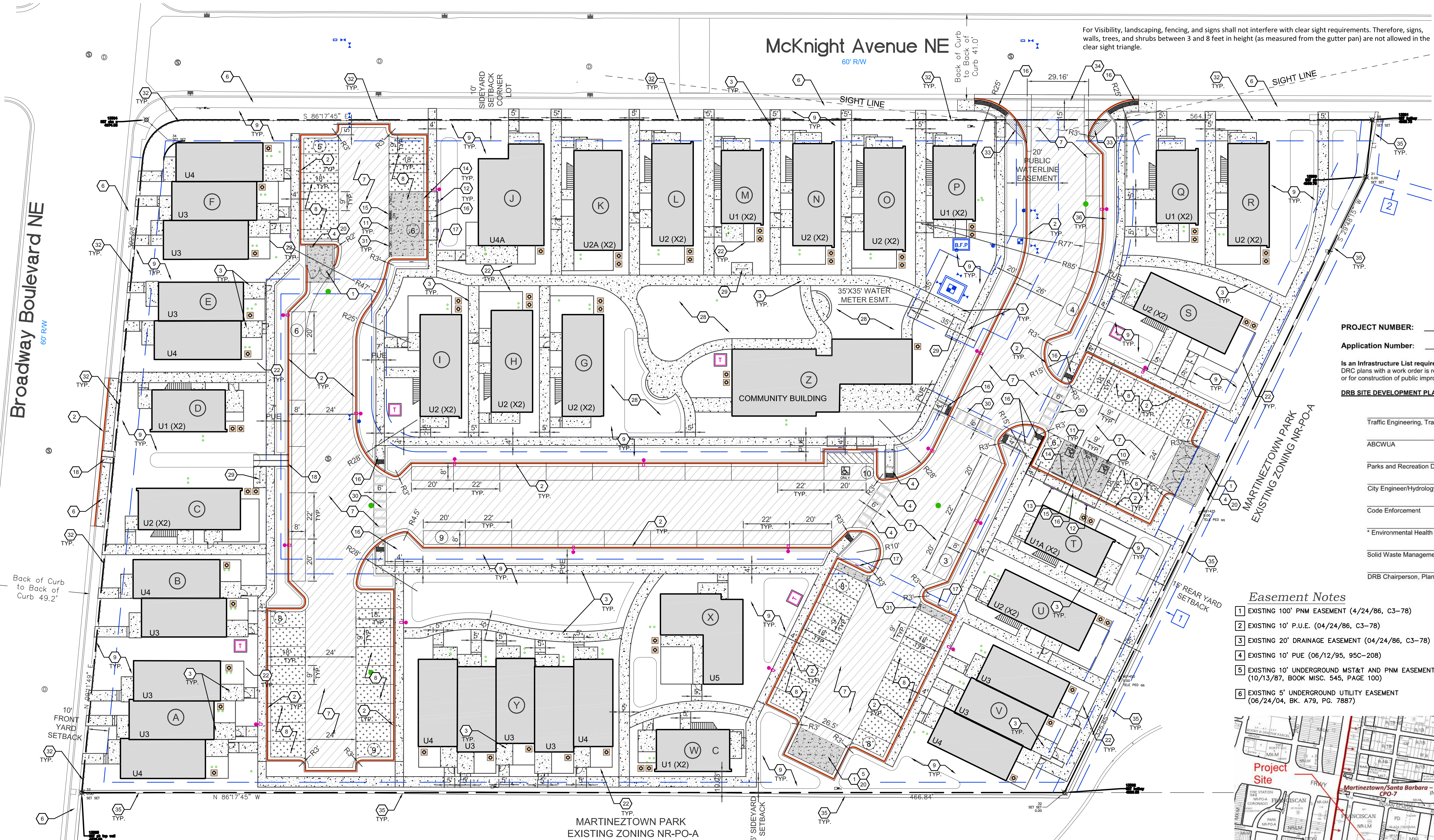
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Easement Notes

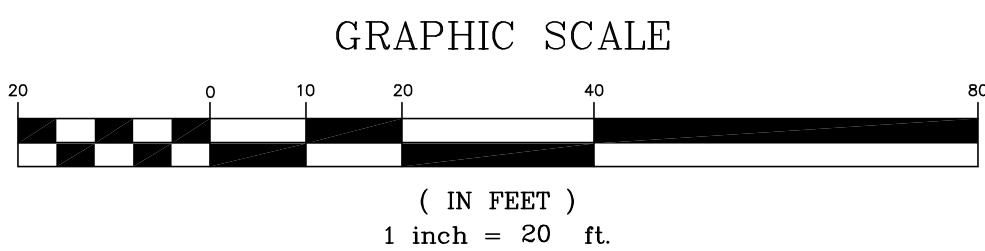
- EXISTING 100' PNM EASEMENT (4/24/86, C3-78)
- EXISTING 10' P.U.E. (04/24/86, C3-78)
- EXISTING 20' DRAINAGE EASEMENT (04/24/86, C3-78)
- EXISTING 10' PUE (06/12/95, 95C-208)
- EXISTING 10' UNDERGROUND MST&T AND PNM EASEMENT (10/13/87, BOOK MISC. 545, PAGE 100)
- EXISTING 5' UNDERGROUND UTILITY EASEMENT (06/24/04, BK. A79, PG. 7887)



A6 ZONE ATLAS PAGE H-14-Z
NTS



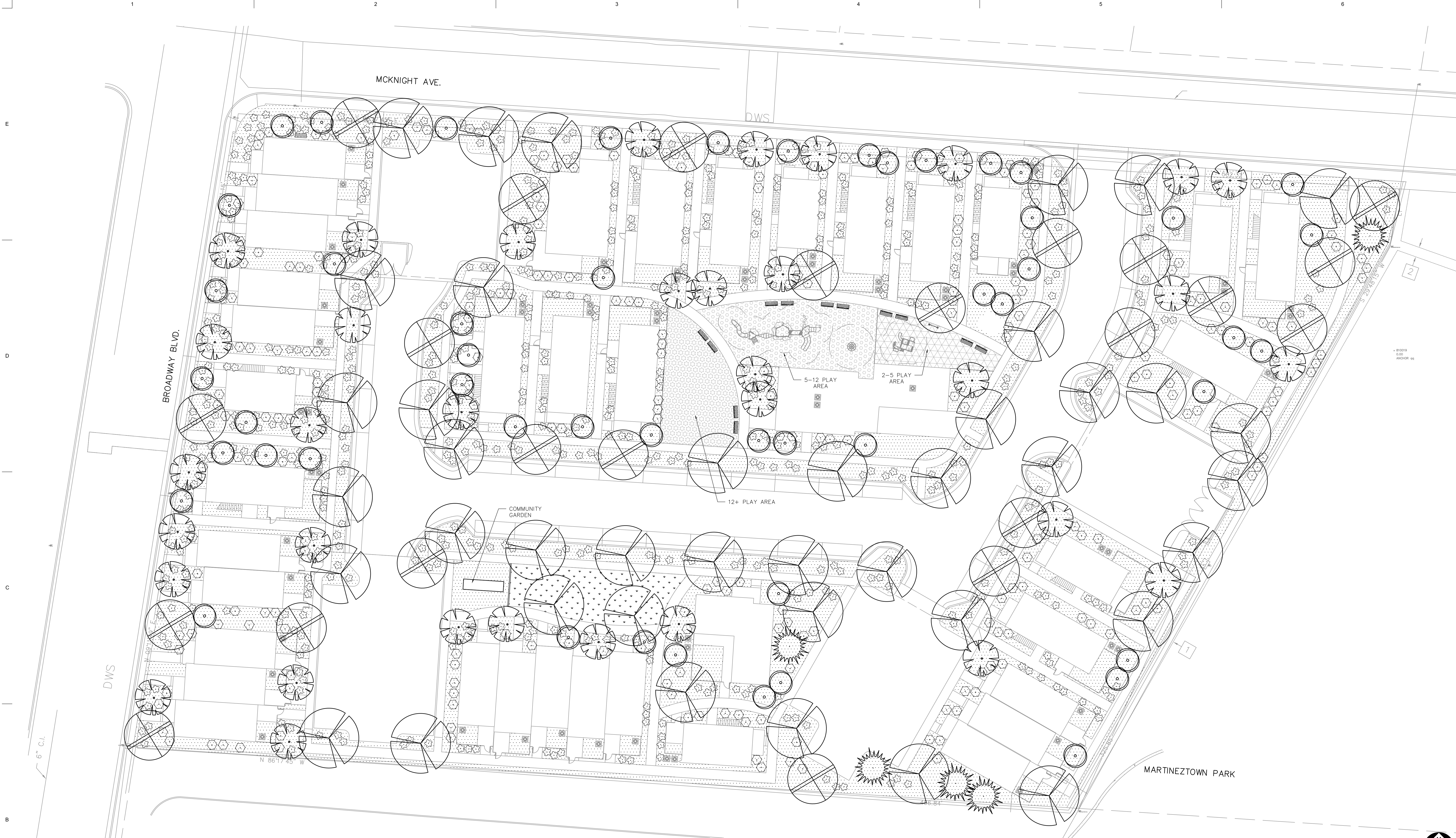
A1 SITE PLAN - DRB
1" = 20'-0"



SITE PLAN
DRB

SHEET NUMBER

SP-DRB



B1 IRRIGATION PLAN
SCALE: 1"=20'-0"



PLANT LEGEND						
KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
LARGE TREES						
BL	BLOODGOOD LONDON PLANE	PLATANUS X ACERFOLIA	X	2" CAL., 10'-12" HT.	24" BOX	60' HT. X 45' SPD.
BO	BURR OAK	QUERCUS MACROCARPA	X	2" CAL., 10'-12" HT.	24" BOX	40' HT. X 35' SPD.
LE	LACEBARK ELM	ULMUS PARVIFOLIA	X	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 30' SPD.
JP	JAPANESE PAGODA TREE	STYPHNOLBIUM JAPONICUM	X	2" CAL., 10'-12" HT.	24" BOX	40' HT. X 40' SPD.
MEDIUM TREES						
CO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGIA	X	2" CAL., 10'-12" HT.	24" BOX	40' HT. X 40' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	X	2" CAL., 10'-12" HT.	24" BOX	30' HT. X 30' SPD.
EVERGREEN TREES						
AP	AFGHAN PINE	PINUS ELDARICA	X	6"-8" HT.	B&B	30' HT. X 25' SPD.
EL	ESCARPMENT LIVE OAK	QUERCUS FUSIFORMIS	X	2" CAL., 10'-12" HT.	24" BOX	35' HT. X 30' SPD.
ORNAMENTAL TREES						
CR	CANADA RED CHOKECHERRY	PRUNUS X VIRGINIANA 'CANADA RED'	X	2" CAL., 8"-10" HT.	24" BOX	25' HT. X 20' SPD.
DW	DESERT WILLOW	CHILOPSIS LINEARIS	X	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.
OR	OKLAHOMA REDBUD	CERCUS CANADENSIS	X	2" CAL., 8"-10" HT.	24" BOX	20' HT. X 20' SPD.

PLANT LEGEND (CONT'D)						
KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
LARGE SHRUB						
AR	ARIZONA ROSEWOOD	VAQUELINIA CALIFORNICA	X	4'-6" HT.	15 GA. MULTI	10' HT. X 5' SPD.
CT	CHASTE TREE	VITEX AGNUS-CASTUS	X	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.
NC	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	X	4'-6" HT.	15 GA. MULTI	20' HT. X 20' SPD.
NM	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	X	4'-6" HT.	15 GA. MULTI	15' HT. X 12' SPD.
MEDIUM SHRUB/GRASSES						
BD	BLACK DAHLIA	DALEA FRUTESCENS	X	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.
BM	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	X	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
TB	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	X	MIN. 12" HT.	5 GALLON	3' HT. X 4' SPD.
LB	LITTLE BLUESTEM	ANDROPOGON SCOPARIUM	X	MIN. 12" HT.	3 GALLON	3' HT. X 2' SPD.
GROUND COVER						
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	X	MIN. 18" SPD.	5 GALLON	3' HT. X 5' SPD.
PB	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEY 'PAWNEE BUTTES'	X	MIN. 18" SPD.	5 GALLON	2' HT. X 5' SPD.

HATCH AND SYMBOL LEGEND	
	GRAVEL MULCH - SEE PLANTING NOTE X.
	TURFGRASS SOD - SEE PLANTING NOTE X.
	MONUMENT SIGN
	BIKE RACK
	BENCH
	RAISED GARDEN PLANTER BED

- PLANTING NOTES**
- A. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
- B. GRAVEL MULCH SHALL BE 1" "XXXXXX", AS AVAILABLE FROM XXXXXX. (XXX-XXX-XXXXX), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.
- C. FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- D. THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- E. CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- F. TREES SHALL BE INSTALLED PER COA STANDARD DETAIL XXXXX.
- G. SHRUBS SHALL BE INSTALLED PER COA STANDARD DETAIL XXXXX.
- H. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- I. SOD SHALL BE "PARK BLEND", AS AVAILABLE FROM GARDNER TURFGRASS, (505-384-2430), OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- J. TREES INSTALLED WITHIN TURF AND NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF SHREDDED WOOD MULCH WITHIN A 6" DIAMETER AREA AT THE BASE OF EACH TREE.

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PROJECT NAME

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HOUSING
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REVISIONS

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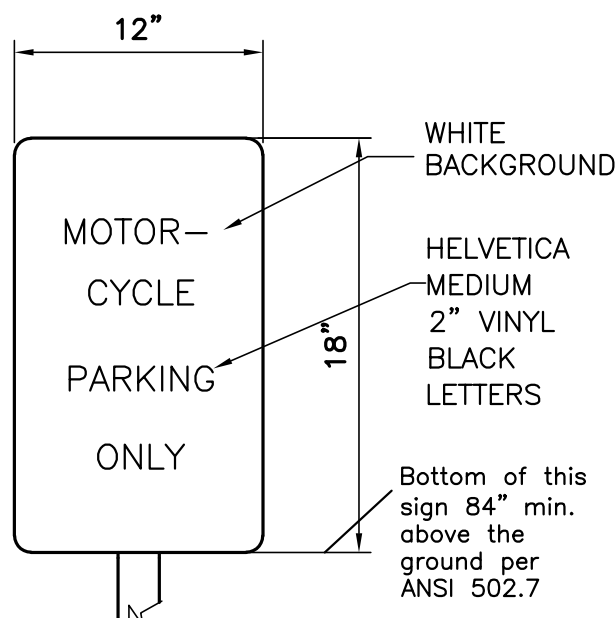
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Checked by	DAA
Date	August 21, 2020
Project number	2561
CAD file name	

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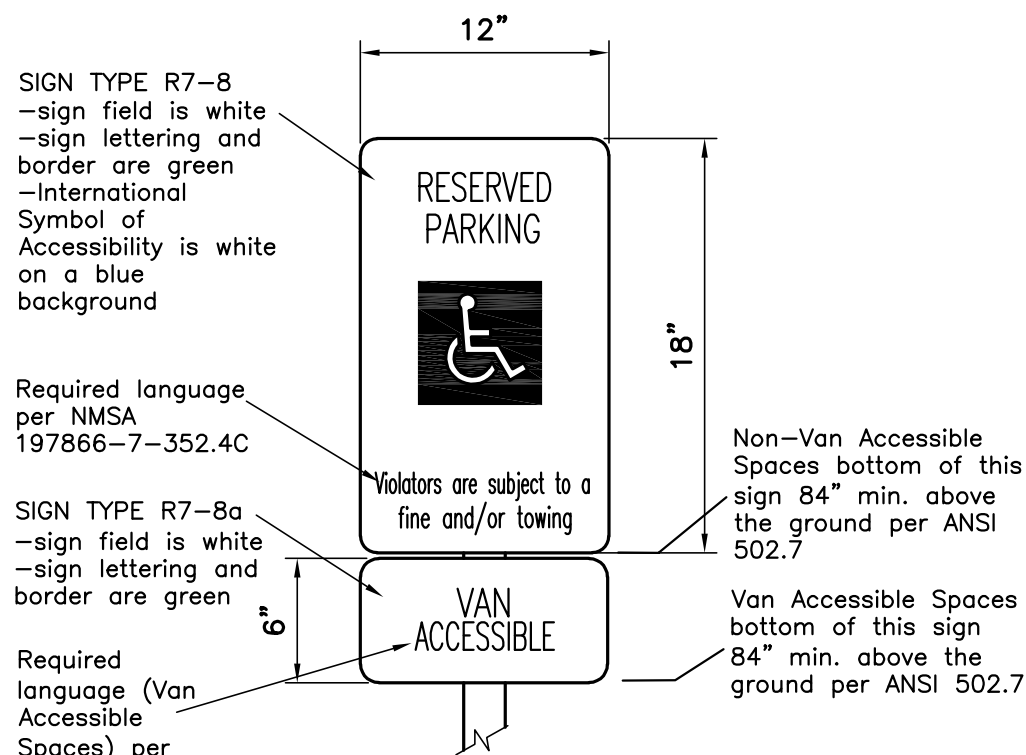
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DETAILS

SHEET NUMBER

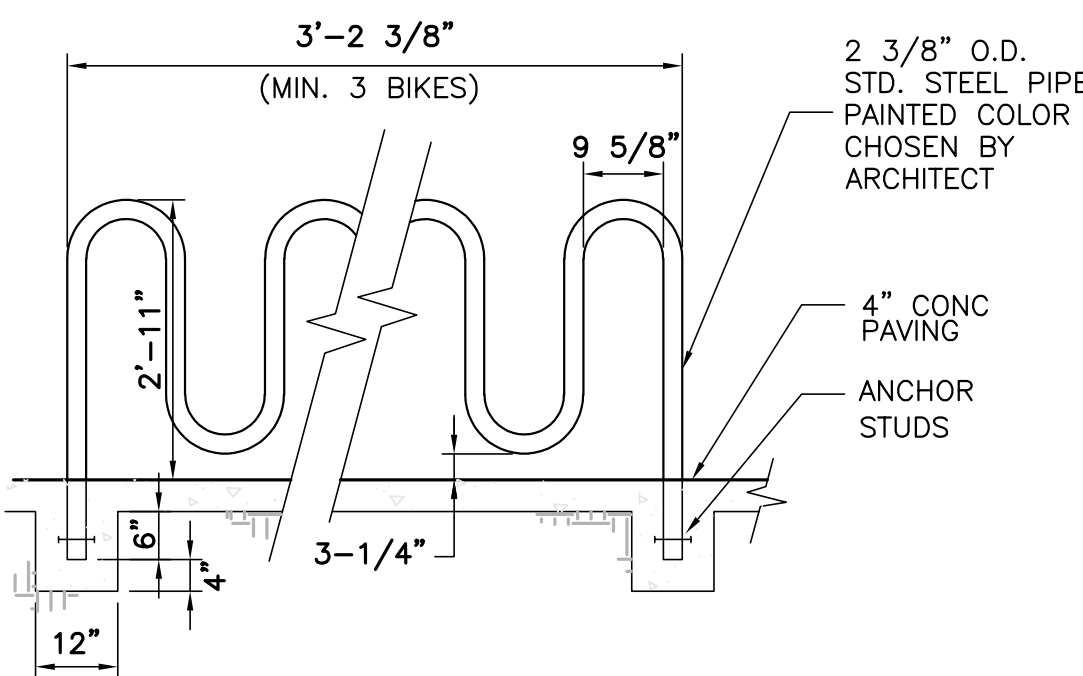
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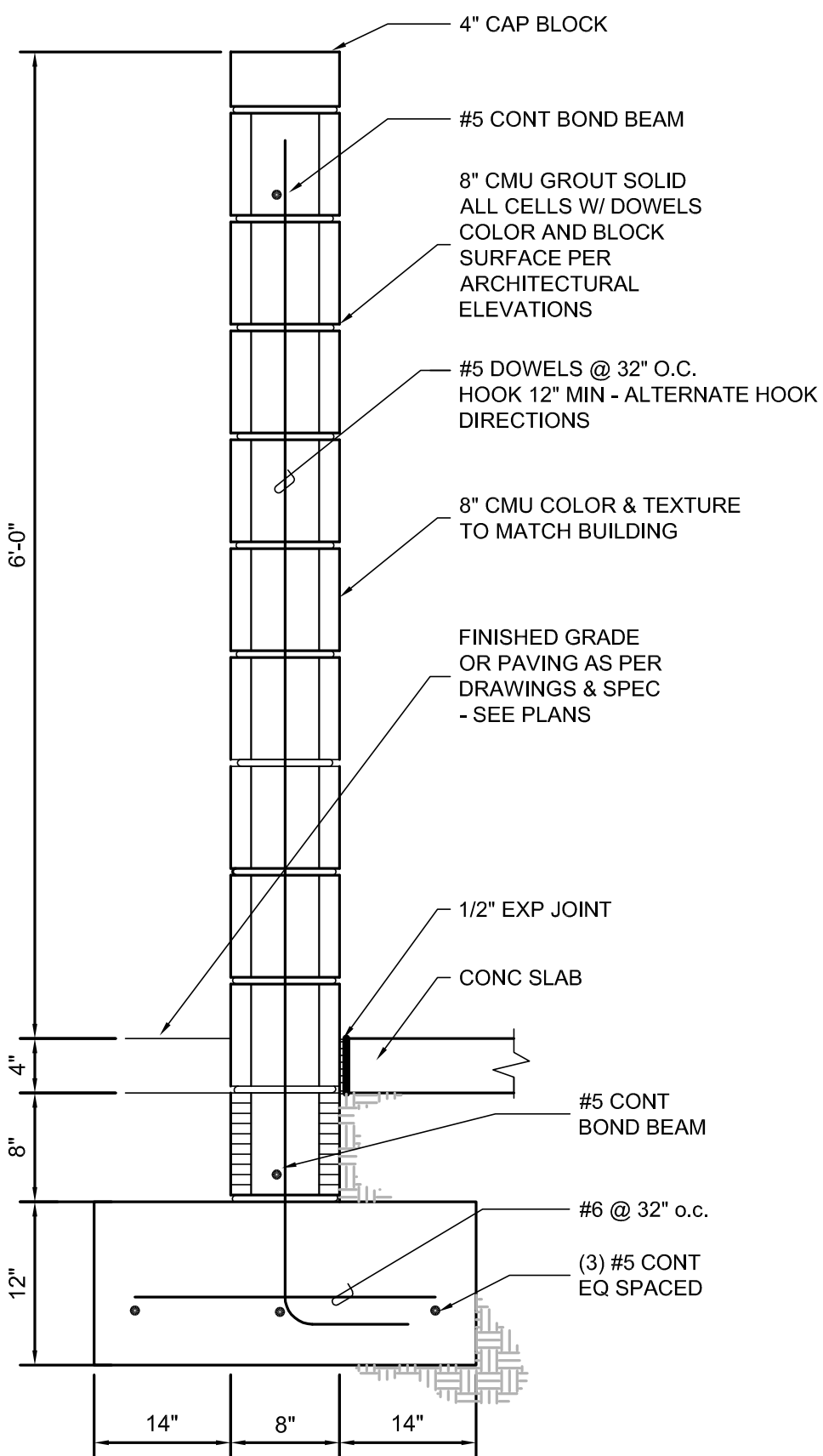
E6 MC Parking Signs
NTS



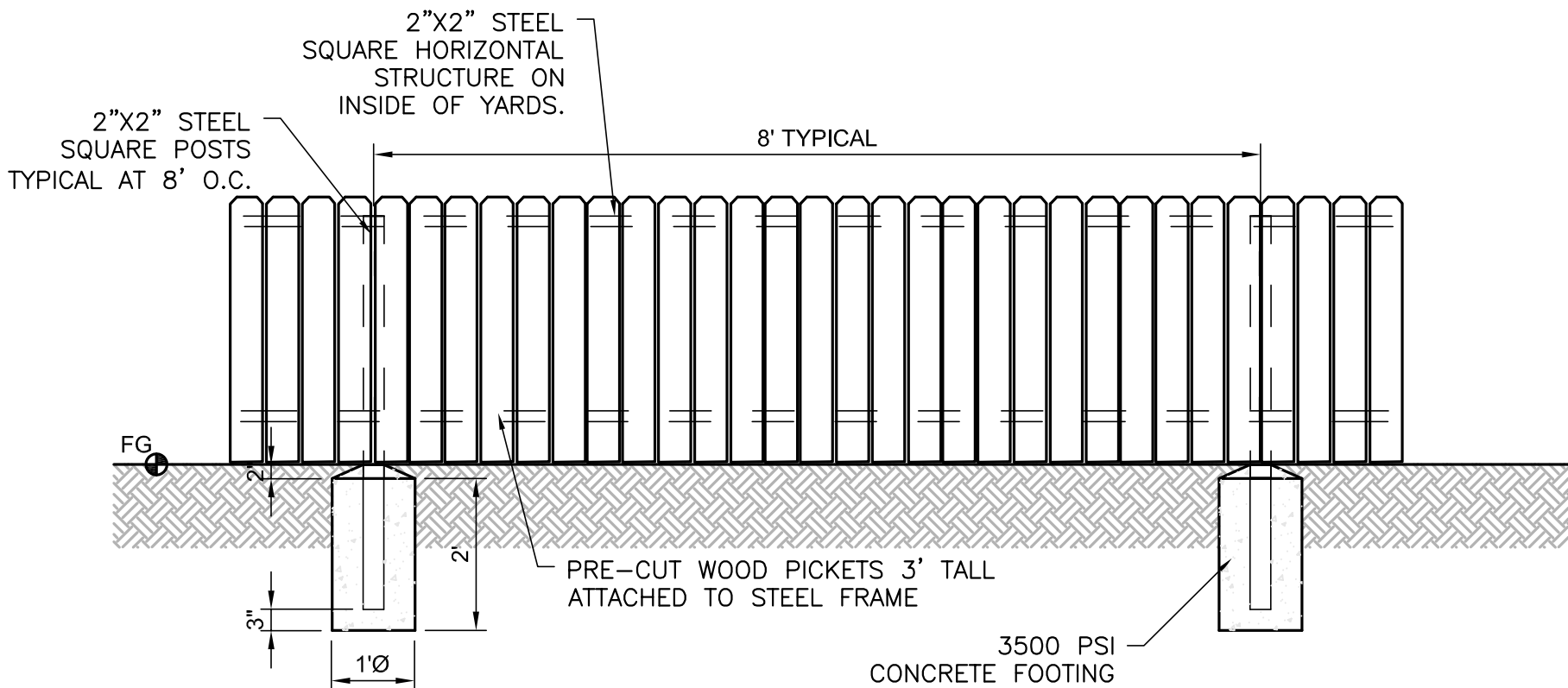
D6 ADA Parking Signs
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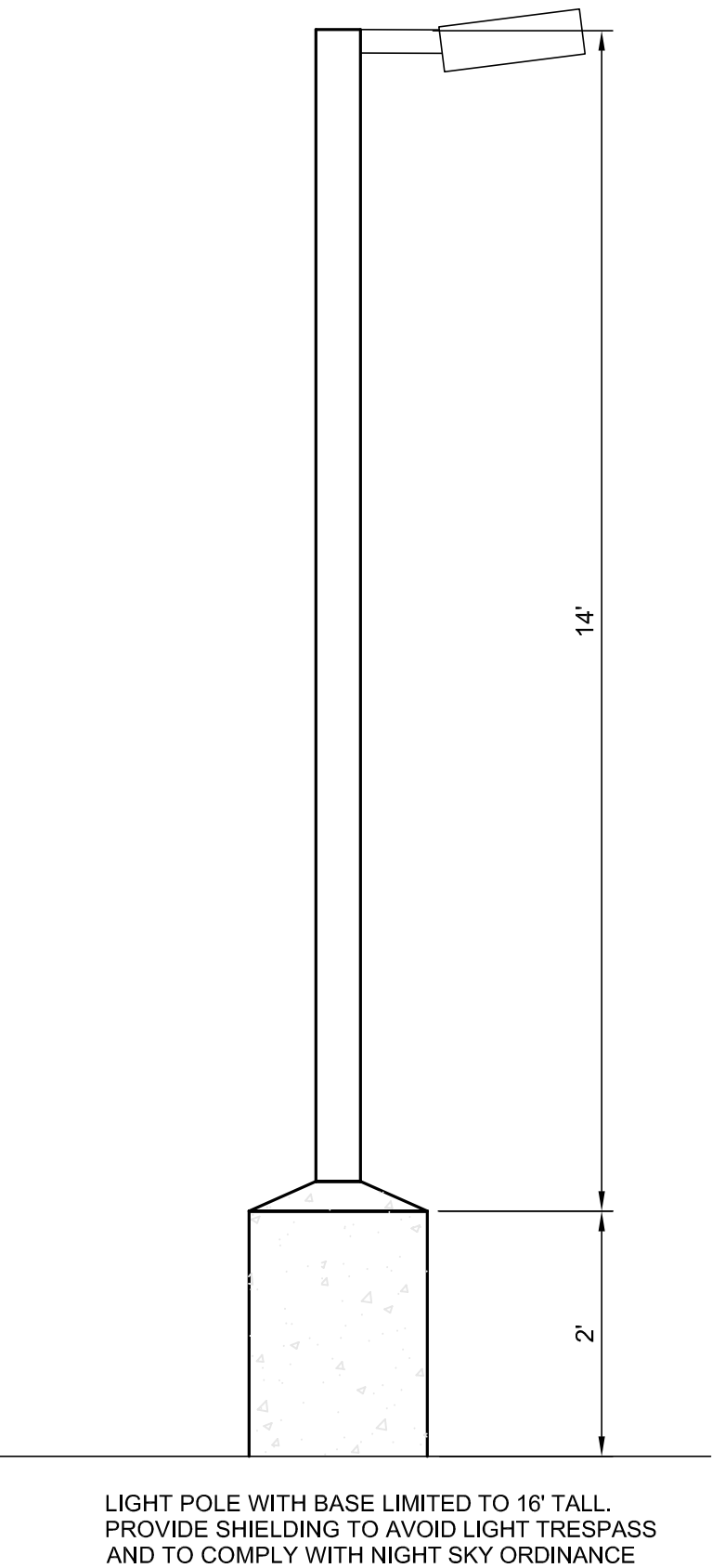
C6 Bike Rack
NTS



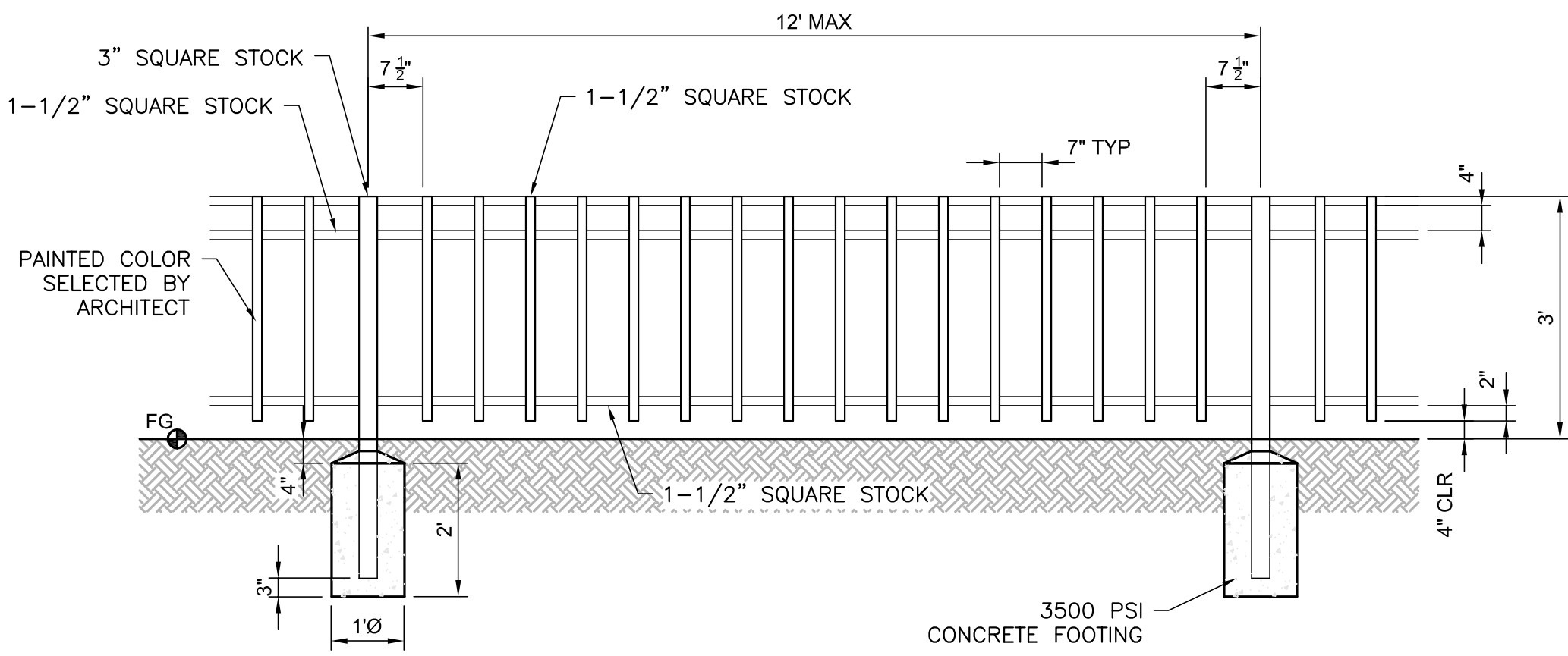
C5 6' CMU Sreen Wall
NTS



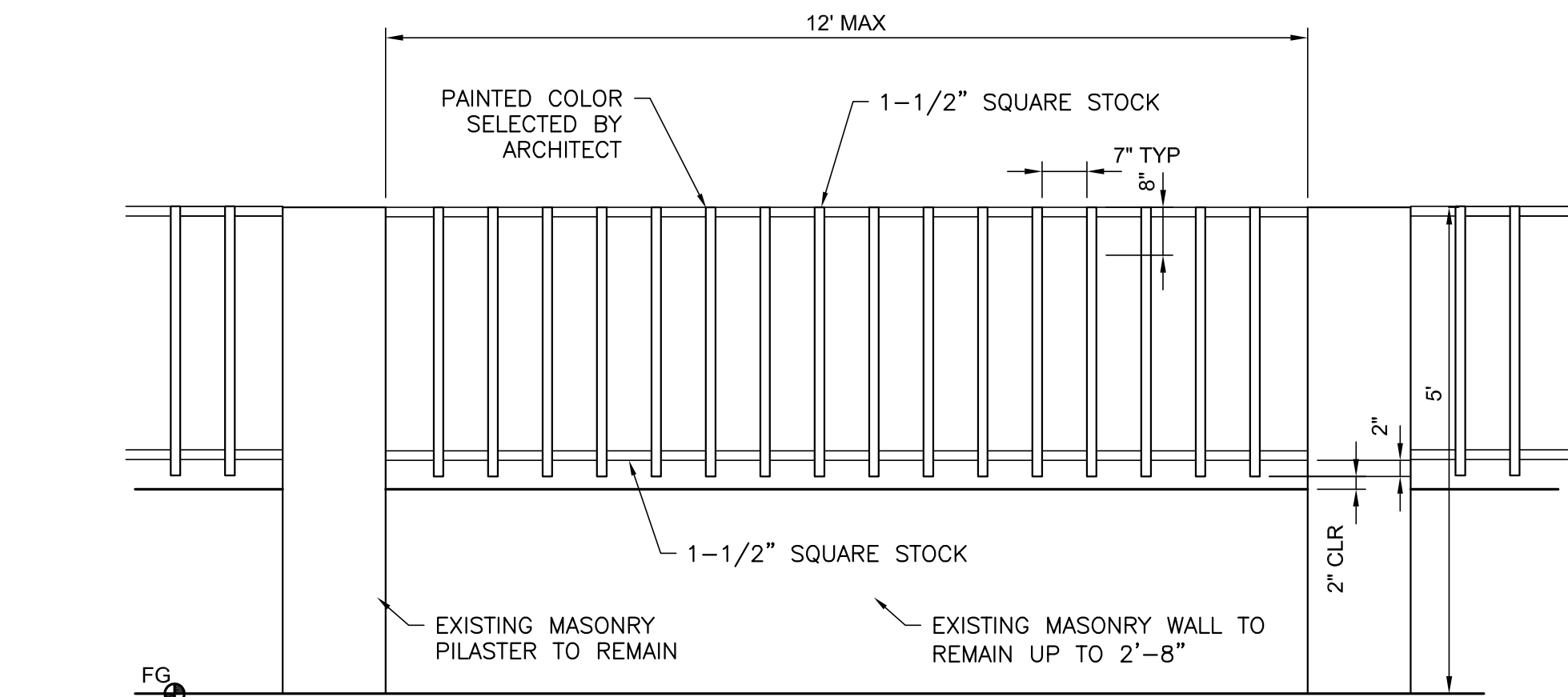
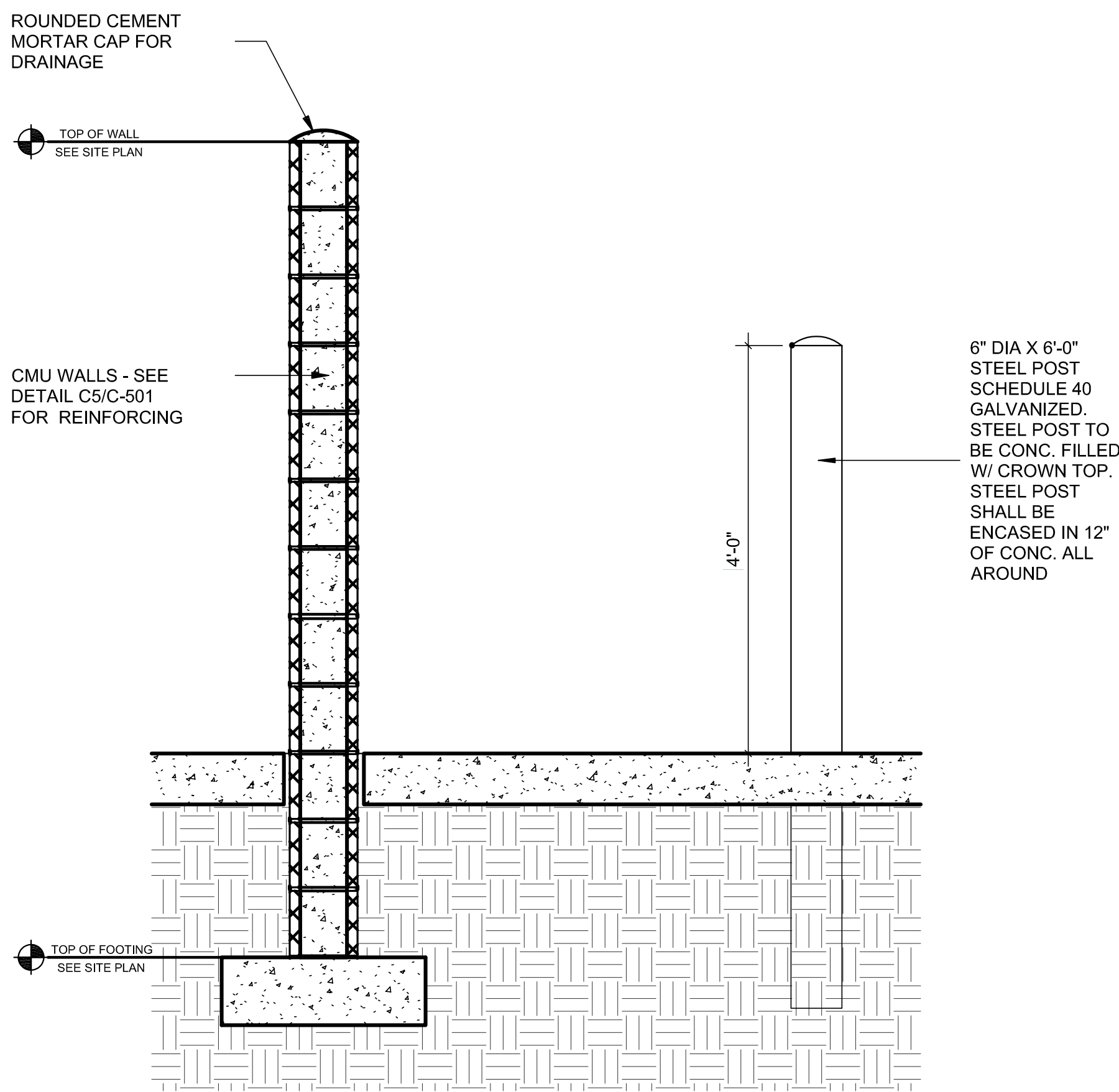
A5 Fence Detail
NTS



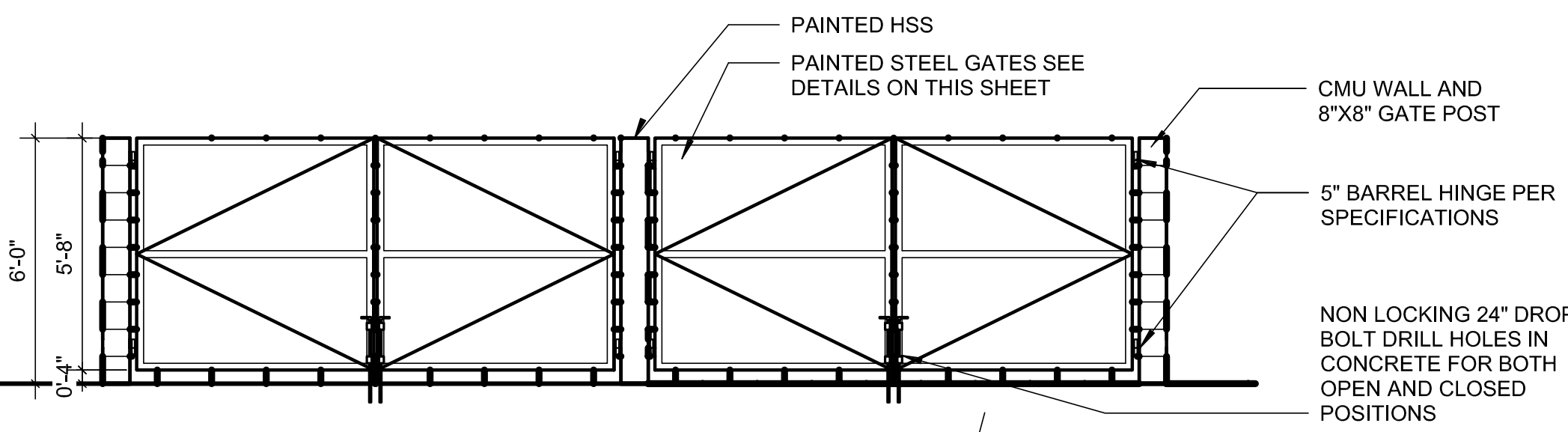
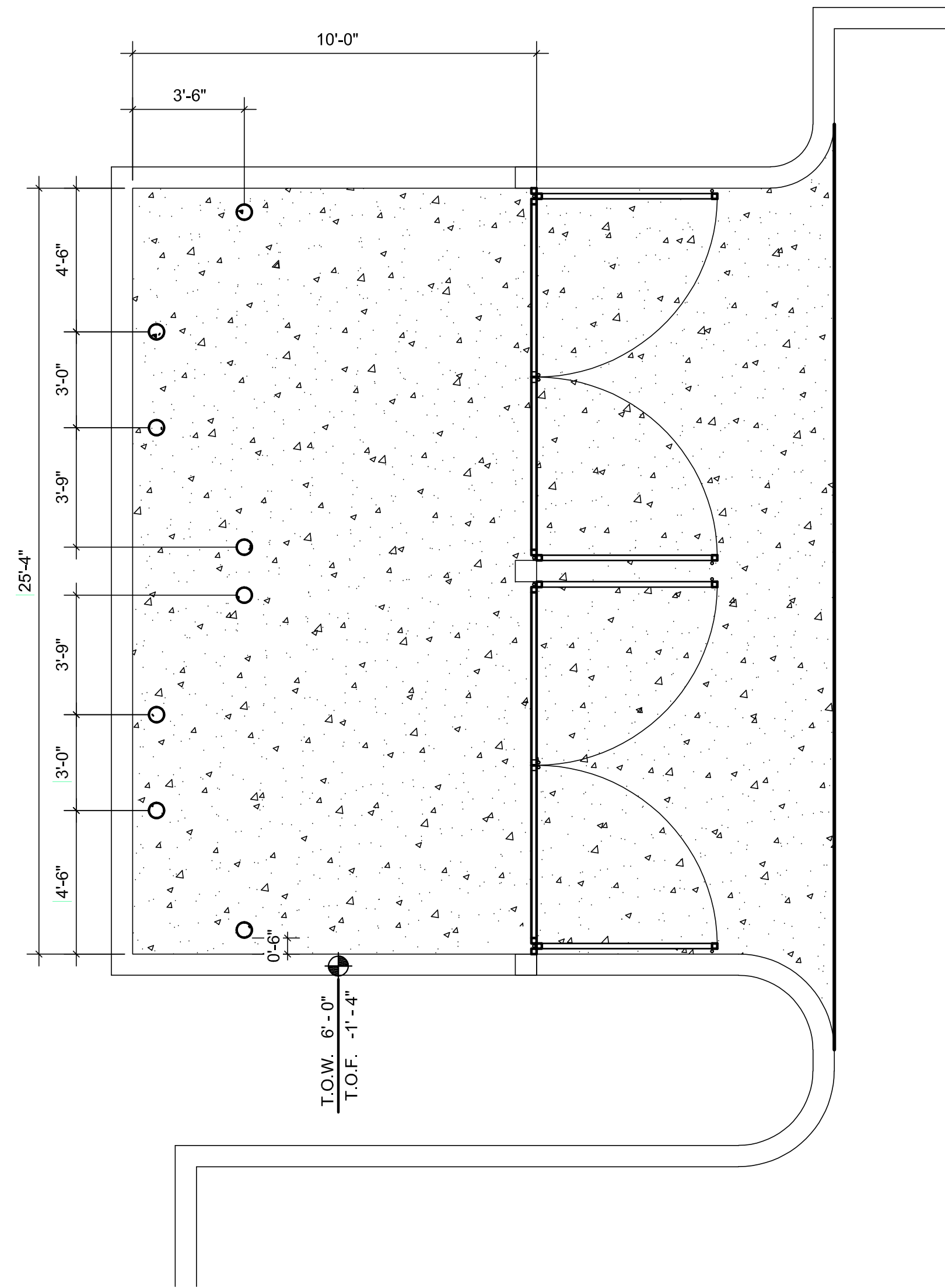
A4 Light Pole
NTS



D3 WROUGHT IRON FENCE
NOT TO SCALE



D1 WALL AT MARTINEZTOWN PARK
NTS



A1 Refuse Enclosure Plan,
Section and Gate Elevations
NTS



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UTILITY PLAN KEYED NOTES

1. WATER SUPPLY LINE, 3"Ø PVC SCH 40.
2. 3" WATER METER AND METER VAULT PER COA STD DWGS.
3. FIRE SUPPRESSION SUPPLY LINE, 4"Ø C900 DR14.
4. WATER SUPPLY AND FIRE SUPPRESSIONS LINES TO BUILDING, SIZE PER PLAN.
5. GATE VALVE ASSEMBLY, AND VALVE BOX AND CONCRETE COLLAR.
6. POST INDICATOR VALVE.
7. 4" REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTION DEVICE IN HOT BOX (SAFE-T-COVER 600T-AL) WITH 2KW HEATER. PROVIDE CONCRETE FOUNDATION PER HOT BOX MANUFACTURERS RECOMMENDATIONS.
8. FIRE DEPARTMENT CONNECTION MOUNTED TO THE FACE OF THE INSULATED ENCLOSURE.
9. 6" PVC900 WATERLINE.
10. NEW PRIVATE FIRE HYDRANT.
11. NEW 1" IRRIGATION METER.
12. CONNECT WATER LINE ONTO BUILDING WATER LINES, SEE PLUMBING SHEETS.
13. EXISTING 8" WATERLINE.
14. SANITARY SEWER LINE, 4"Ø.
15. SANITARY SEWER LINE, 6"Ø.
16. SANITARY SEWER CLEANOUT.
17. EXISTING SANITARY SEWER LINE, 8"Ø.
18. EXISTING SANITARY SEWER MANHOLE TO REMAIN.
19. NEW 4' SANITARY SEWER MANHOLE.
20. LIGHT POLE, SEE ELECTRICAL PLANS.

REVISIONS

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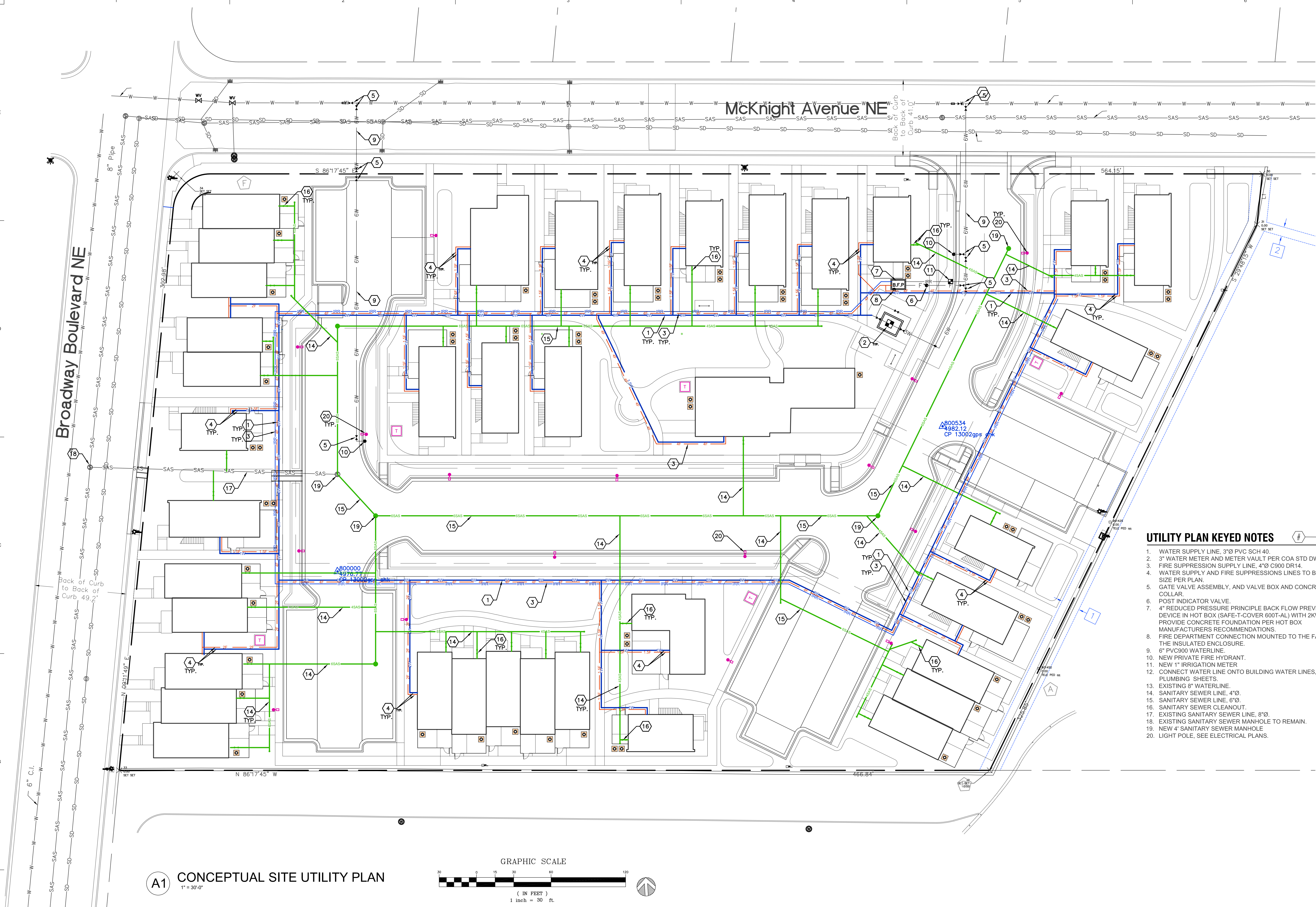
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Date August 21, 2020
Project number 2561
CAD file name

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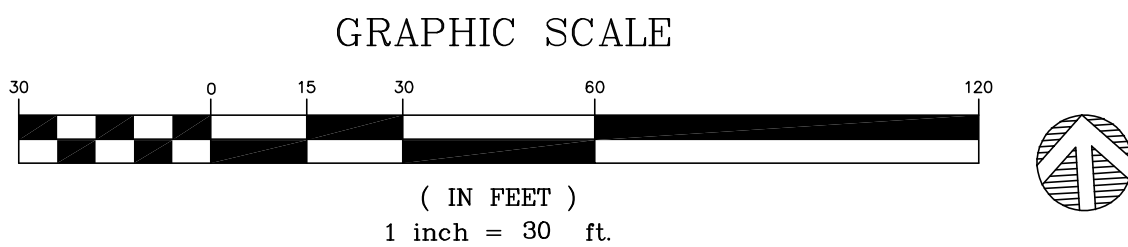
CONCEPTUAL SITE
UTILITY PLAN

SHEET NUMBER

C-301



A1 CONCEPTUAL SITE UTILITY PLAN
1" = 30'-0"



UTILITY PLAN GENERAL NOTES

1. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

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CONCEPTUAL
GRAVING
PLAN

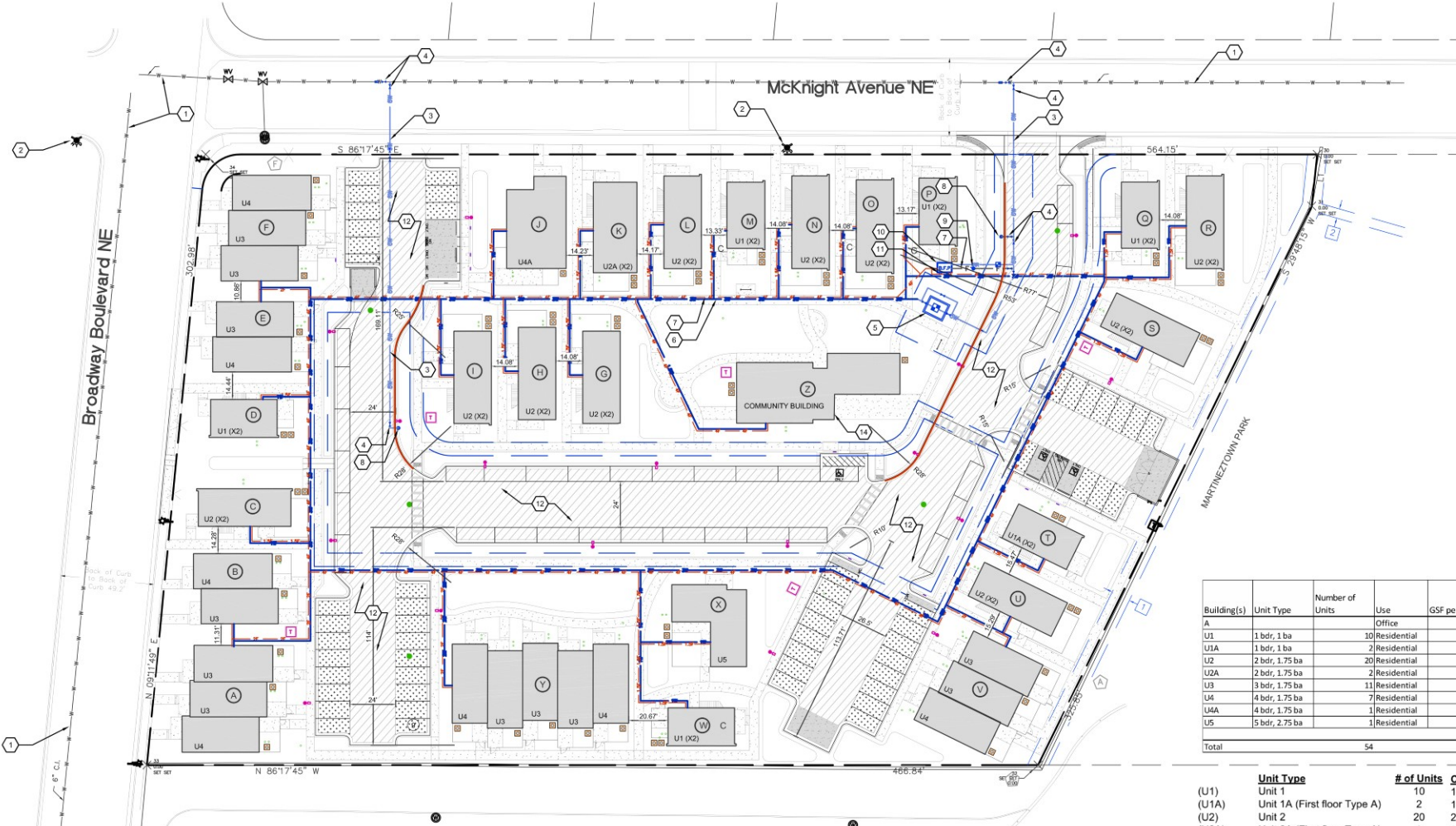
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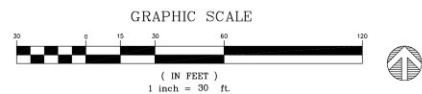




A1 EXISTING CONDITIONS SITE PLAN
1" = 50'-0"



A1 PROPOSED FIRE 1 PLAN
1" = 30'-0"



FIRE 1 PLAN KEYED NOTES

- EXISTING 6" PUBLIC WATERLINE
- EXISTING FIRE HYDRANT
- NEW 6" PUBLIC WATERLINE
- NEW GATE VALVE
- NEW DOMESTIC WATER METER
- NEW PRIVATE DOMESTIC WATER SUPPLY LINE, 3"Ø PVC
- NEW PRIVATE FIRE SUPPRESSION SUPPLY LINE, 4"Ø C900 DR14 200 PSI
- NEW FIRE HYDRANT
- POST INDICATOR VALVE PER DETAIL A6/C-503
- 4" REDUCED PRESSURE PRINCIPLE BACK FLOW PREVENTION DEVICE IN HOT BOX. PROVIDE CONCRETE FOUNDATION PER HOT BOX MANUFACTURERS RECOMMENDATIONS. INCLUDE 6"ØX4" TEE, 4" CHECK VALVE AND DOUBLE FIRE DEPARTMENT CONNECTION PER DETAIL D4/C504
- FIRE DEPARTMENT CONNECTION
- FIRE LANE DESIGNED TO SUPPORT A MINIMUM OF 75,000 LBS
- 6"Ø C900 DR14 200PSI WATERLINE TO HYDRANTS
- KNOX BOX AT MAIN ENTRANCE TO BUILDING
- CURB PAINTED WITH "FIRE LANE NO PARKING", 6" TALL LETTERS ON RED BACKGROUND. PROVIDE "FIRE LANE NO PARKING" SIGNS AT 100' INTERVALS AS DIRECTED BY THE FIRE MARSHAL'S OFFICE
- APPROXIMATE LOCATION OF PREMISE ID. 12" TALL MINIMUM LETTERS

GENERAL SHEET NOTES

- FIRE SEPARATION BETWEEN STACKED APARTMENT UNITS WILL BE 1 HOUR RATED ASSEMBLIES.
- FIRE SEPARATION BETWEEN TOWNHOUSE UNITS WILL BE 1 HOUR RATED ASSEMBLIES.
- PLEASE REFER TO FIRE 2 PLAN FOR FLOOR ASSEMBLY RATING INFORMATION AS WELL AS FOR RATED DEMISING WALL INFORMATION.
- PREMISE IDENTIFICATION WILL BE ADDED PER CITY OF ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS.
- VEHICLES OR OBSTRUCTIONS SHALL NOT BE LOCATED WITHIN 15' OF A FIRE HYDRANT OR 5' OF THE FDC.
- THERE WILL BE A TOTAL OF 2 FIRE HYDRANTS SURROUNDING THE SITE. PER APPENDIX C, OF IFC FOR FIRE FLOWS LESS THAN 1125 GPM THE SPACING BETWEEN FIRE HYDRANTS CAN BE 500' AVERAGE. ACTUAL AVERAGE SPACING FOR THIS SITE IS 500'.
- FIRE LANES TO BE DESIGNED TO BE ALL WEATHER SURFACES AND CAPABLE OF SUPPORTING THE 75,000 LB VEHICLE.
- FIRE LANES HAVE BEEN DESIGNED WITH A MAXIMUM SLOPE OF 7.3% (LESS THAN THE ALLOWABLE SLOPE OF 10%).
- ALL BUILDINGS (EXCEPT ARE TOWNHOUSES OR TWO UNIT RESIDENTIAL BUILDINGS), NO APARTMENTS ARE PROPOSED WITH THIS PROJECT. RESIDENTIAL BUILDINGS ARE R-3 OCCUPANCY.
- ALL BUILDINGS WILL BE LESS THAN 26' TALL TO THE MID POINT OF THE ROOF, OR TO THE PARAPET.

BUILDING INFORMATION

RESIDENTIAL OCCUPANCY BUILDING AREA = 7,085 SF, FULLY SPRINKLERED (BUILDING Y) FOR LARGEST TWO STORY TOWNHOUSE UNIT. THIS BUILDING CONTROLS FOR LARGEST FIRE FLOW REQUIREMENTS

BUSINESS OCCUPANCY COMMUNITY BUILDING AREA = 2,336 SF, FULLY SPRINKLERED (SINGLE STORY)

TYPE VB CONSTRUCTION

ALLOWABLE BUILDING AREA PER IBC TABLE 506.2 IS 9,625 WITH ALLOWABLE PERIMETER INCREASES

INTERNATIONAL FIRE CODE 2015, APPENDIX B
FIRE FLOW PER IFC TABLE B105.1(2) IS 2,250 GPM (NON SPRINKLED BUILDING)

PER IFC TABLE B105(1) FIRE FLOW CAN BE REDUCED BY 1/2 IF BUILDING PROTECTED BY AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH 913.3.1.3 OF THE IFC.

THEREFORE REQUIRED FIRE FLOW IS 1,125 GPM (PER IFC). CITY OF ALBUQUERQUE FIRE FLOW MINIMUM IS 1,500 GPM.

INTERNATIONAL FIRE CODE 2015, APPENDIX C
SPACING AND NUMBER OF HYDRANTS FOR PROPOSAL BUILDING PER TABLE C102.1

MINIMUM NUMBER OF HYDRANTS = 1
AVERAGE SPACING BETWEEN HYDRANTS = 500'
PER FOOTNOTE A, A REDUCTION OF 100' FOR DEAD END ROAD, GIVING AN ALLOWABLE SPACING OF 400'
PER FOOTNOTE G, ALLOWING A 25% INCREASE IN SPACING FOR SPRINKLED BUILDINGS (NFPA 13R), GIVING AN ALLOWABLE SPACING OF 500' AVERAGE.

MAXIMUM DISTANCE FROM ANY POINT ON FIRE LANE TO HYDRANT = 250'
PER FOOTNOTE D, A 50' REDUCTION FOR DEAD END ROAD GIVING A DISTANCE OF 200'
PER FOOTNOTE F, ALLOWING A 25% INCREASE IN SPACING FOR SPRINKLED BUILDINGS, INCREASING THE DISTANCE TO 250'



FIRE 1 PERMIT
ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECK DIVISION
PERMIT NUMBER: 20-003771
APPROVED BY: [Signature]
APPROVED DATE: 08/21/2020

SQFT: 7085
GPM: 1500
CONSTRUCTION TYPE: VB
NUMBER OF HYDRANTS: 2
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



A6 ZONE ATLAS PAGE H-14-Z
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60% CONSTRUCTION DOCUMENTS

PROJECT NAME

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FIRE 1 PLAN

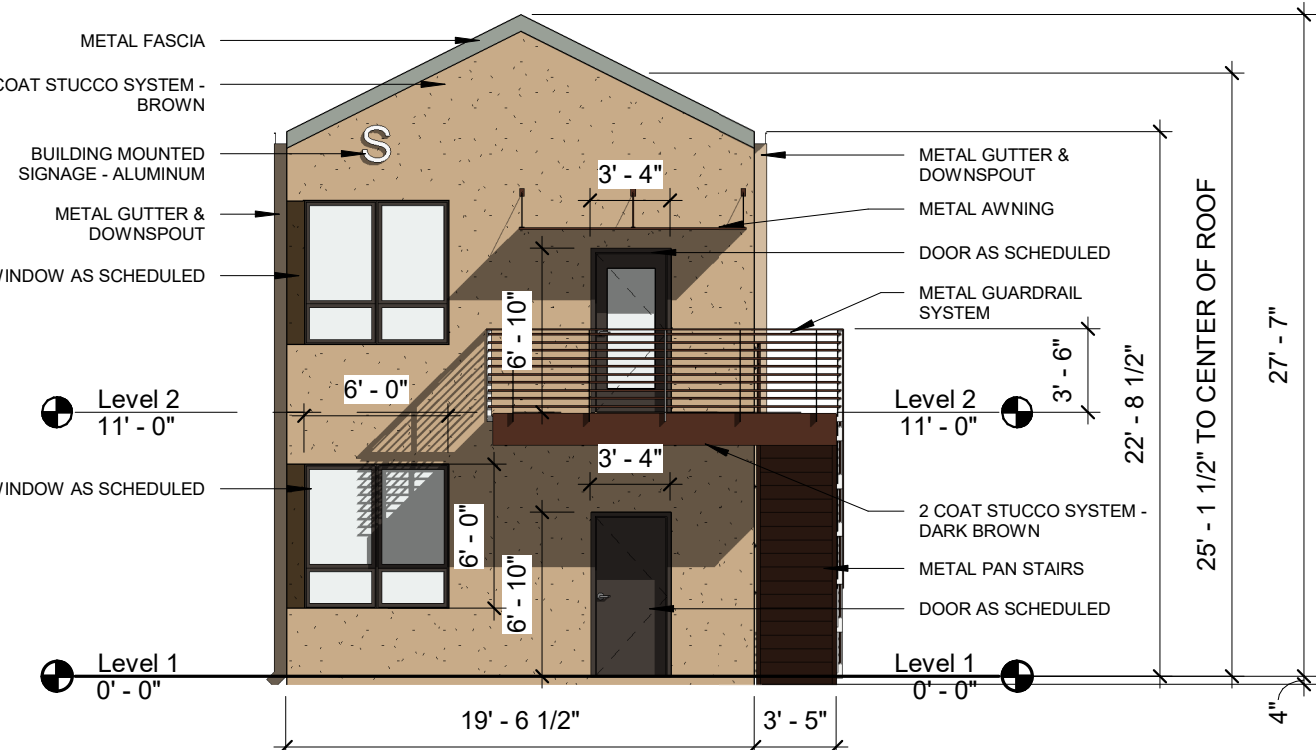
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FIRE 1



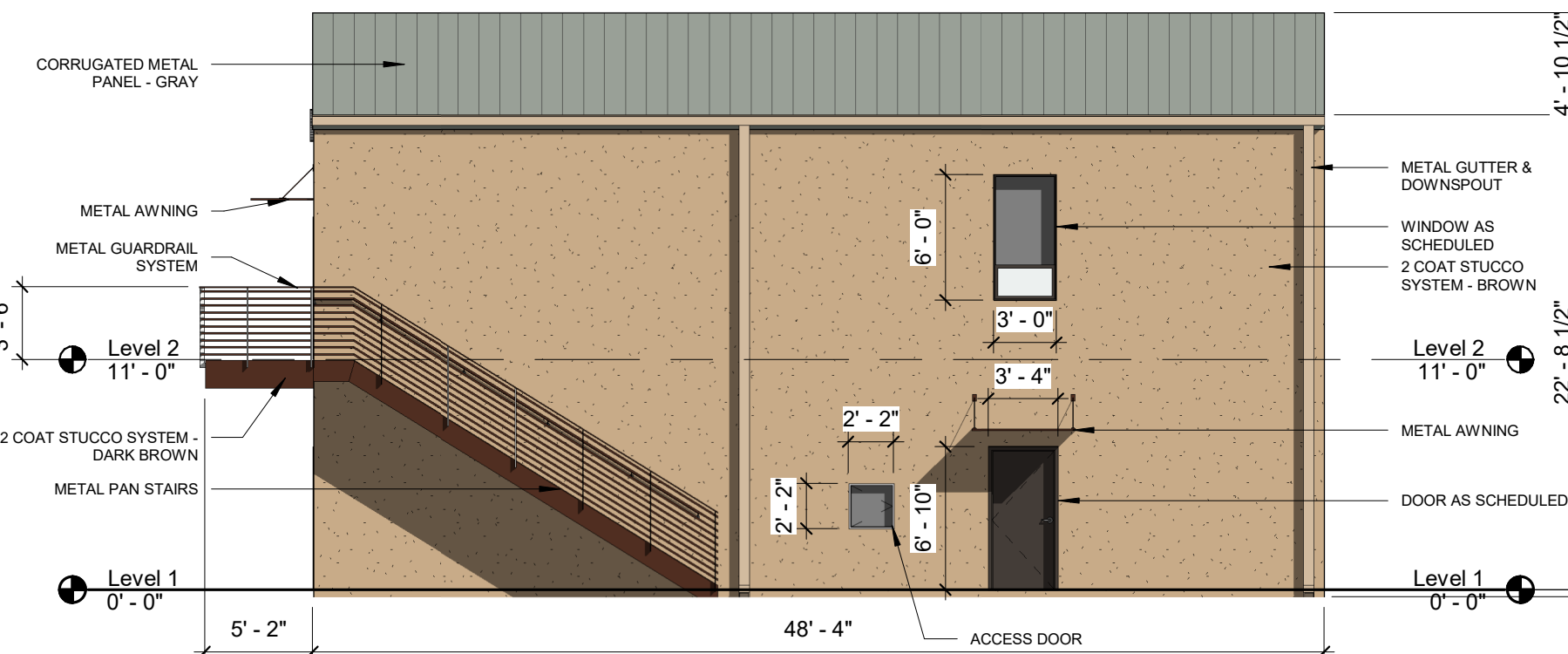
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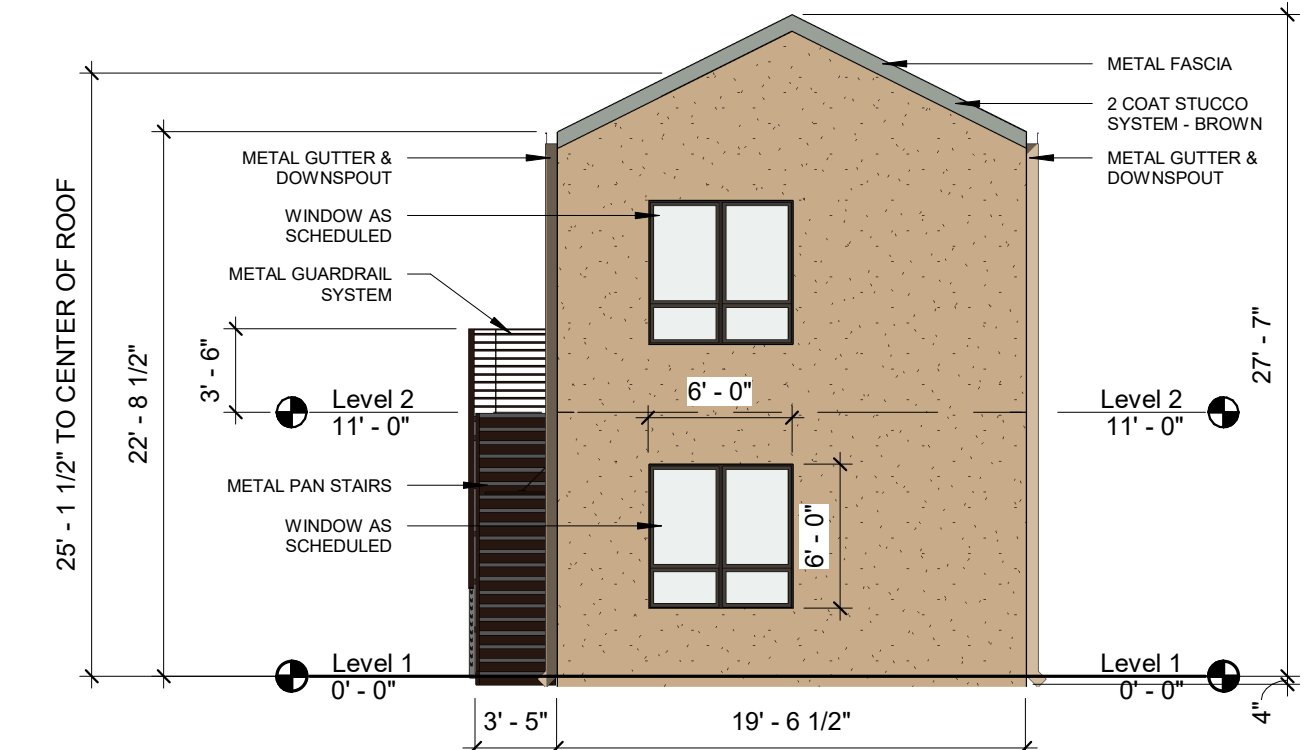
E1 BUILDINGS C, G, H, I, L, N, O, R, S, U -
NORTHWEST ELEVATION
1/8" = 1'-0"

2



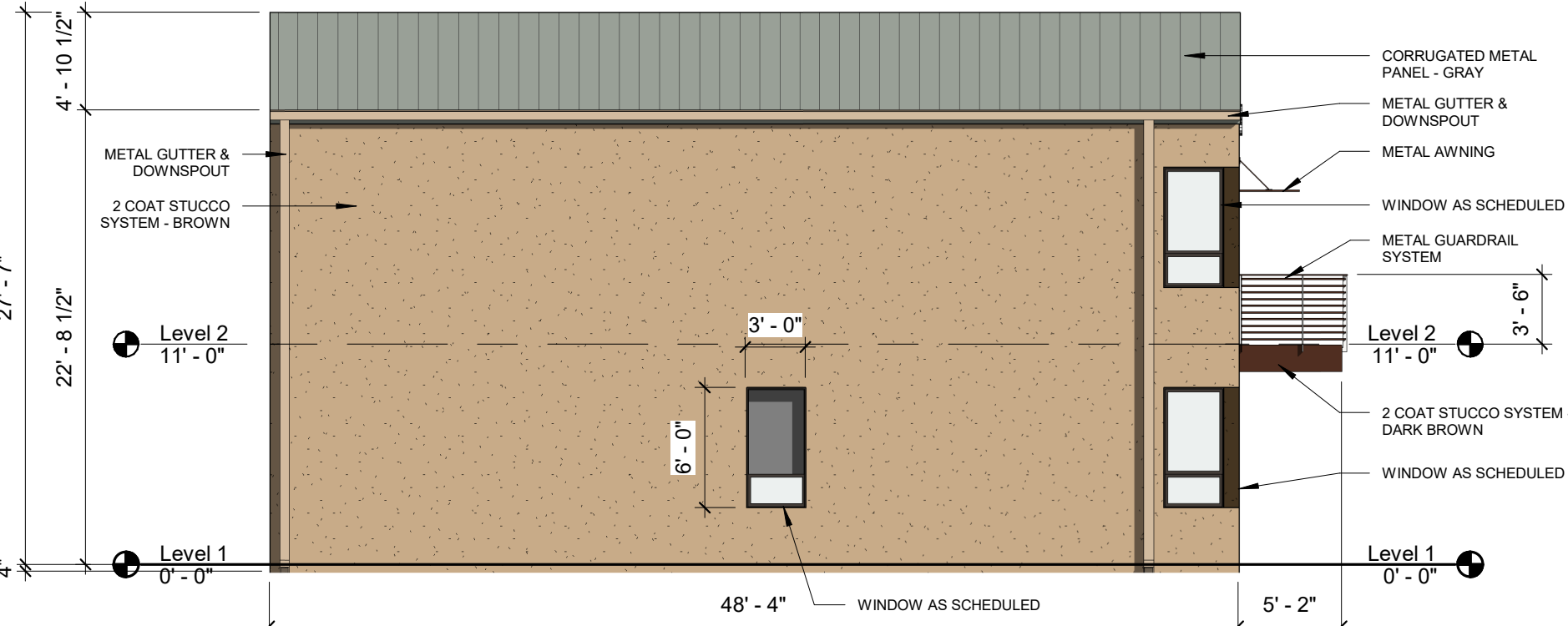
E2 BUILDINGS C, G, H, I, L, N, O, R, S, U -
SOUTHWEST ELEVATION
1/8" = 1'-0"

3



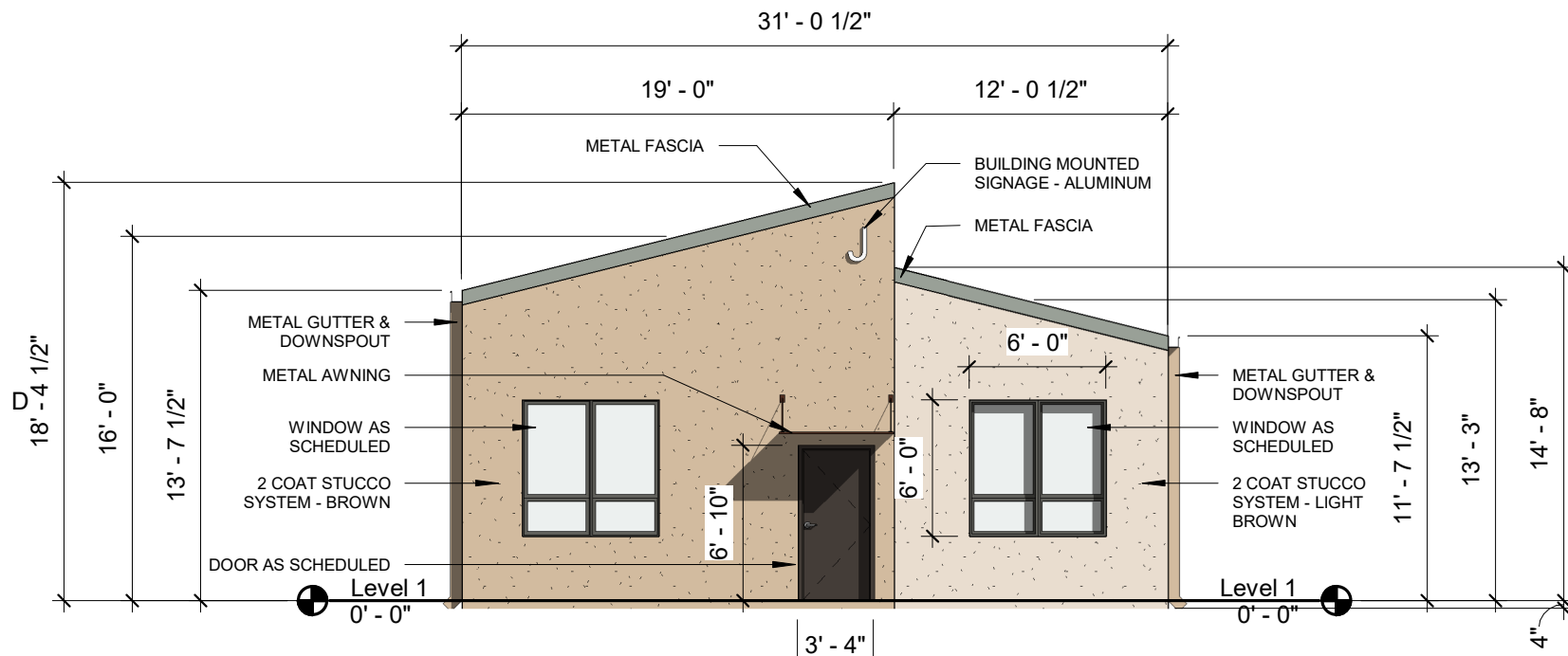
E4 BUILDINGS C, G, H, I, L, N, O, R, S, U -
SOUTHEAST ELEVATION
1/8" = 1'-0"

5

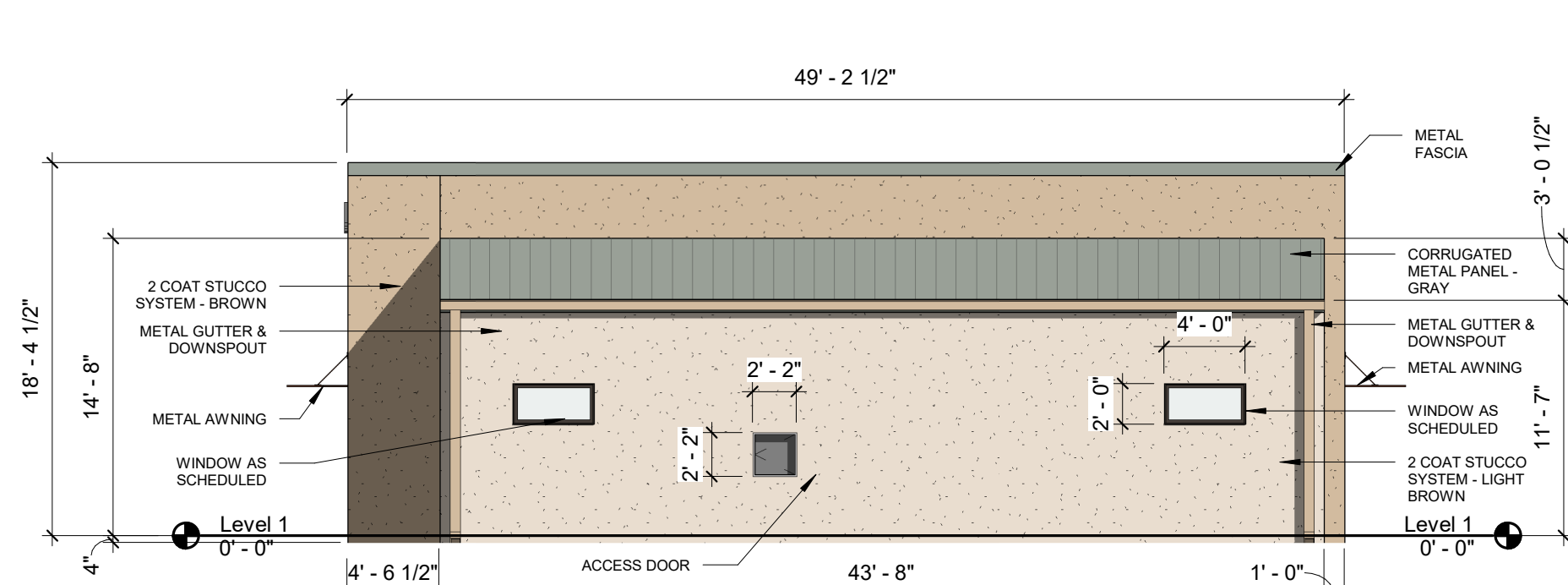


E5 BUILDINGS C, G, H, I, L, N, O, R, S, U -
NORTHEAST ELEVATION
1/8" = 1'-0"

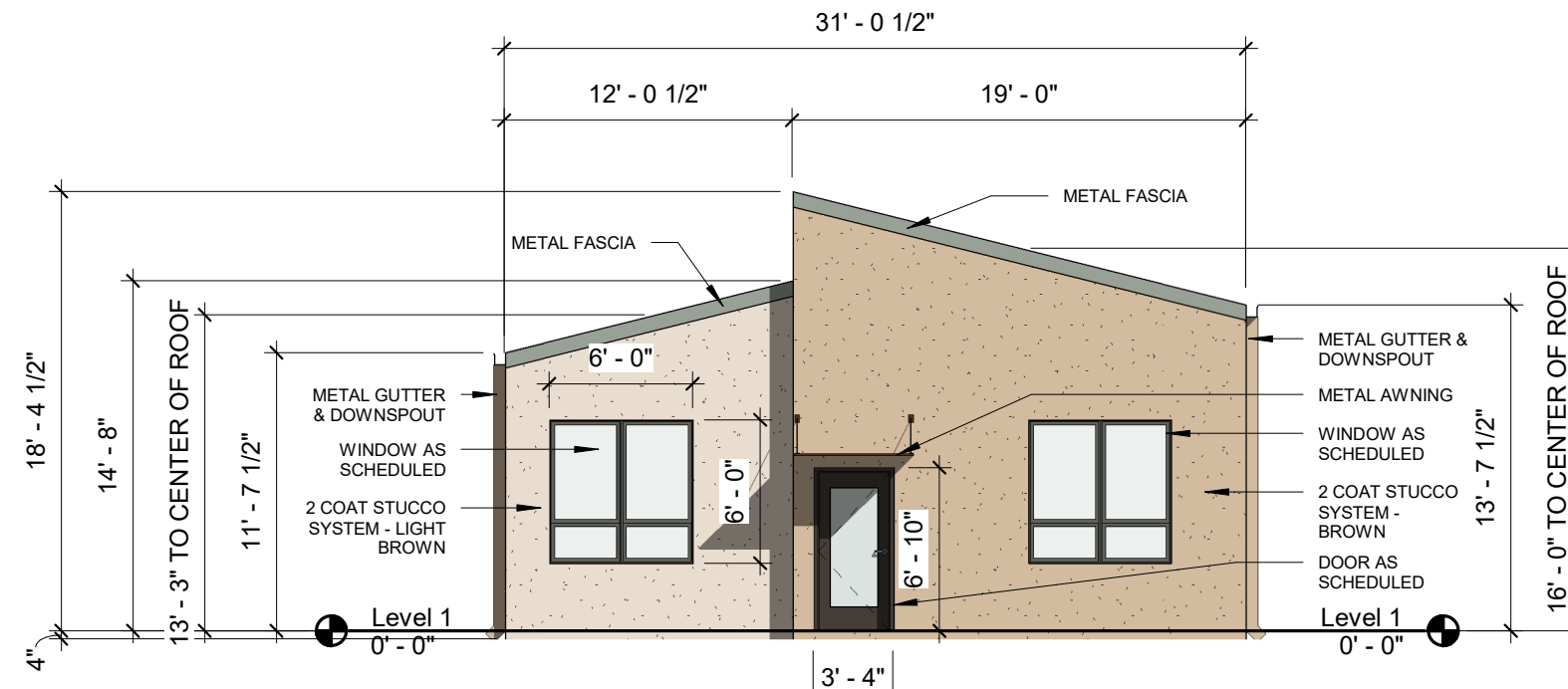
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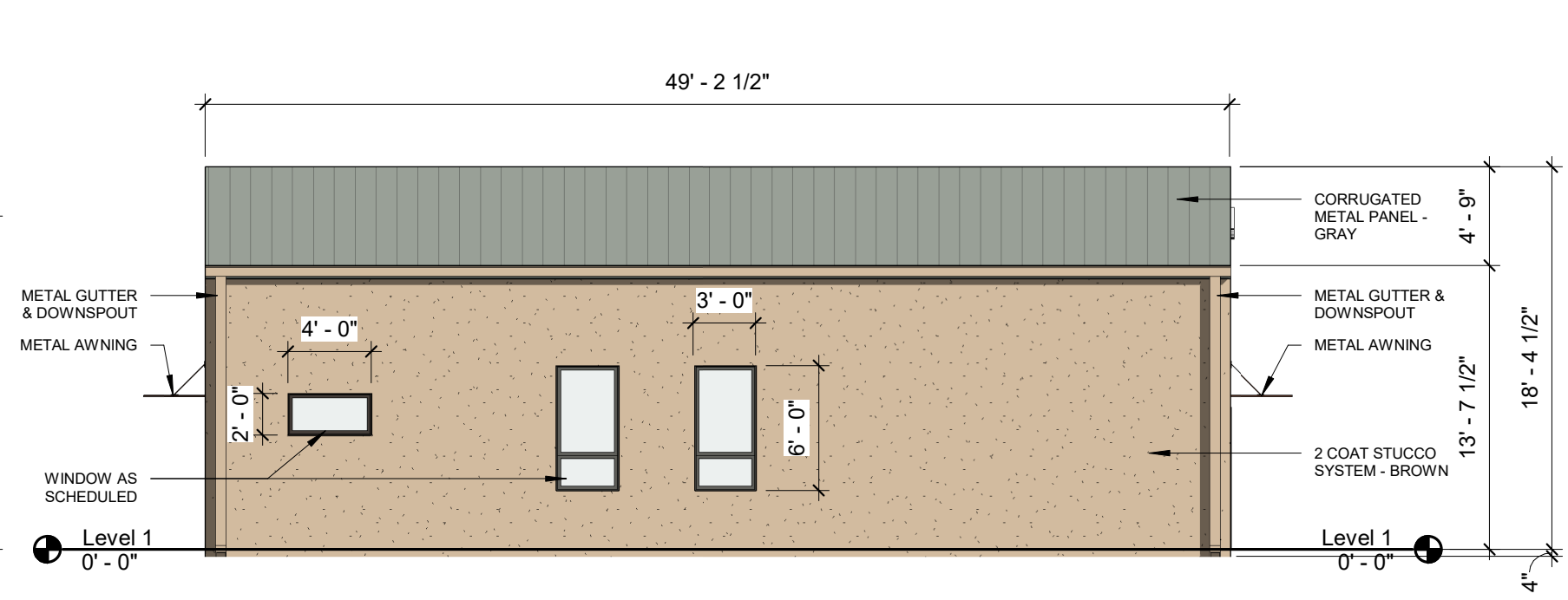
D1 BUILDING J - NORTH ELEVATION
1/8" = 1'-0"



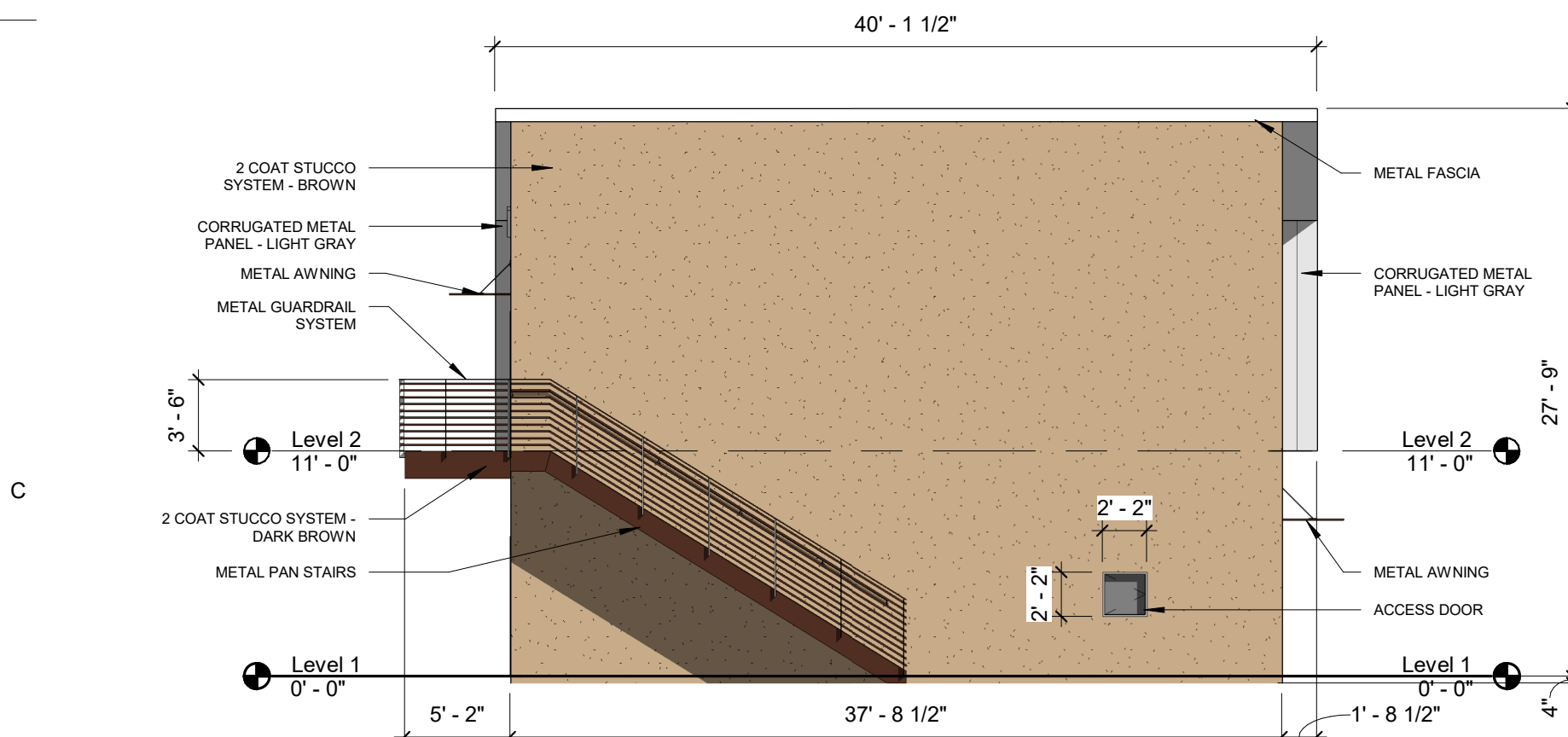
D2 BUILDING J - WEST ELEVATION
1/8" = 1'-0"



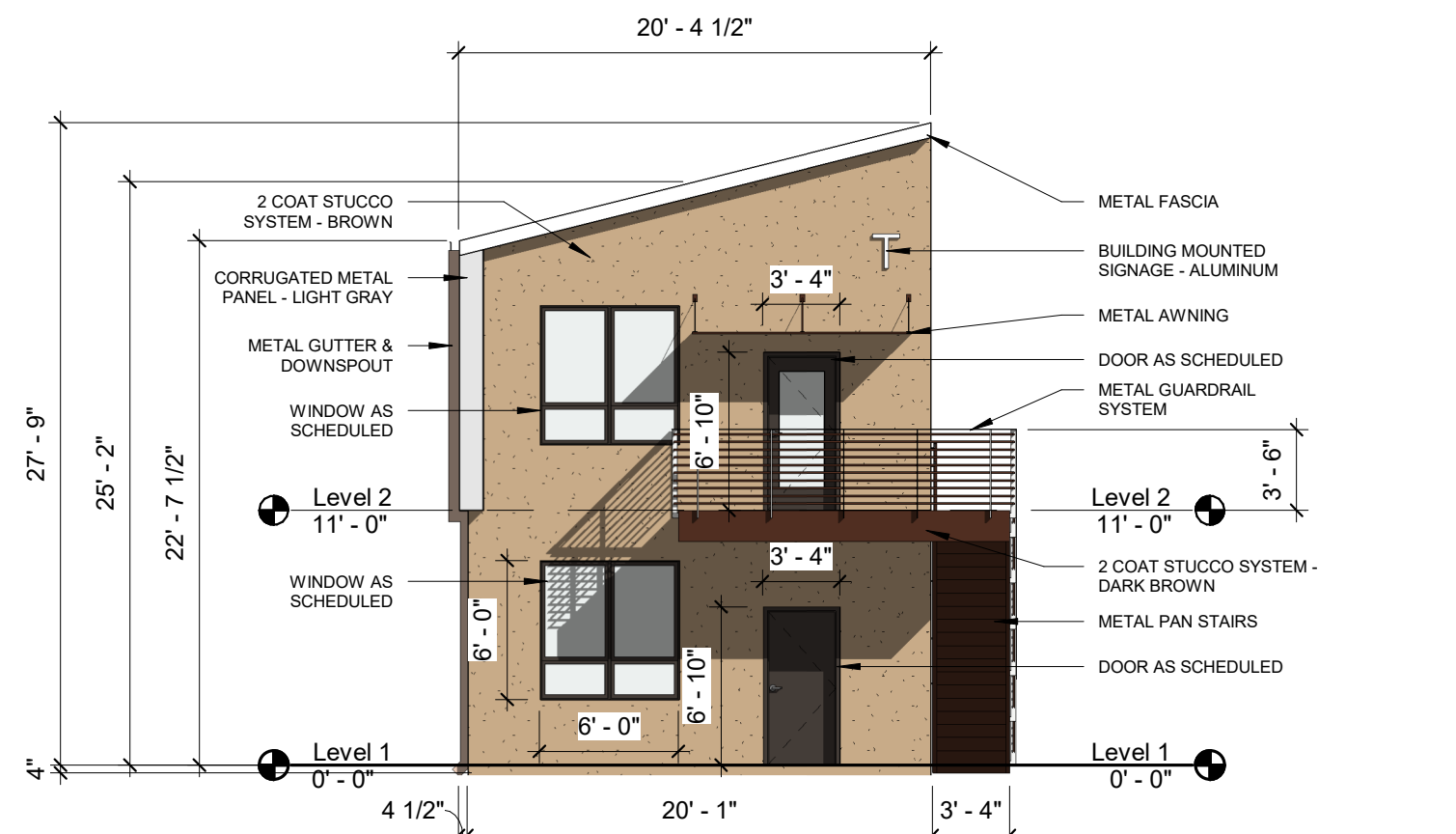
D4 BUILDING J - SOUTH ELEVATION
1/8" = 1'-0"



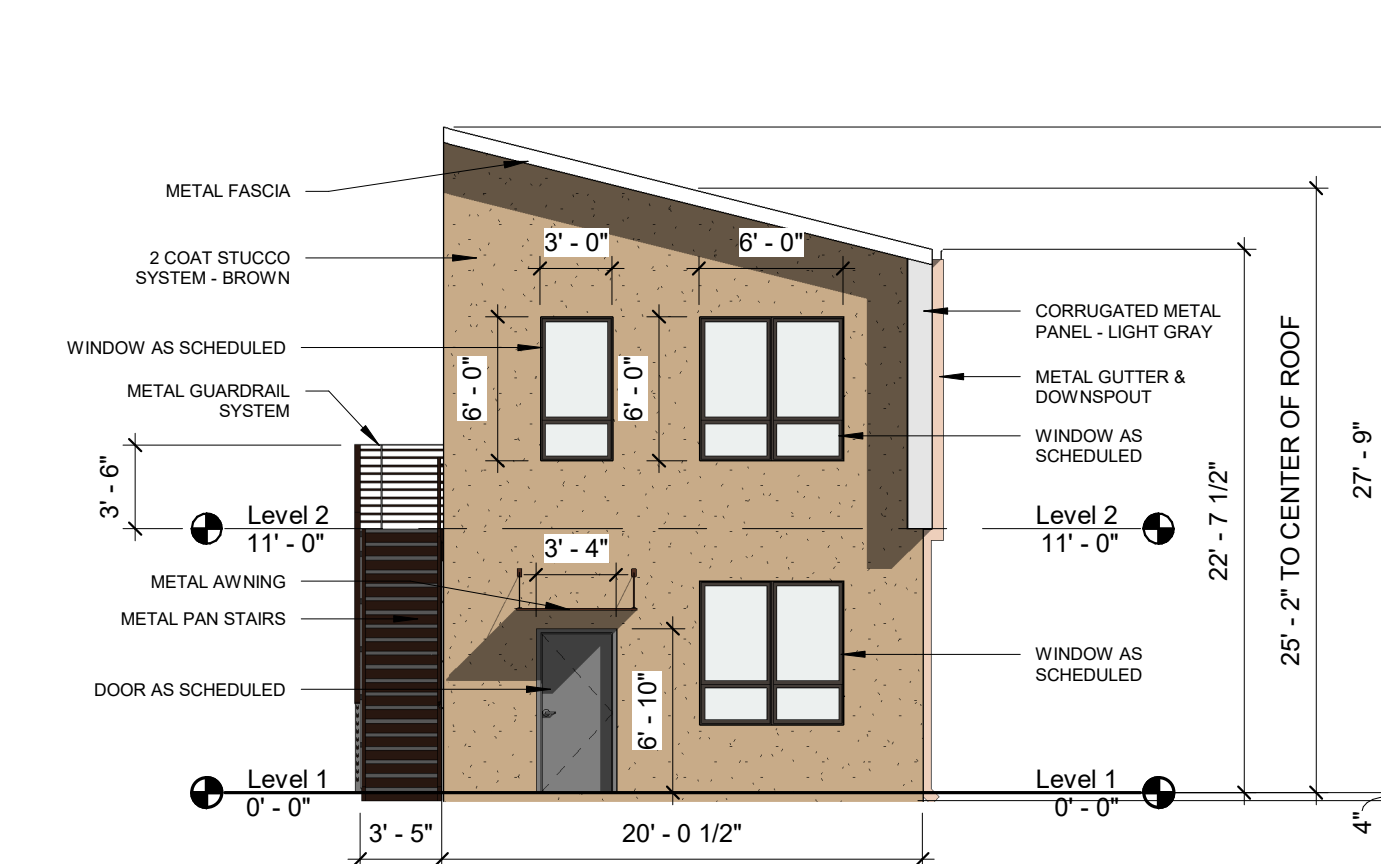
D5 BUILDING J - EAST ELEVATION
1/8" = 1'-0"



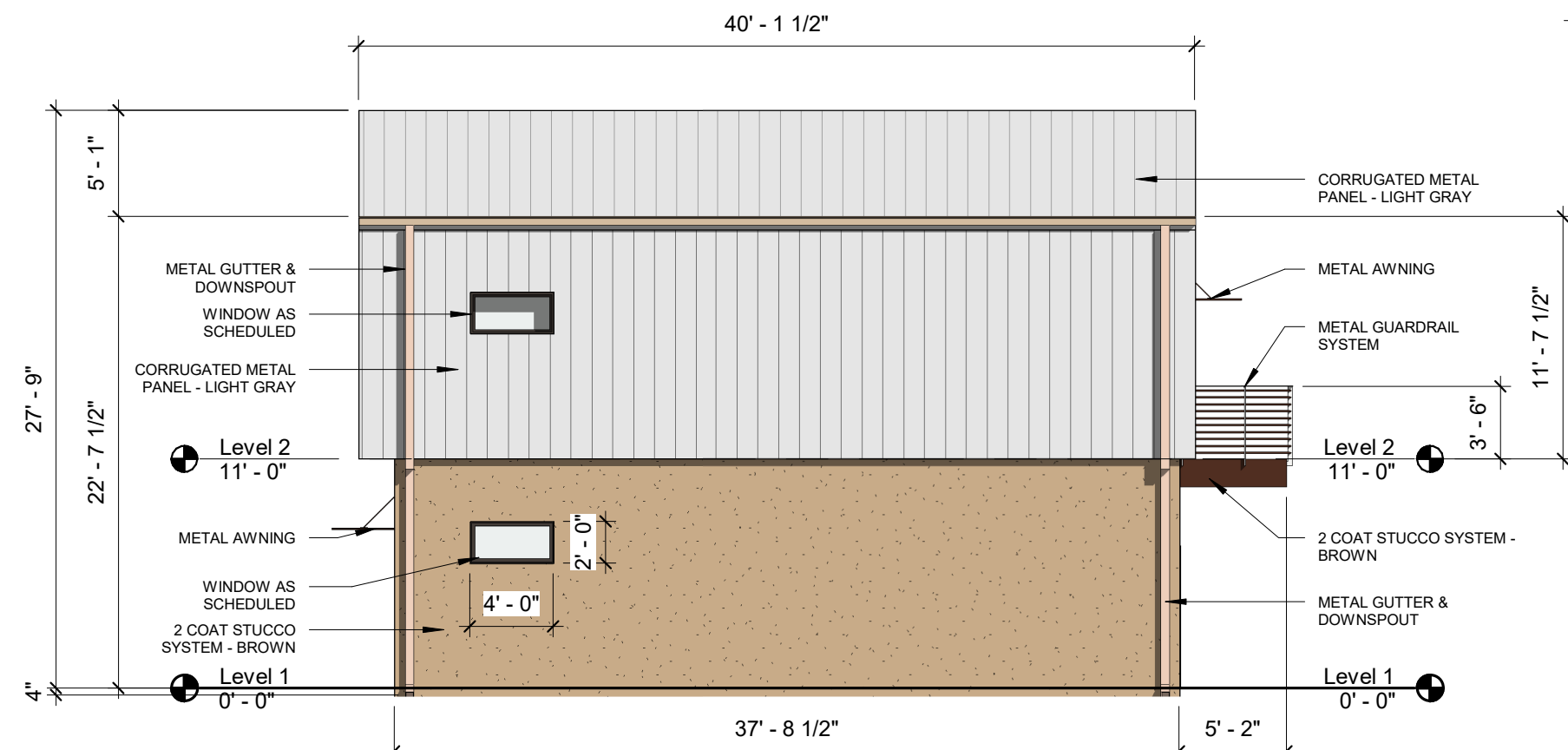
C1 BUILDING T - SOUTH WEST ELEVATION
1/8" = 1'-0"



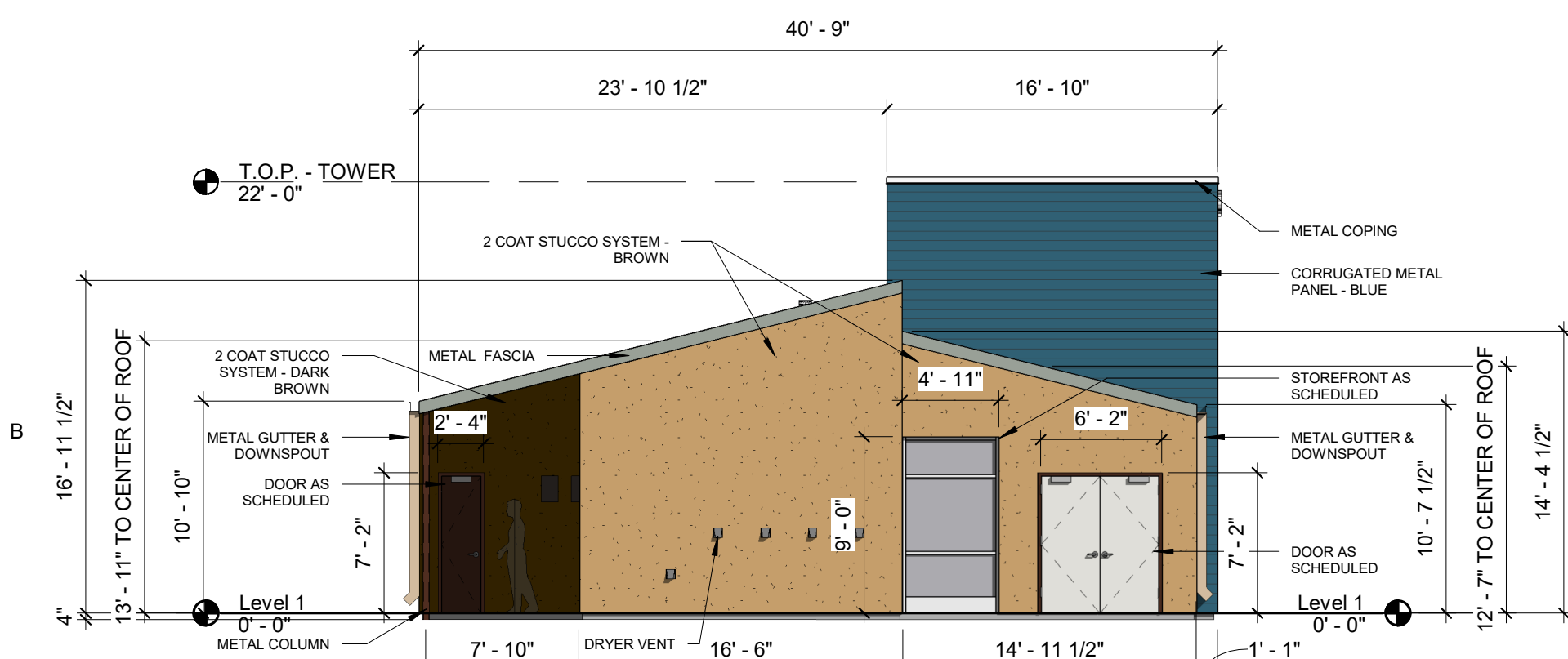
C2 BUILDING T - NORTH WEST ELEVATION
1/8" = 1'-0"



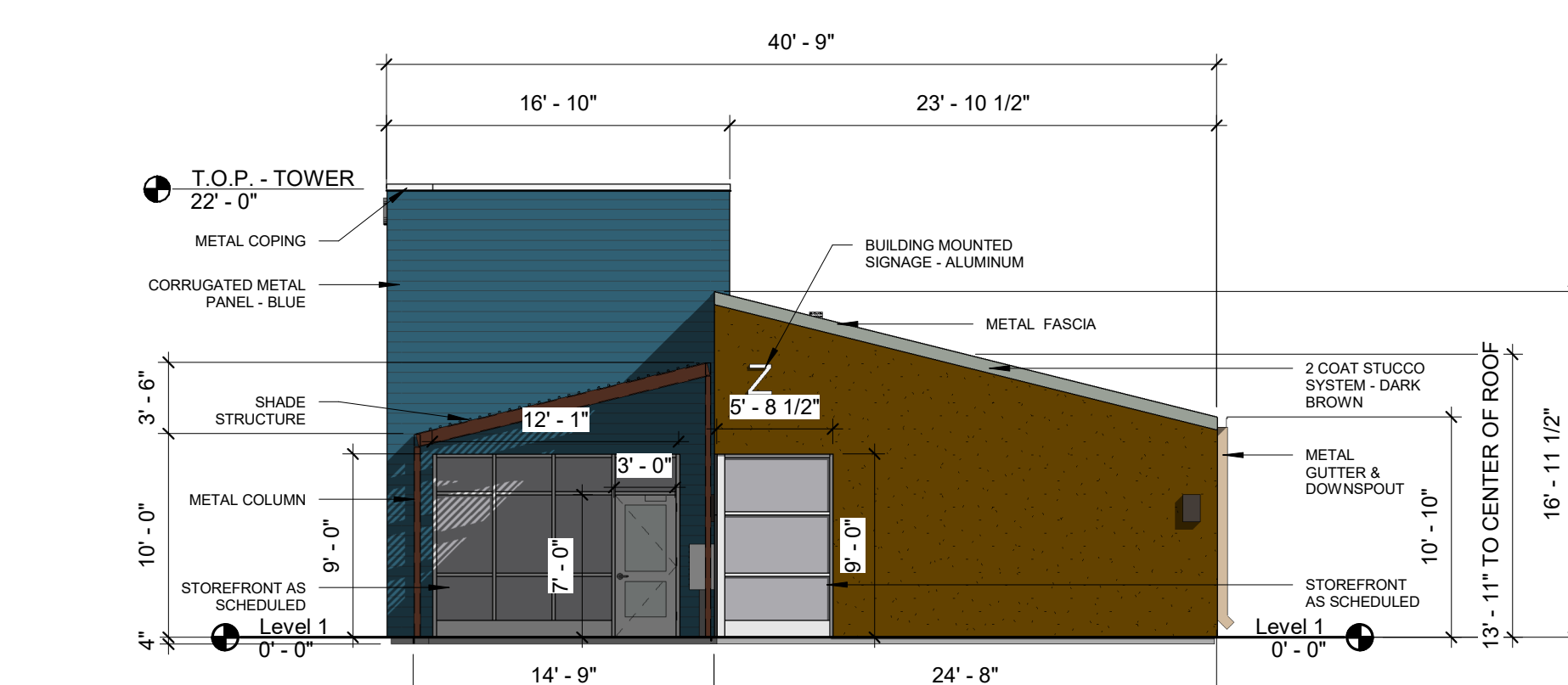
C4 BUILDING T - SOUTH EAST ELEVATION
1/8" = 1'-0"



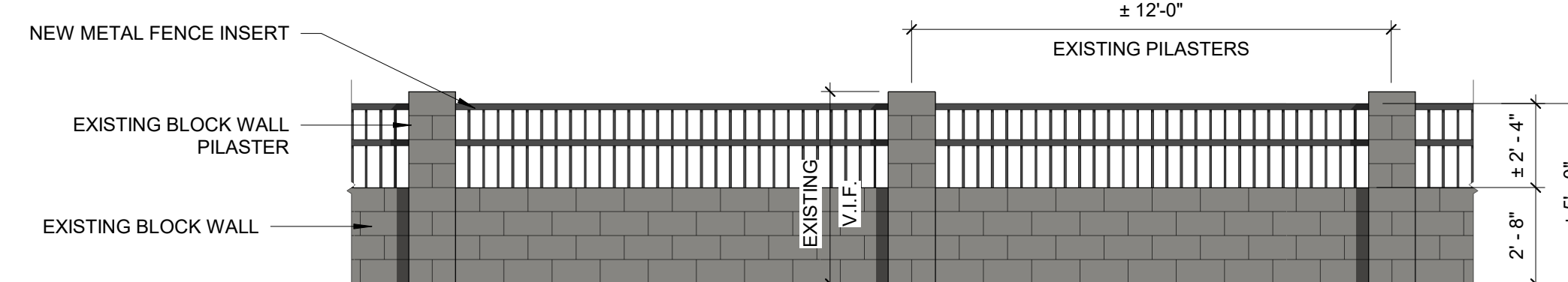
C5 BUILDING T - NORTH EAST ELEVATION
1/8" = 1'-0"



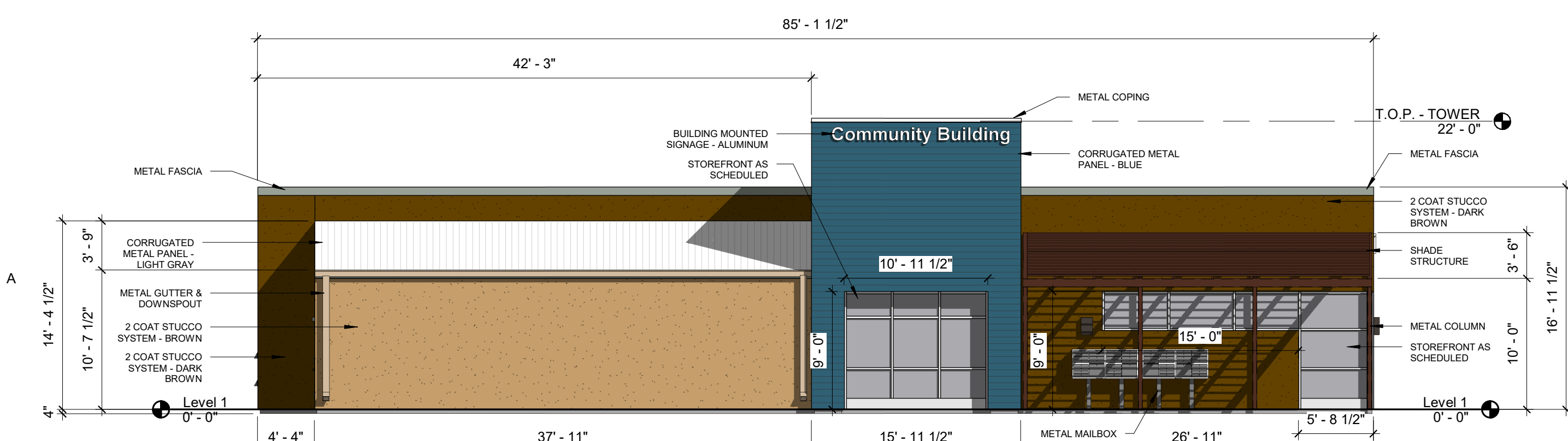
B1 BUILDING Z - WEST ELEVATION
1/8" = 1'-0"



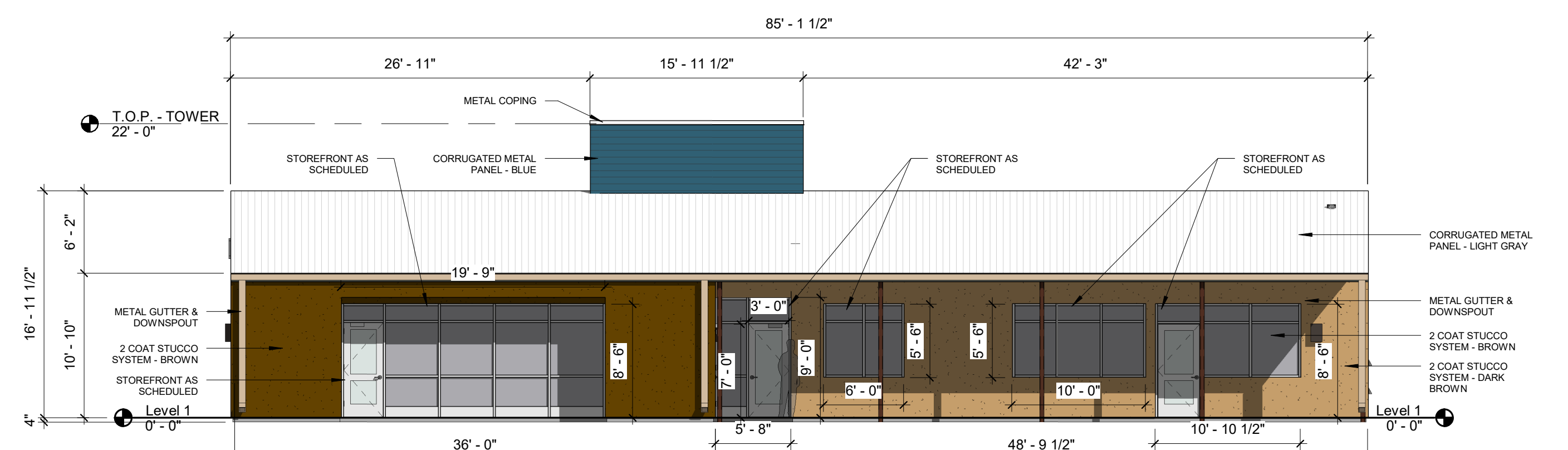
B2 BUILDING Z - EAST ELEVATION
1/8" = 1'-0"



B5 PERIMETER WALL - TYPICAL ELEVATION
1/4" = 1'-0"



A1 BUILDING Z - SOUTH ELEVATION
1/8" = 1'-0"



A4 BUILDING Z - NORTH ELEVATION
1/8" = 1'-0"



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NOT FOR
CONSTRUCTION

DESIGN DEVELOPMENT
PROJECT NAME
BROADWAY + MCKNIGHT

BROADWAY + MCKNIGHT,
ALBUQUERQUE, NEW MEXICO 87102

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REVISIONS

NO.	DATE	DESCRIPTION

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Date _____ AUGUST 14, 2020
Project number _____ 2561

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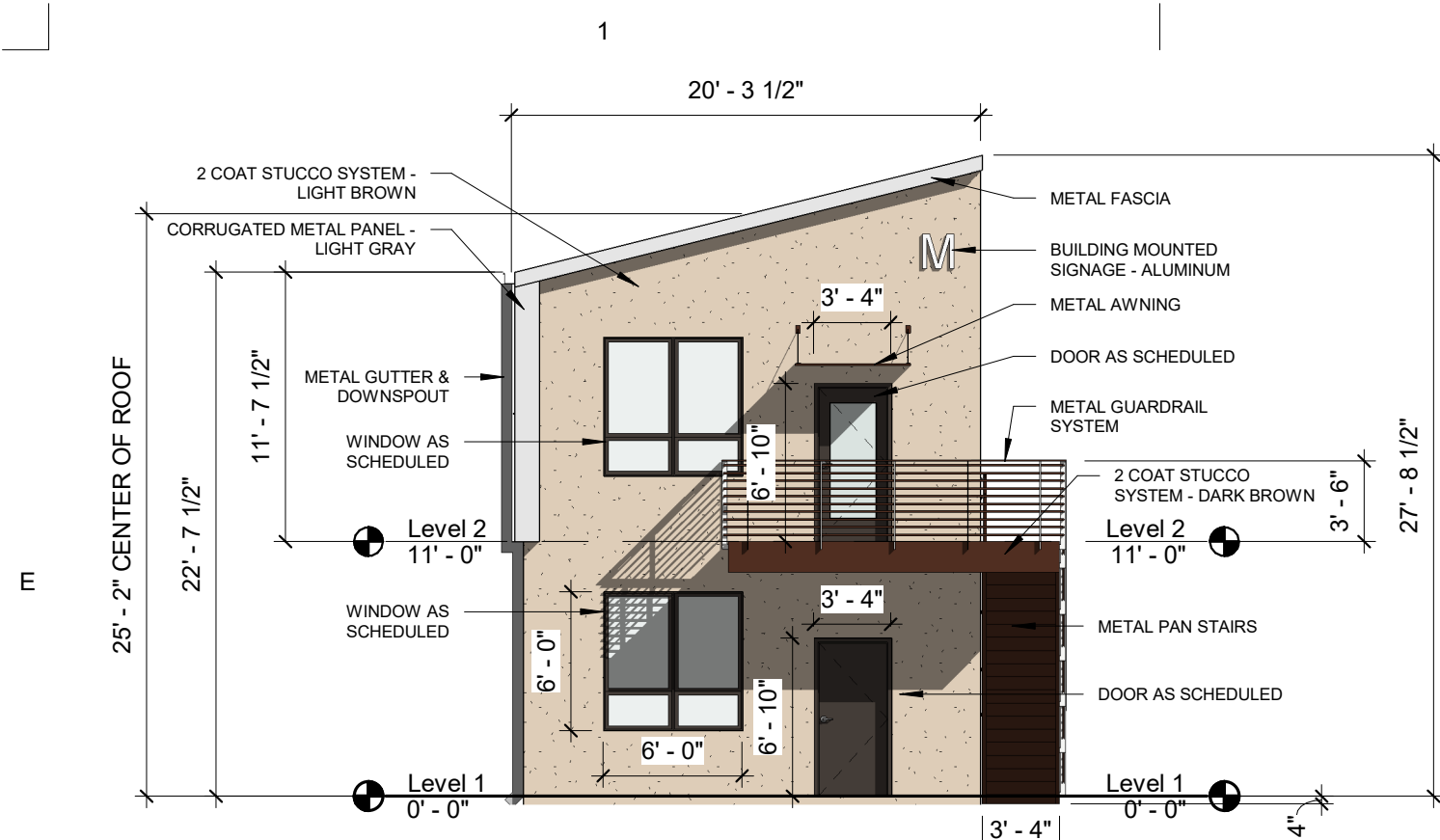
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TYPICAL UNIT

SHEET NUMBER

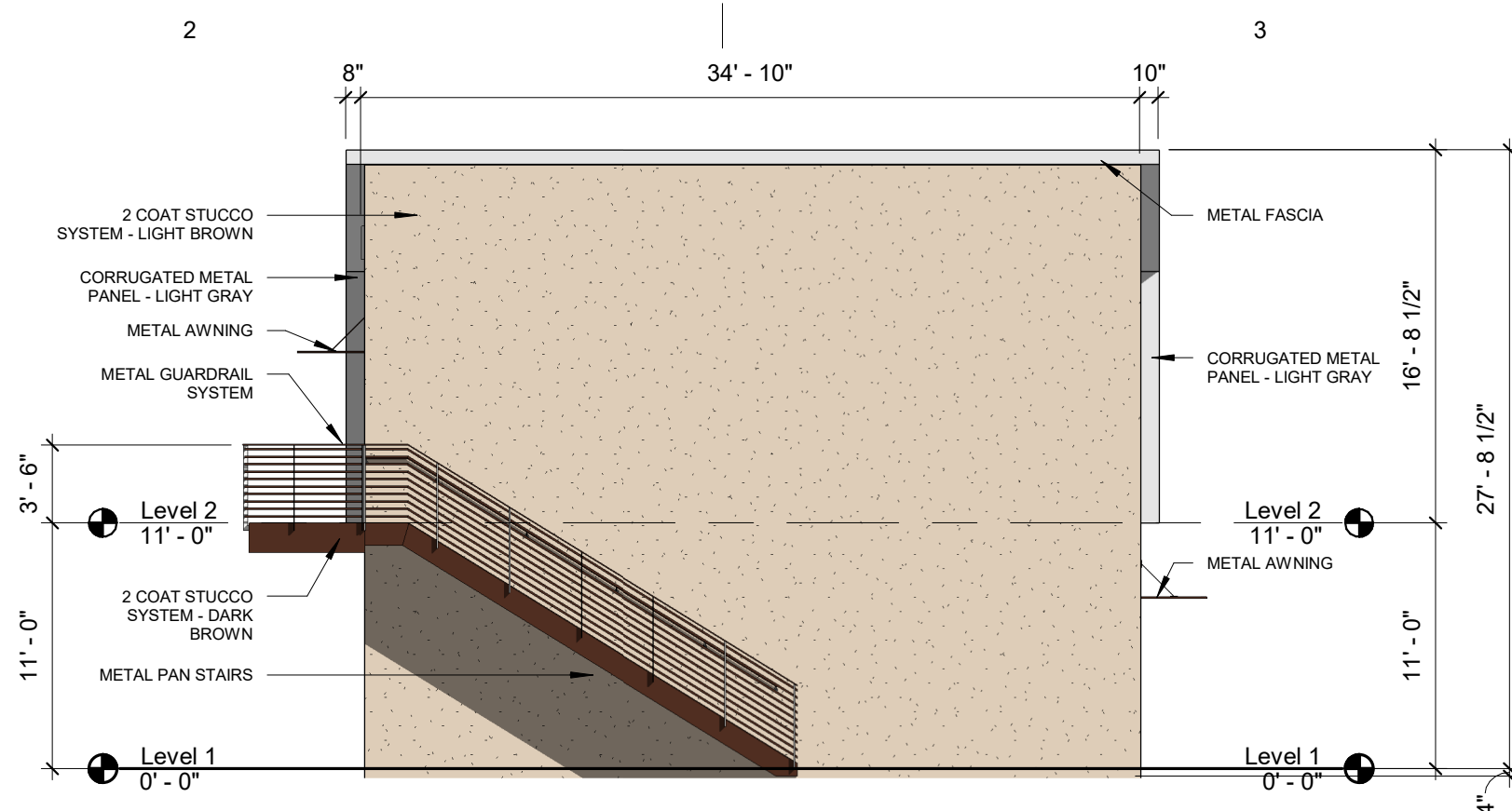
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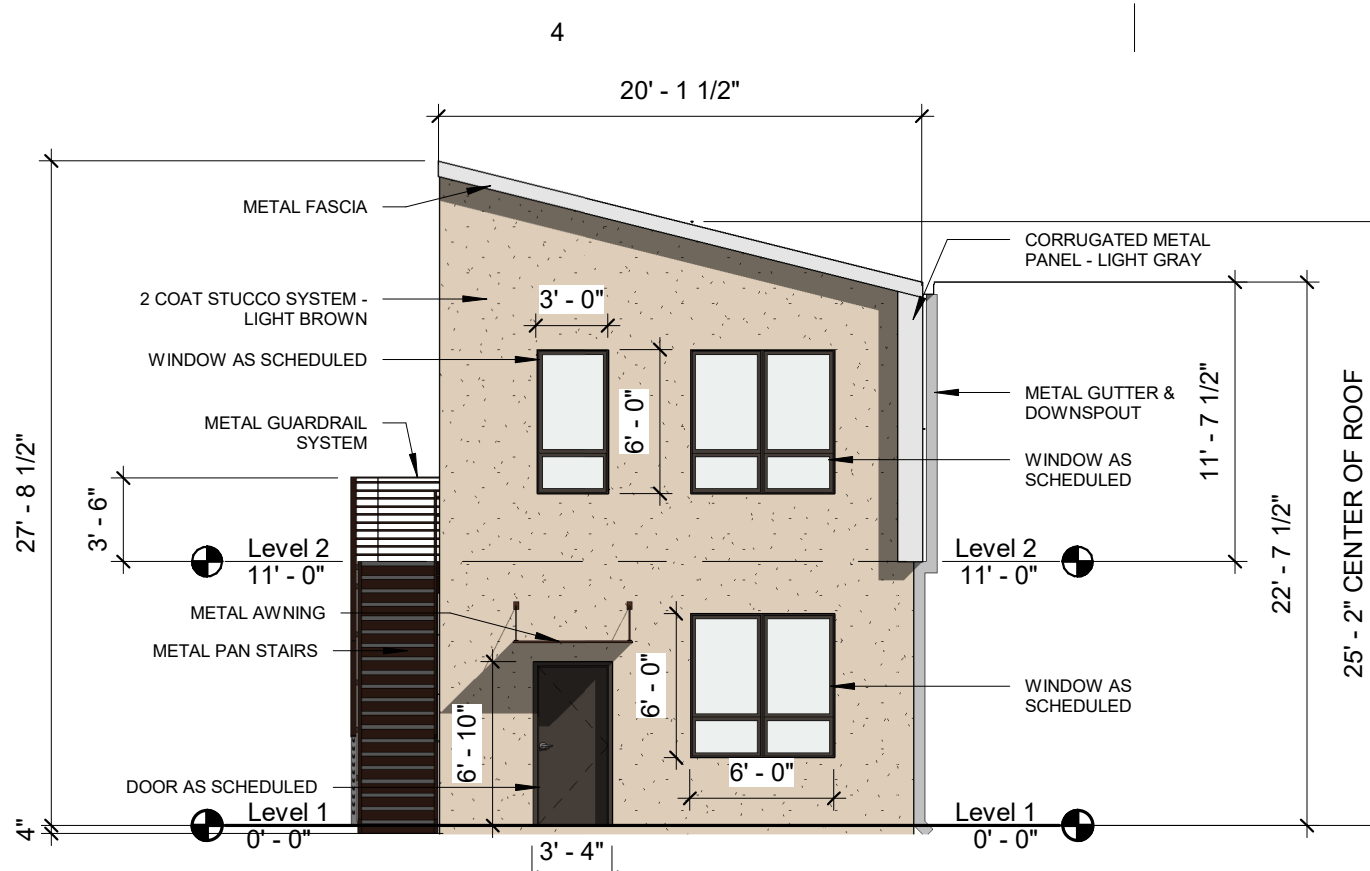
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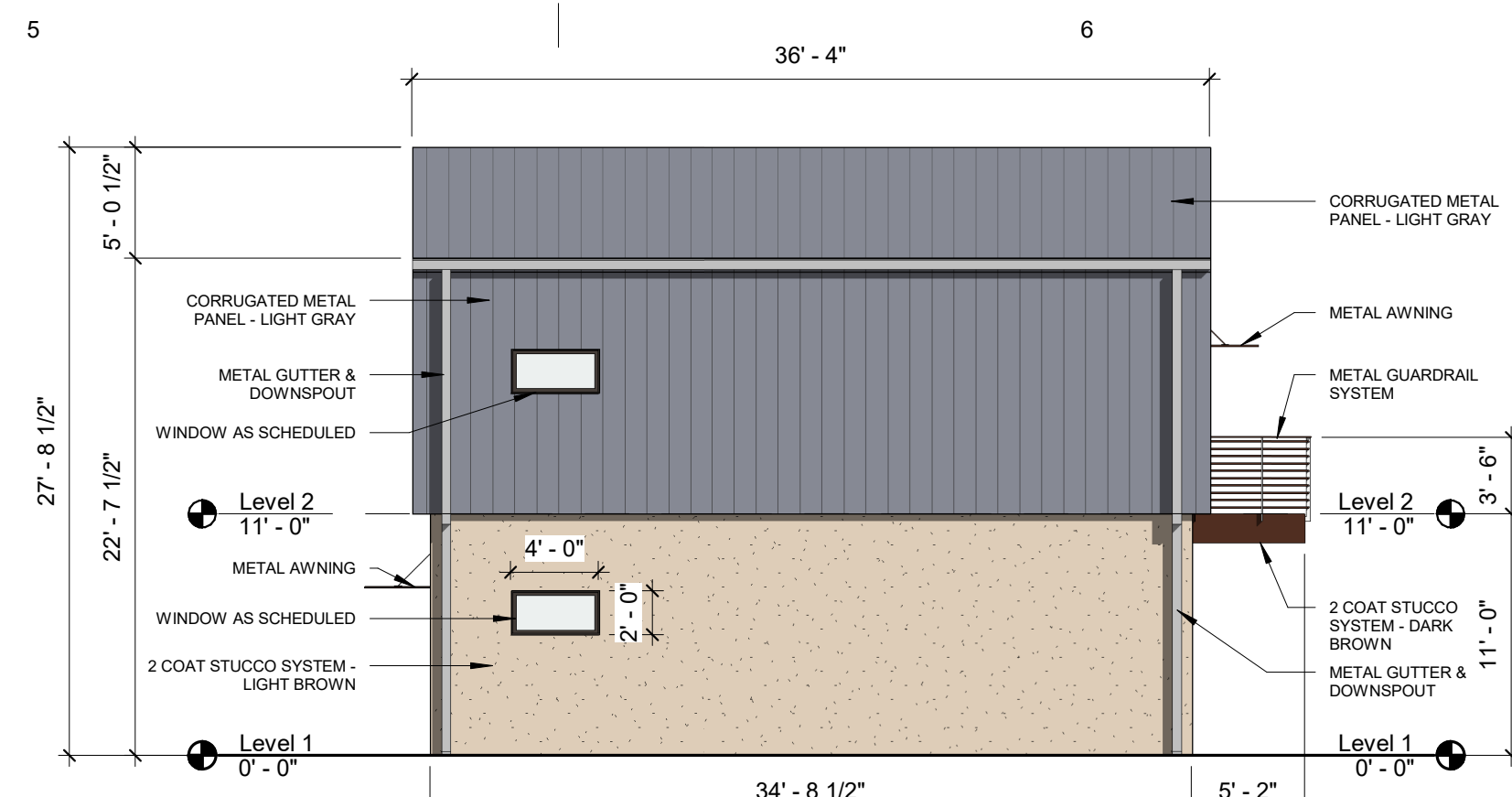
E1 BUILDINGS DMPQW - NORTH ELEVATION
1/8" = 1'-0"



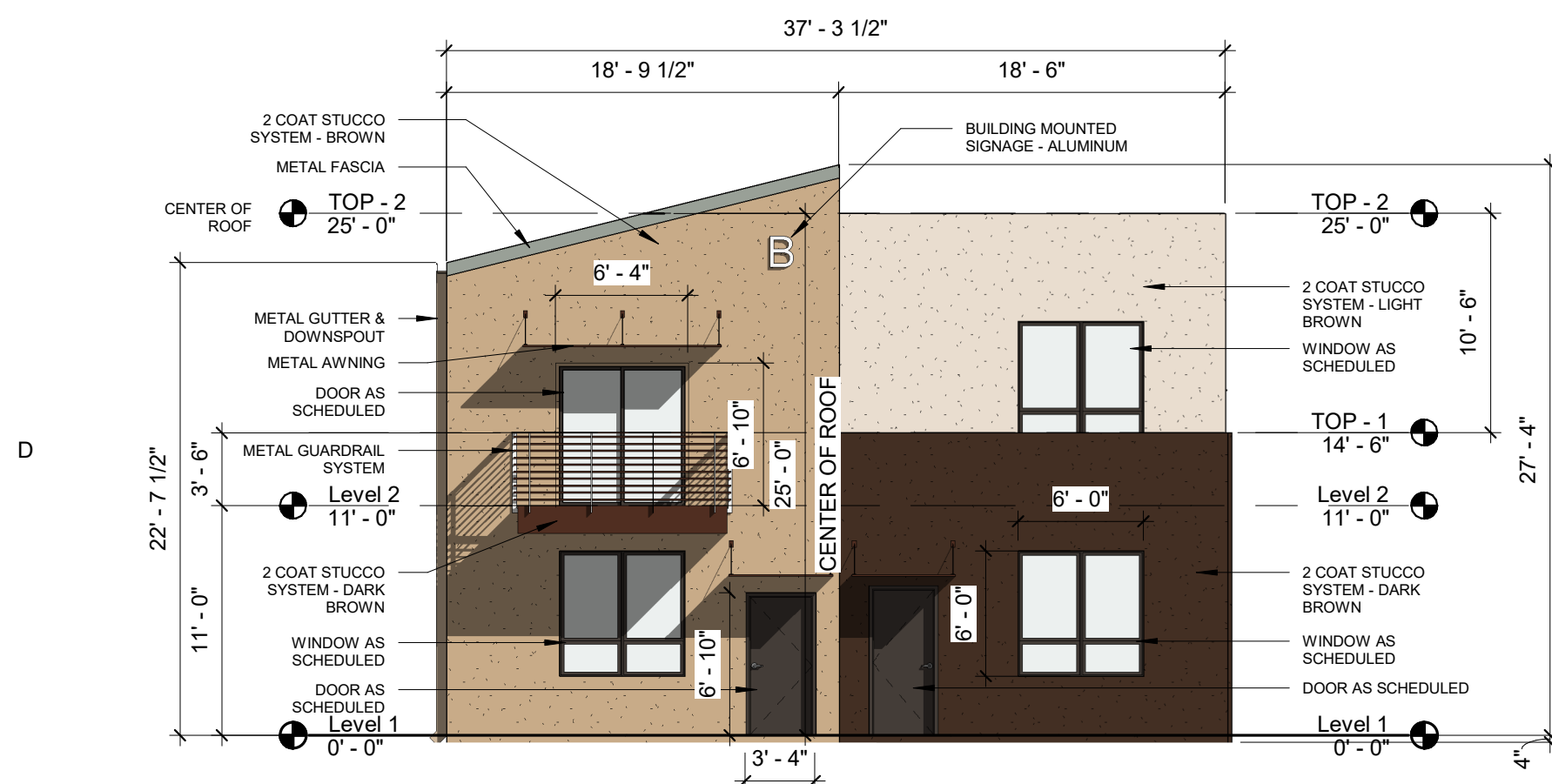
E2 BUILDINGS DMPQW - WEST ELEVATION
1/8" = 1'-0"



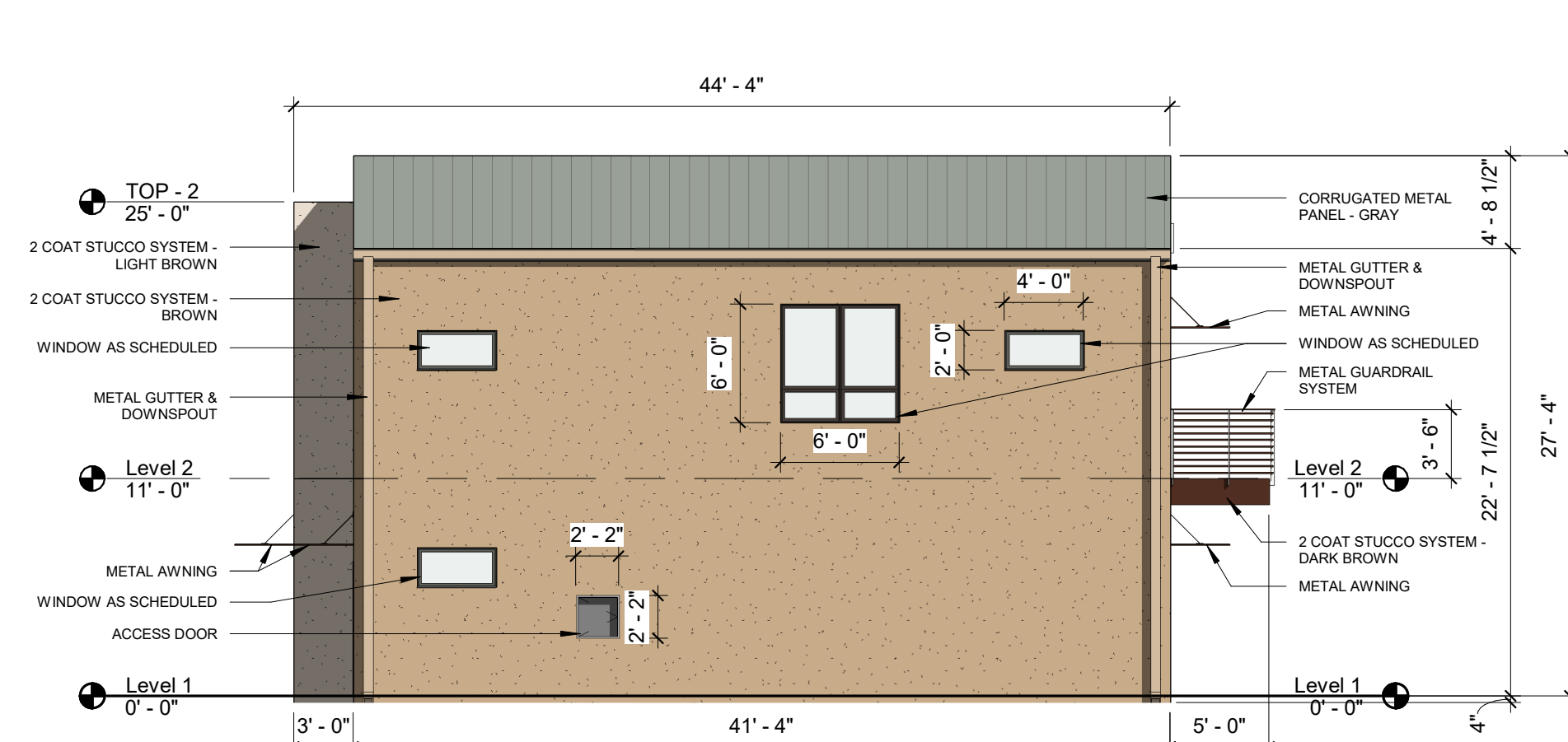
E4 BUILDINGS DMPQW - SOUTH ELEVATION
1/8" = 1'-0"



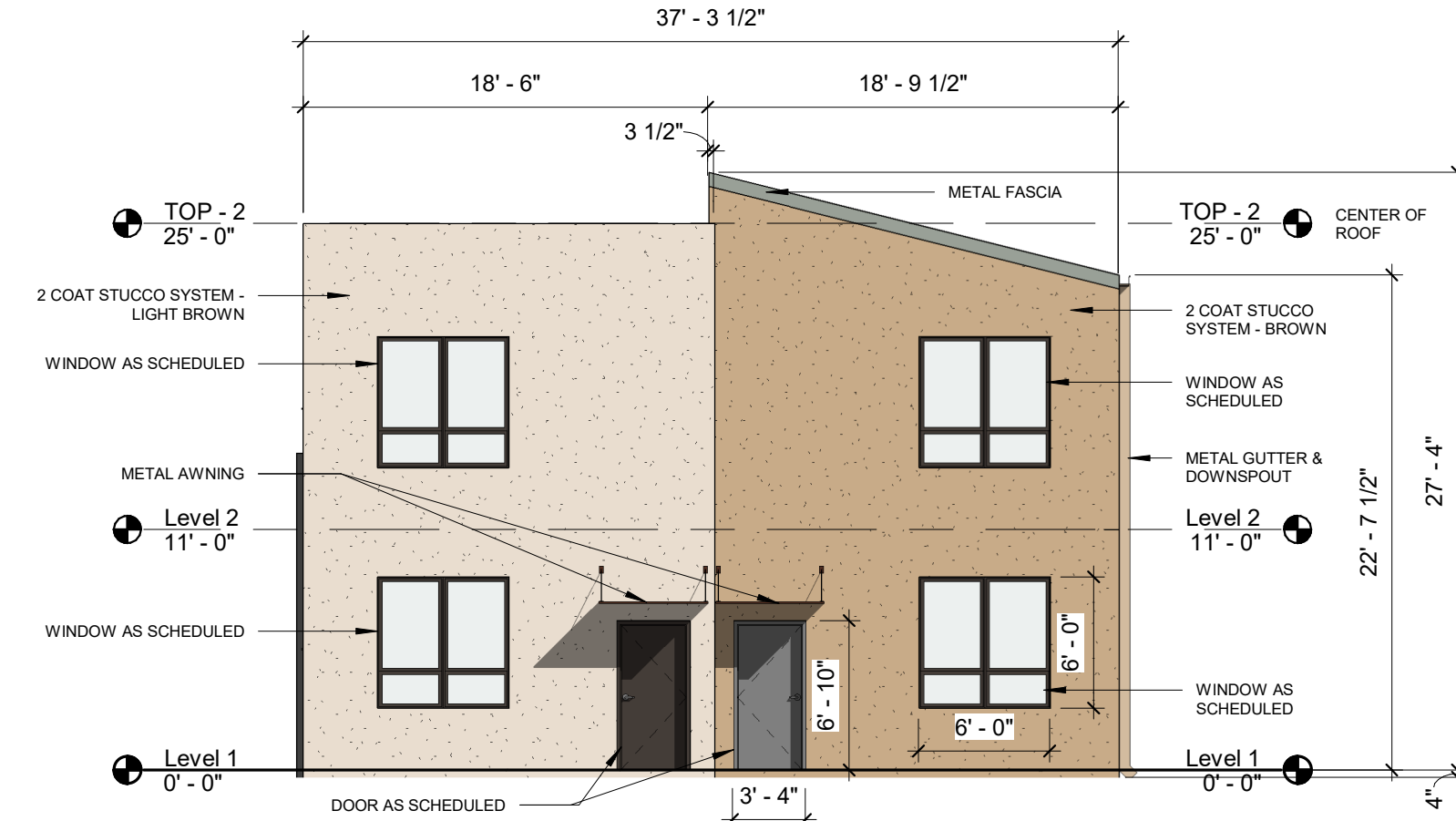
E5 BUILDINGS DMPQW - EAST ELEVATION
1/8" = 1'-0"



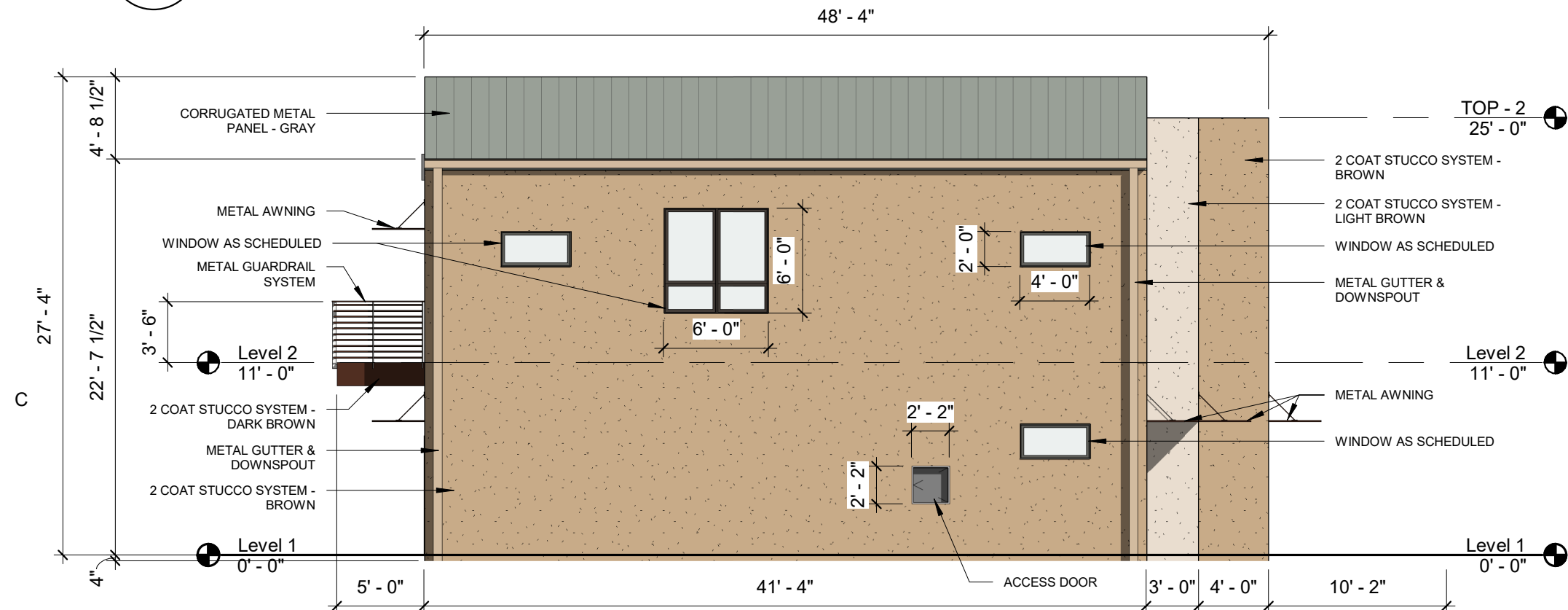
D1 BUILDINGS B, E, - WEST ELEVATION
1/8" = 1'-0"



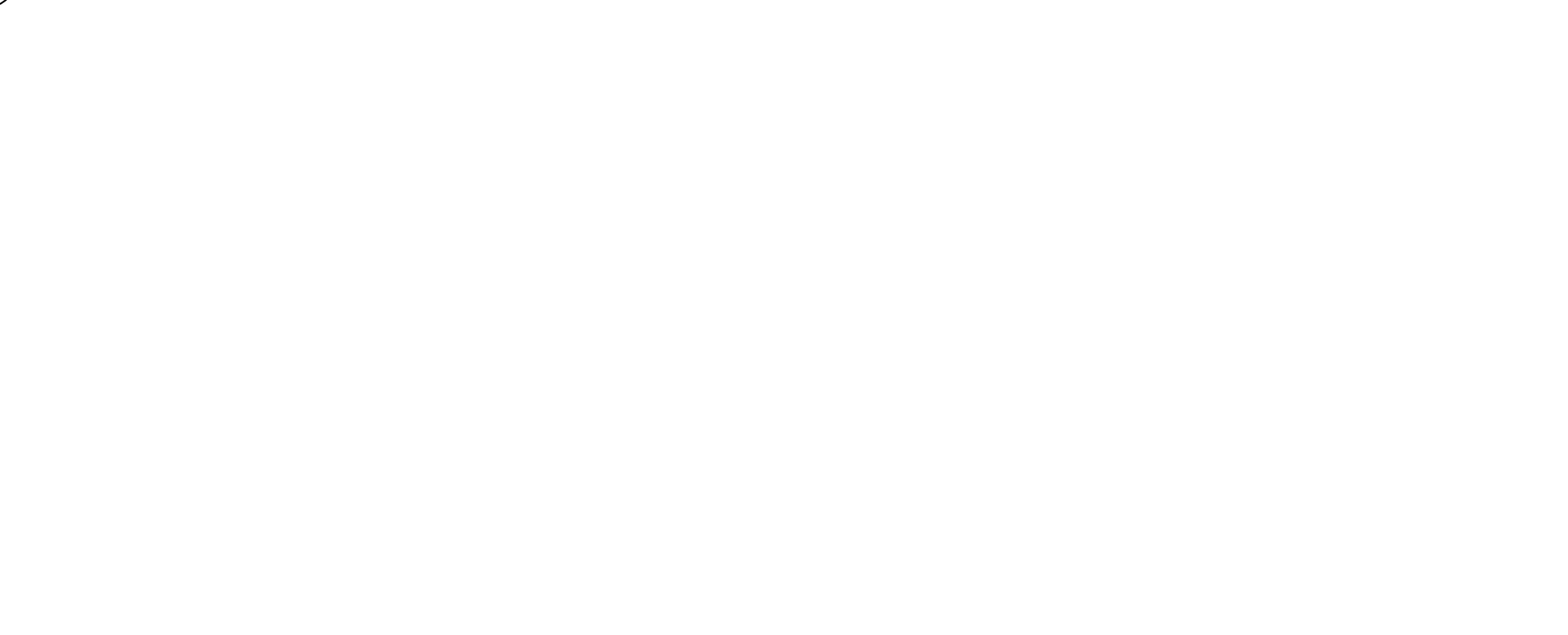
D3 BUILDINGS B, E, - NORTH ELEVATION
1/8" = 1'-0"



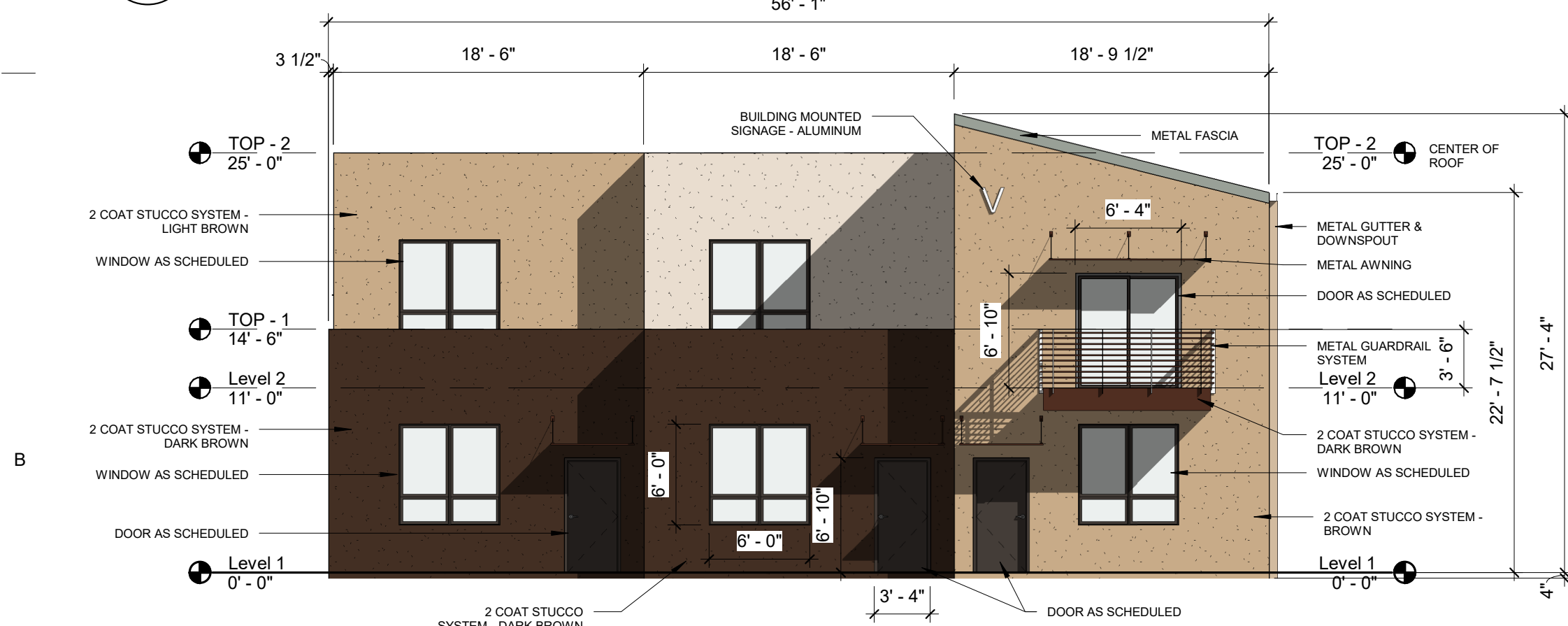
D5 BUILDINGS B, E, - EAST ELEVATION
1/8" = 1'-0"



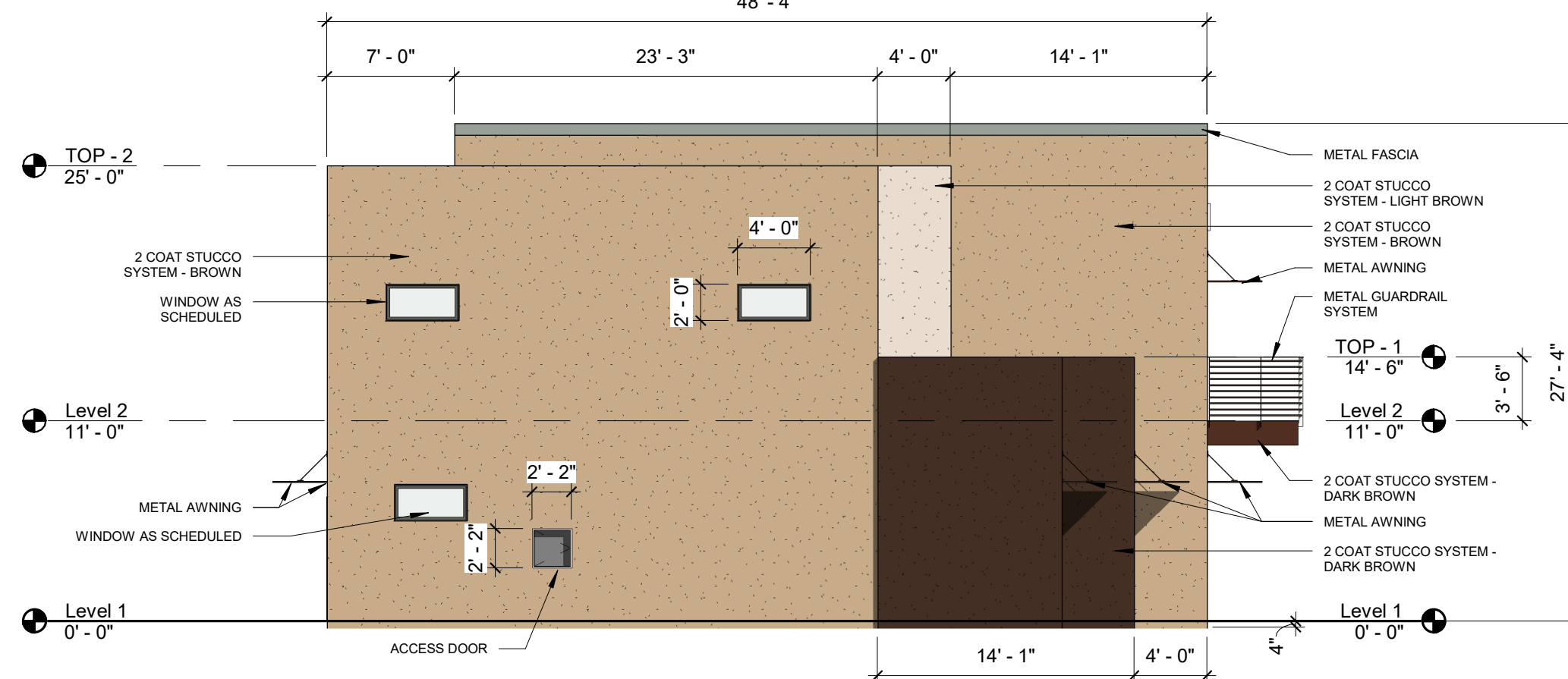
C1 BUILDING T - SOUTH WEST ELEVATION
1/8" = 1'-0"



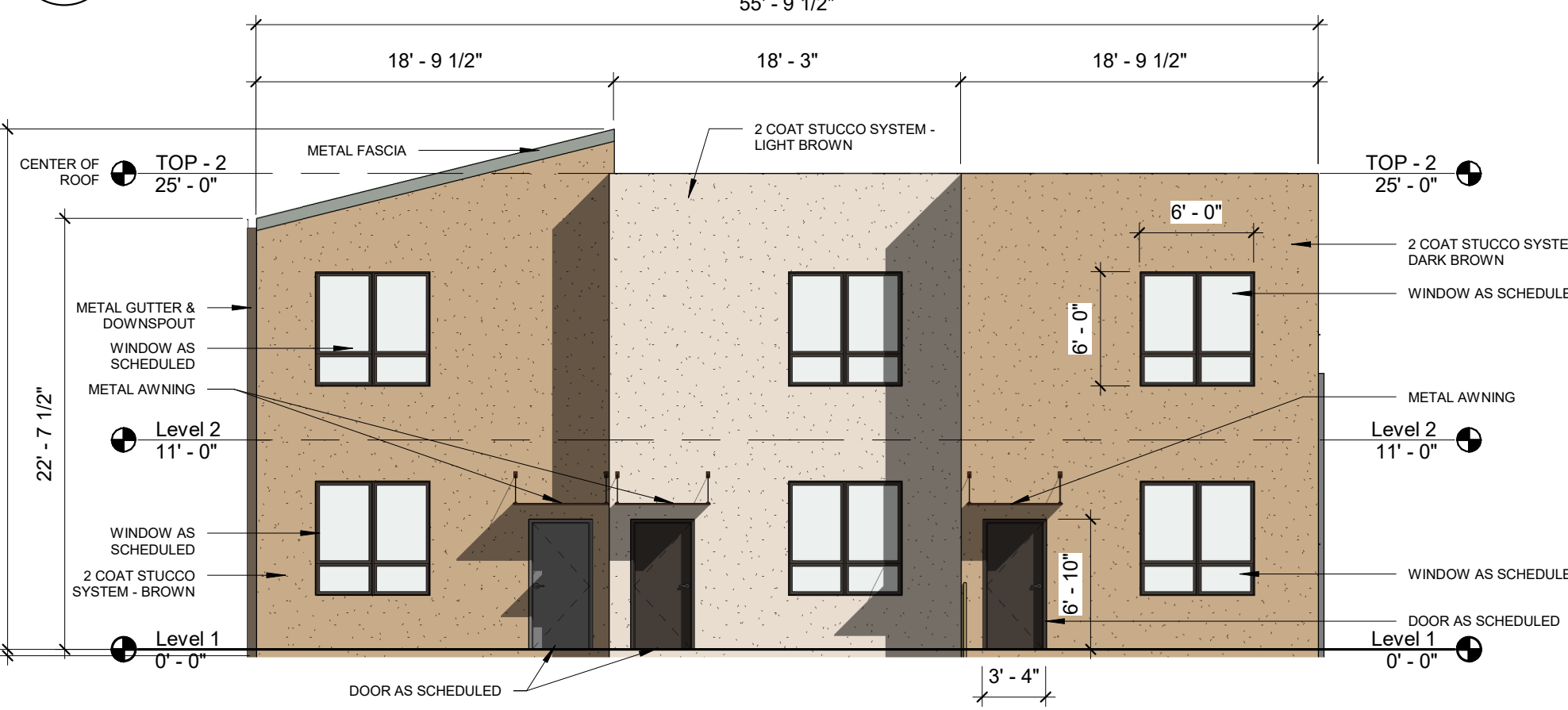
C5 BUILDINGS B, E, - SOUTH ELEVATION
1/8" = 1'-0"



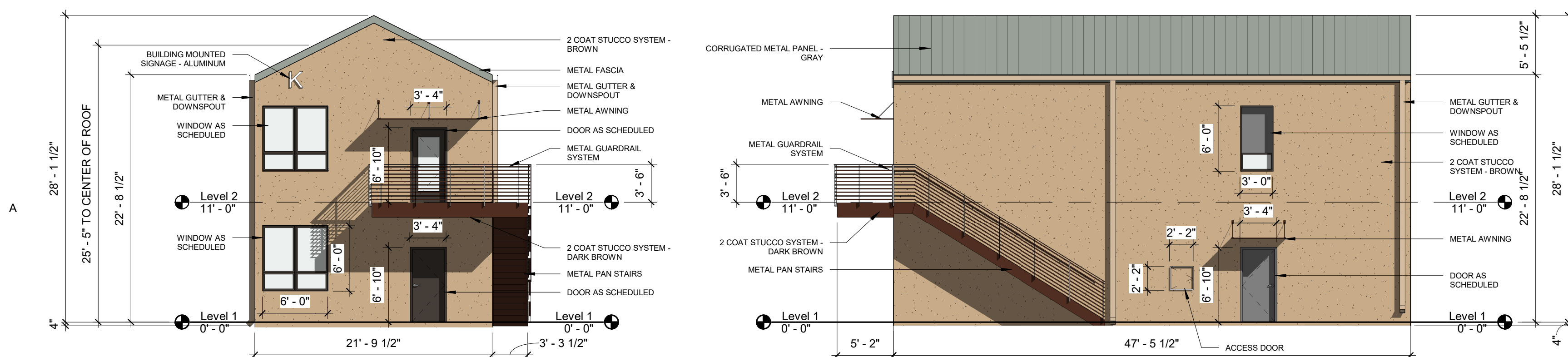
B1 BUILDINGS F & V - FRONT ELEVATION
1/8" = 1'-0"



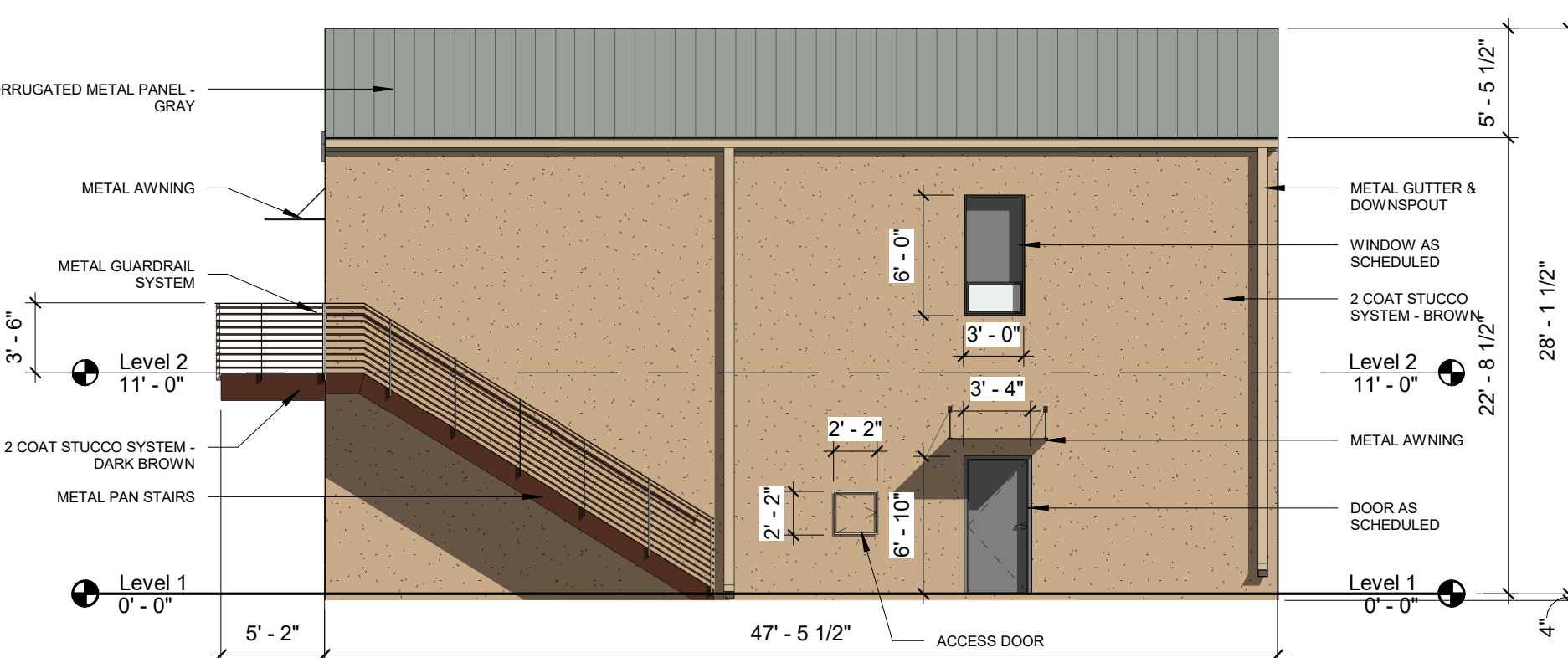
B3 BUILDING T - NORTH EAST ELEVATION
1/8" = 1'-0"



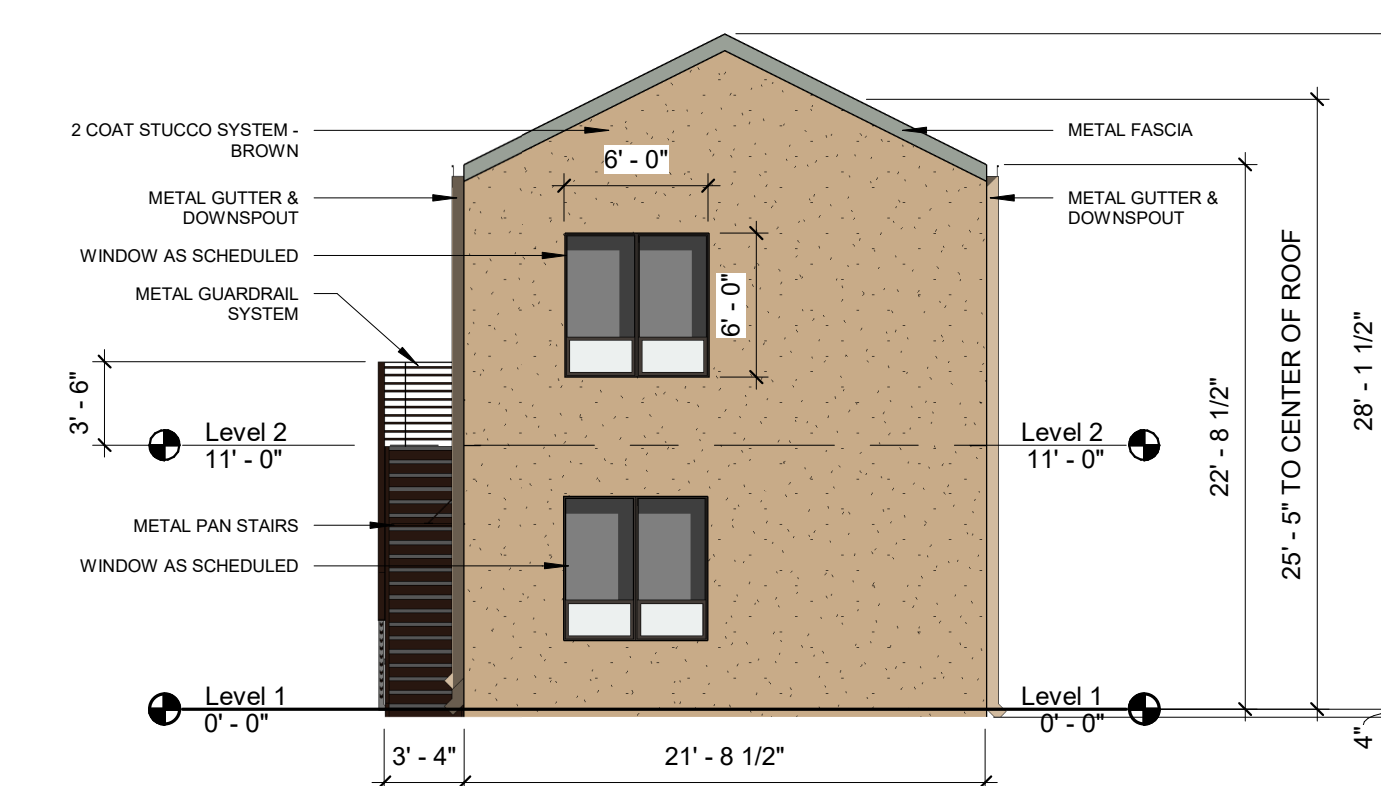
B5 BUILDINGS F & V - REAR ELEVATION
1/8" = 1'-0"



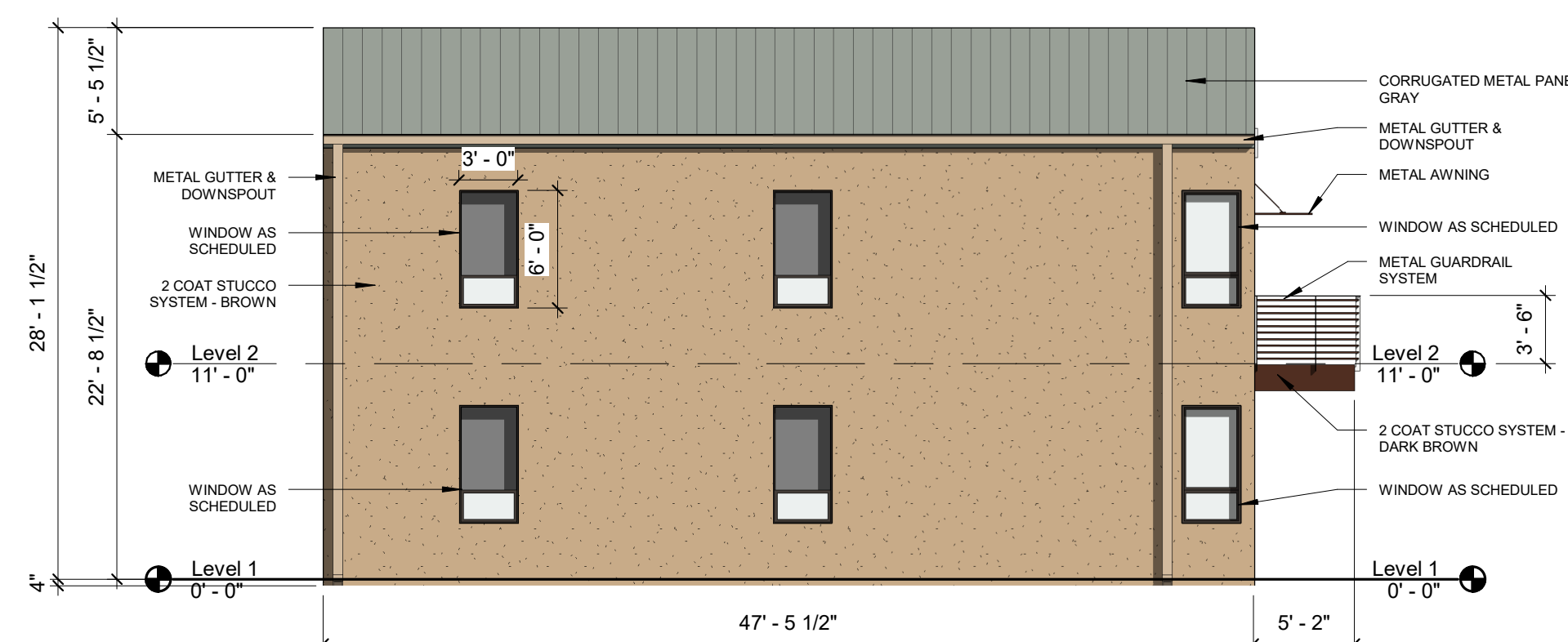
A1 BUILDING K - NORTH ELEVATION
1/8" = 1'-0"



A2 BUILDING K - WEST ELEVATION
1/8" = 1'-0"



A4 BUILDING K - SOUTH ELEVATION
1/8" = 1'-0"



A5 BUILDING K - EAST ELEVATION
1/8" = 1'-0"

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DESIGN DEVELOPMENT
PROJECT NAME
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BROADWAY + MCKNIGHT,
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ALBUQUERQUE
HOUSING AUTHORITY

REVISIONS

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Date AUGUST 14, 2020
Project number 2561

SHEET TITLE

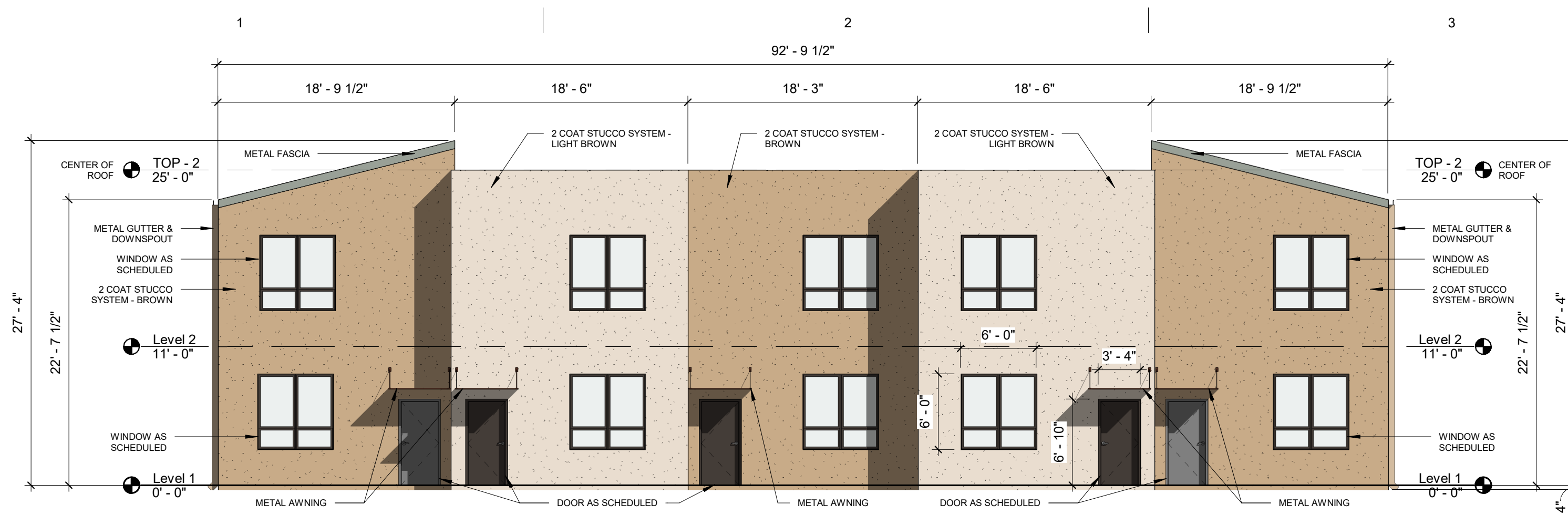
ENLARGED ELEVATIONS -
TYPICAL UNIT

SHEET NUMBER

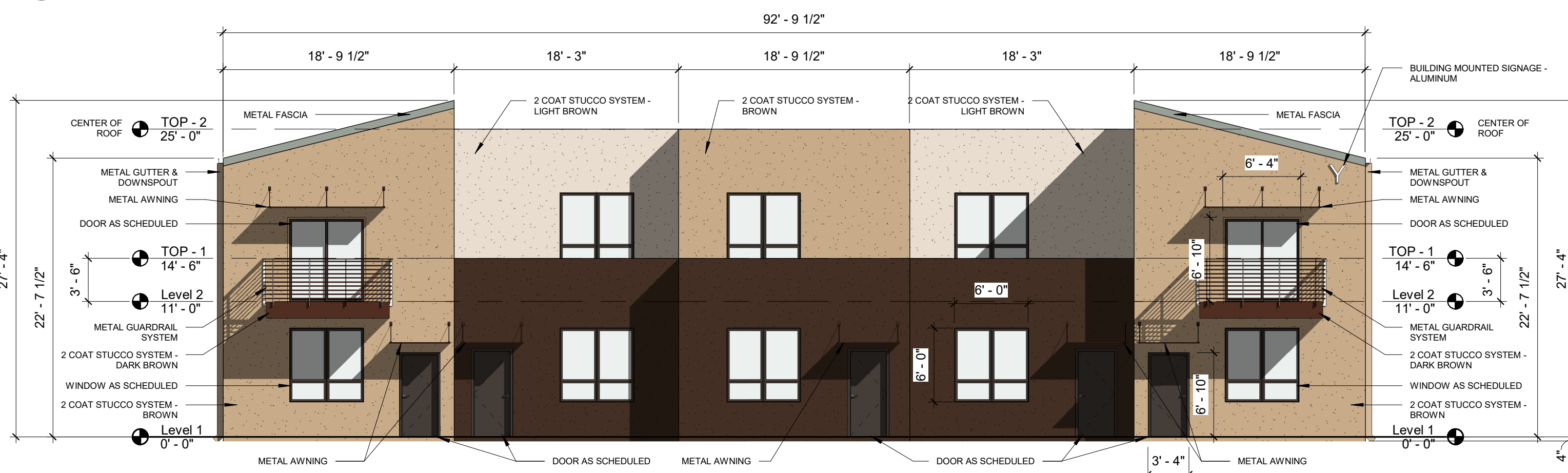
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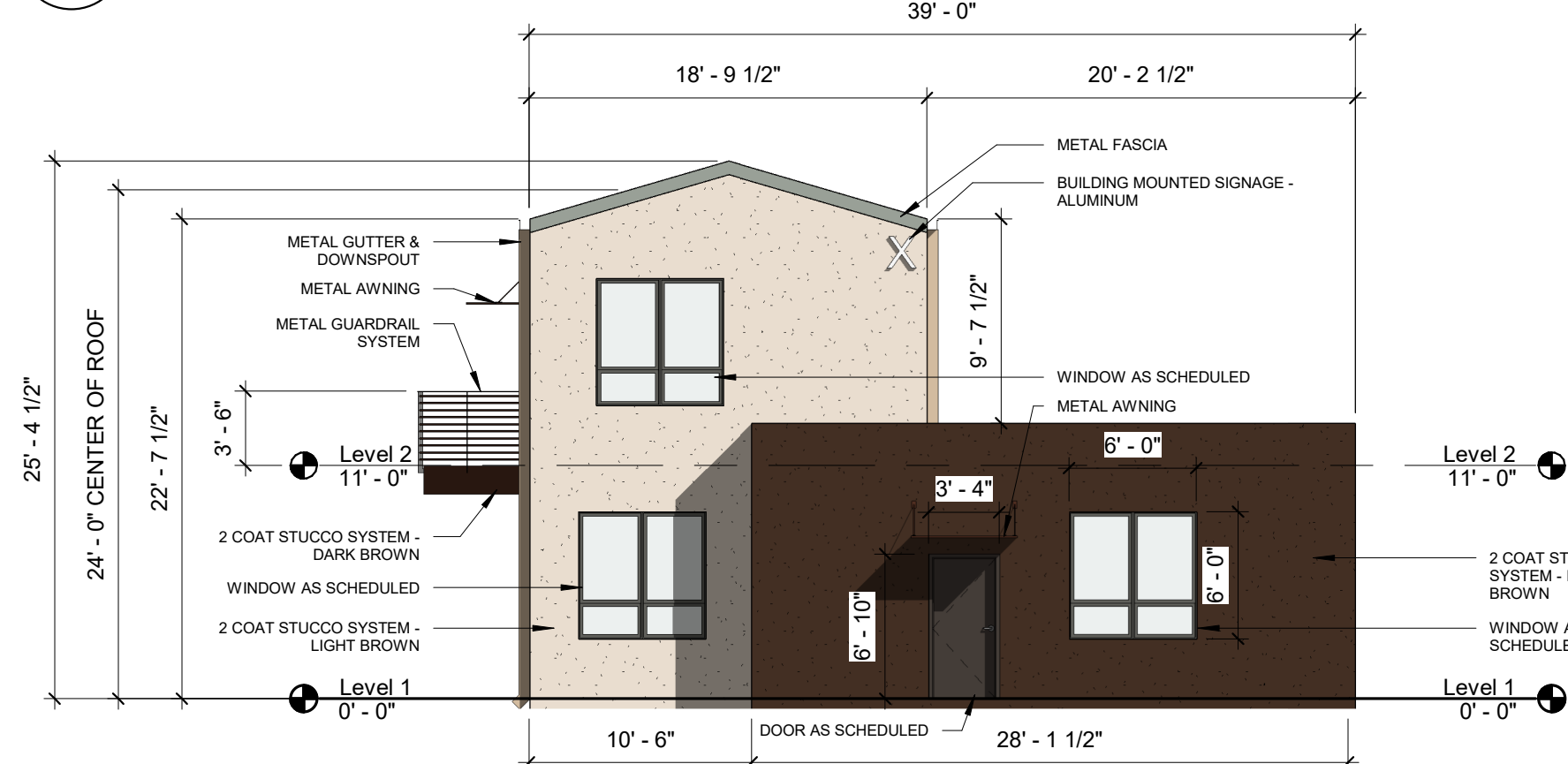
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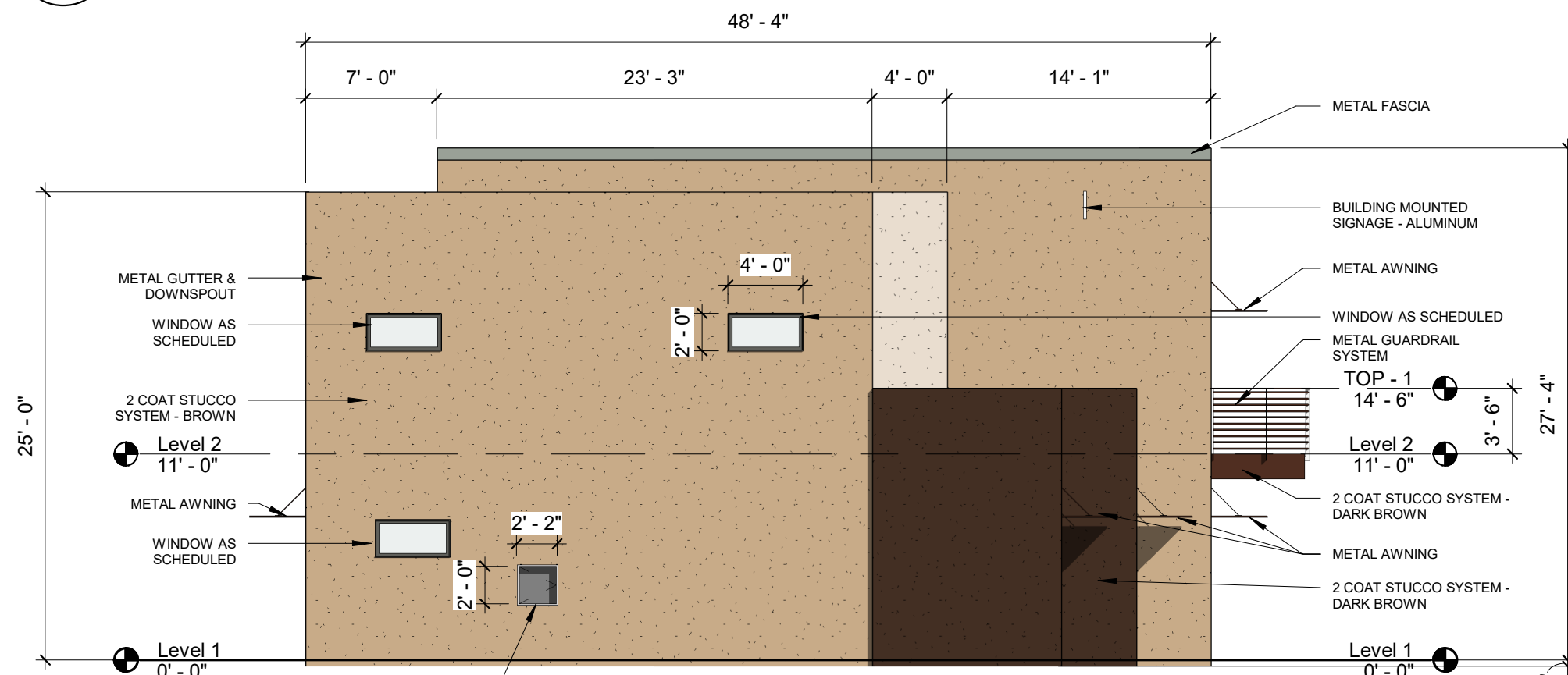
E1 BUILDING Y - SOUTH ELEVATION
1/8" = 1'-0"



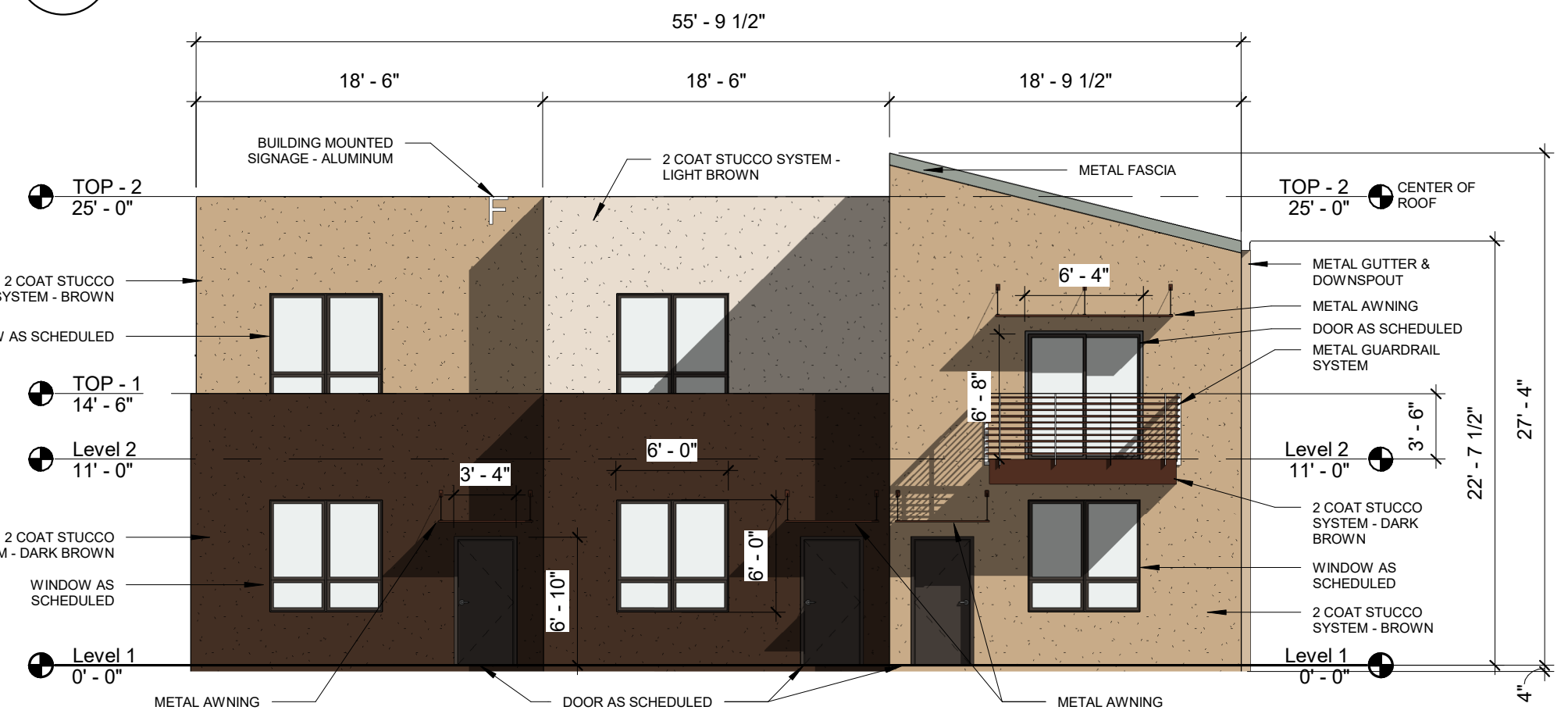
D1 BUILDING Y - NORTH ELEVATION
1/8" = 1'-0"



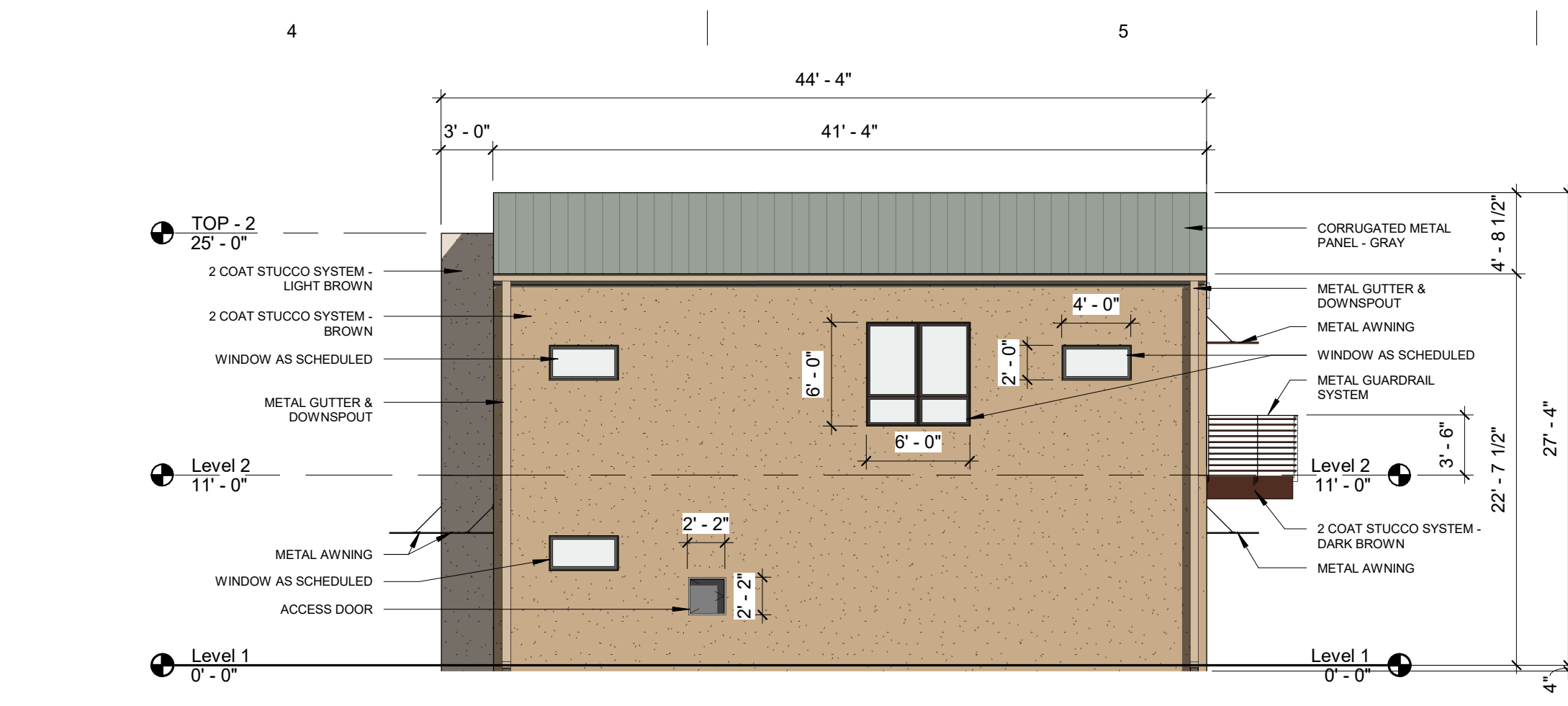
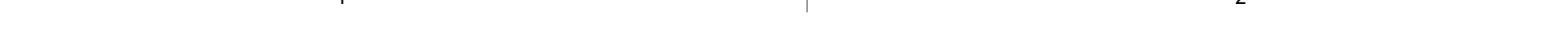
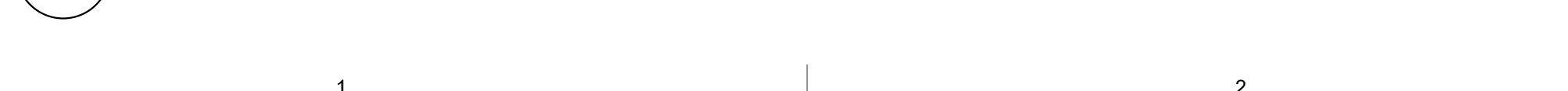
C1 BUILDING X - NORTH ELEVATION
1/8" = 1'-0"



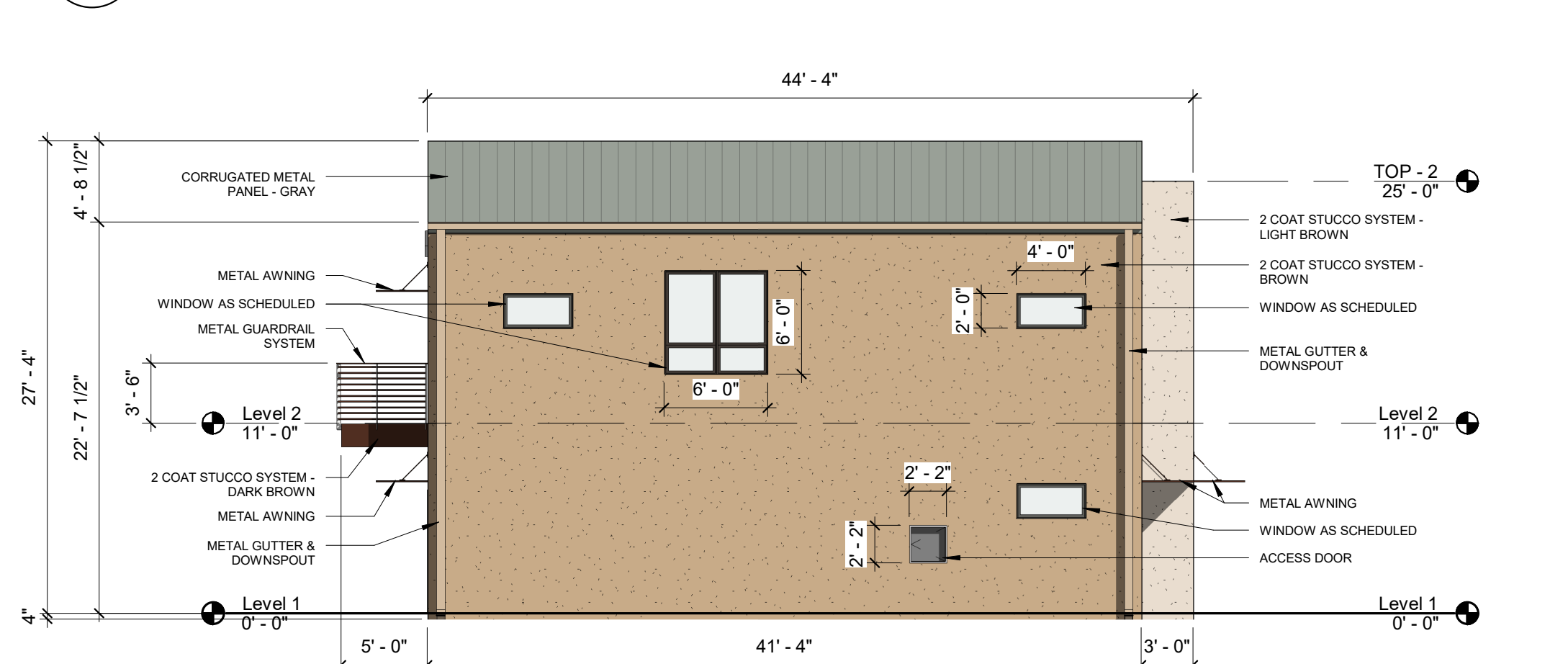
B1 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"



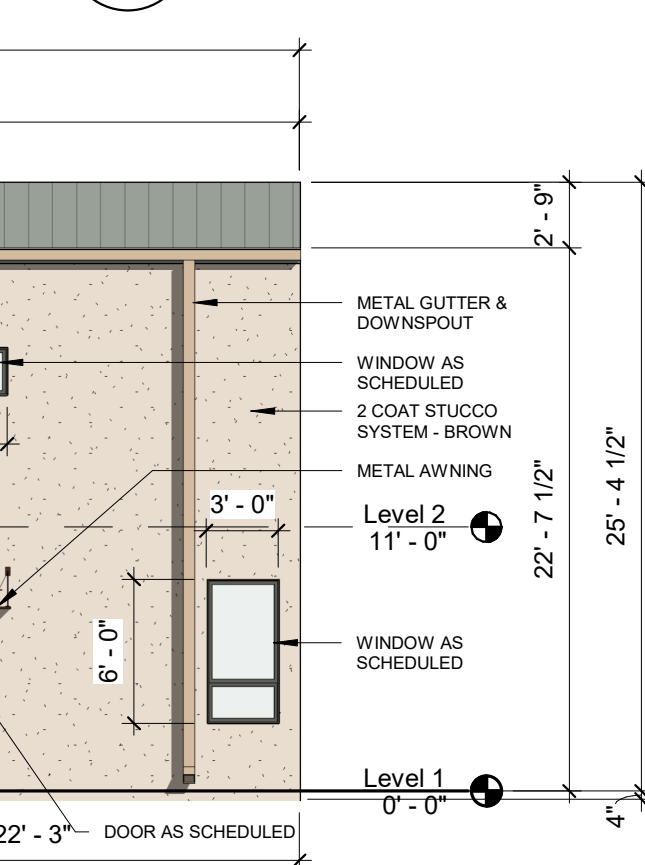
A1 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



E4 BUILDING Y - EAST ELEVATION
1/8" = 1'-0"



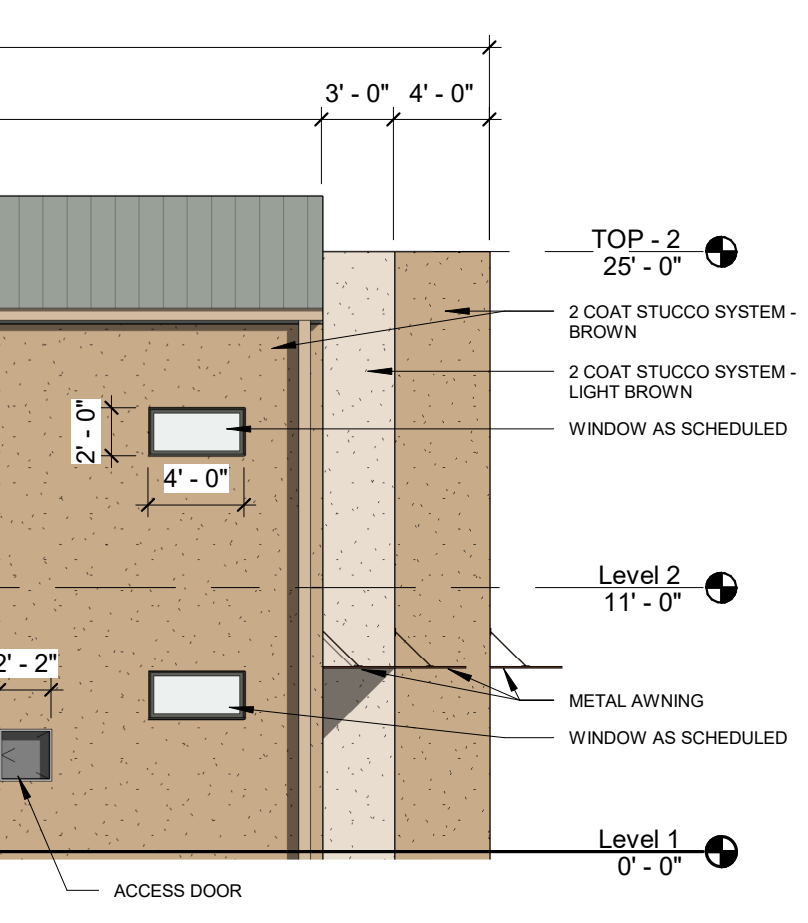
D4 BUILDING Y - WEST ELEVATION
1/8" = 1'-0"



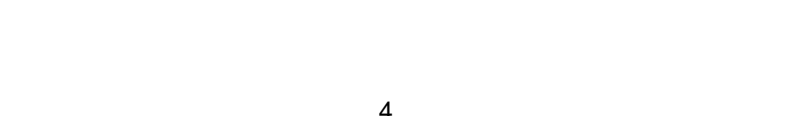
C3 BUILDING X - WEST ELEVATION
1/8" = 1'-0"



B5 BUILDING X - EAST ELEVATION
1/8" = 1'-0"



A5 BUILDING A - EAST ELEVATION
1/8" = 1'-0"



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204.1