

00 COMPLETED APPLICATION PACKAGE

1. DFT Application
 - a. Completed DFT Application
 - b. Authorization Letter
2. Form S3
3. Zone Atlas Pages with Project Site
4. Application Narrative Letter
5. Scaled Site Plan

01 COMPLETED DFT APPLICATION

1. Completed DFT Application
2. Authorization Letter



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

Sketch Plat / Plan Review for Minor Lot Subdivision for lot line adjustment of an existing tract to support the proposed project. Oppidan Holdings, LLC proposes to construct a ~90,000 SF 10MW Data Center with a 6,800 SF office component. The project will include ground mounted mechanical units, parking, perimeter access roads, utilities, stormwater management, and appurtenances. The facility will be encompassed by a security fence with gate.

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

Legal Description Per Plat: TRACT NUMBERED TWO (2) OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, PAGE 46.

Legal Description Per CABQMAPS: TR 2A PLAT FOR TRACT 2-A AND 2-B AVALON SUBDIVISION UNIT 5(BEING COMPRISED OF TRACT 2 AVALON SUBDIVISION UNIT 5)CONT 7.9830 AC

98th and I-40 Land, LLC

City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

Re: Westpointe 40 Data Center Entitlements
UPC: 100905814301230101
Authorization to Obtain any Necessary Entitlements

To Whom It May Concern,

This letter authorizes Oppidan Holdings and their agent Dekker/Perich/Sabatini LLC to obtain any necessary entitlement approvals in relation to Tract 2-A of Avalon Subdivision Unit 5 currently owned by 98TH & I-40 Land LLC located within the Westpointe 40 Business Park. Oppidan is completing their due diligence for the property and therefore authorized to act on the behalf of 98TH & I-40 Land LLC in regard to all applications/submittals and associated approvals in regards to Site Plan Amendments/Approvals, Development Facilitation Team and/or Development Hearing Officer processes with the City of Albuquerque for the above referenced project (Tract 2-A of the Avalon Subdivision Unit 5).

Should you require any additional information, please contact me at (505) 261-1176.

Sincerely,



Sal Perdomo

Titan Development on behalf of 98th and I-40 Land, LLC



January 4, 2023

City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

Re: Westpoint 40 Data Center Entitlements
UPC: 100905814301230101

To Whom It May Concern,

This letter authorizes Dekker/Perich/Sabatini LLC to represent Oppidan Holdings with regard to necessary entitlements for a Data Center located along Daytona Rd NW located within the Westpoint 40 Business Park. This letter authorizes Dekker/Perich/Sabatini LLC to act as Oppidan Holdings' agent as necessary with the associated approval processes required for the proposed amendment on the property referenced above.

Sincerely,

Drew Johnson
drew@oppidan.com
612-554-1897
SVP – Development
Oppidan Holdings, LLC

02 Form S3

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: ABQ 10MW DC Building Permit #: TBD Hydrology File #: TBD
Zone Atlas Page: J9&K9 DRB#: TBD EPC#: N/A Work Order#: TBD
Legal Description: See attached for full legal
City Address: Not assigned - Daytona RD NW Albuquerque, NM 87121 (between 94th St NW and 90th St NW)

Applicant: Oppidan Holdings, LLC Contact: Drew Johnson
Address: 400 Water Street
Phone#: 612-554-1897 Fax#: _____ E-mail: drew@oppidan.com

Agent for Applicant - Jack Ammerman, Stantec - jack.ammerman@stantec.com - 810-252-1431

Development Information

Build out/Implementation Year: 612-554-1897 Current/Proposed Zoning: NR-BP

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

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

Describe development and Uses: Approximately 90,000 SF 10MW Data Center with an approximately 6,800 SF office component

Days and Hours of Operation (if known): 24/7

Facility

Building Size (sq. ft.): Approximately 90,000 SF

Number of Residential Units: None

Number of Commercial Units: None

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* None

Expected Number of Employees (if known):* 10-12 during any peak period

Expected Number of Delivery Trucks/Buses per Day (if known):* 1-2 deliveries per day

Trip Generations during PM/AM Peak Hour (if known):* 1-2 deliveries per day

Driveway(s) Located on: Street Name Daytona Road NW

Adjacent Roadway(s) Posted Speed: Street Name Daytona Road NW Posted Speed Unknown - 35mph?

Street Name _____ Posted Speed _____

ITE Land Use #150,
Warehousing
Trip generation
AM 34 trips per hour
PM 37 trips per hour

* 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 (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Proposed Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 2,526 Daily Volume Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Rapid Ride 766 Stop

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk on both sides of Daytona Rd NW extension

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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: Development site is within the Westpointe TIS Phase 2, HT#K09D041. No addition traffic study required.

M. P. ... P.E.

TRAFFIC ENGINEER

1/5/2024

DATE



Submittal

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

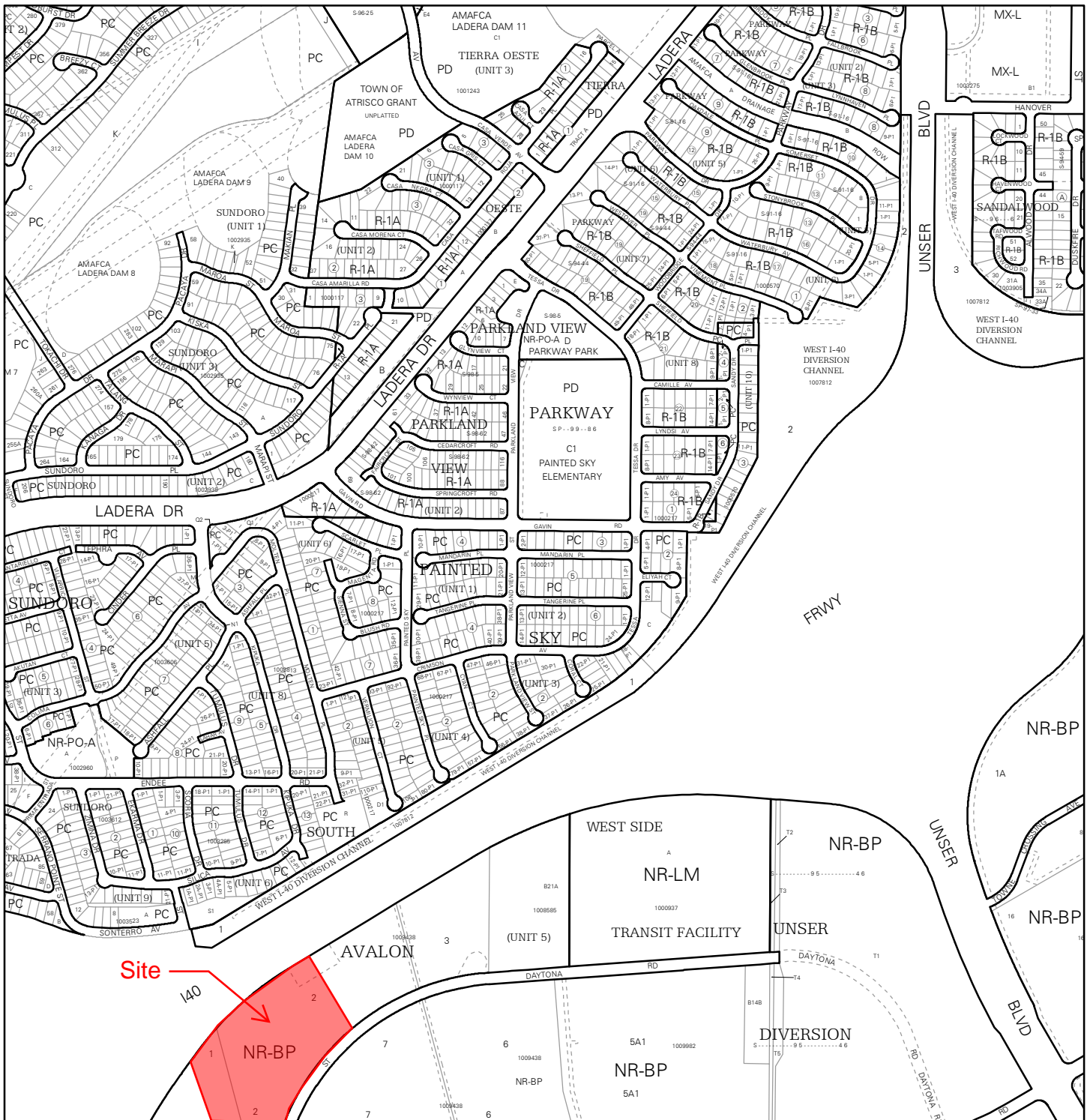
Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping 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 (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
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). Note if site is within 660 feet of premium transit.
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.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

03 Zone Atlas Pages

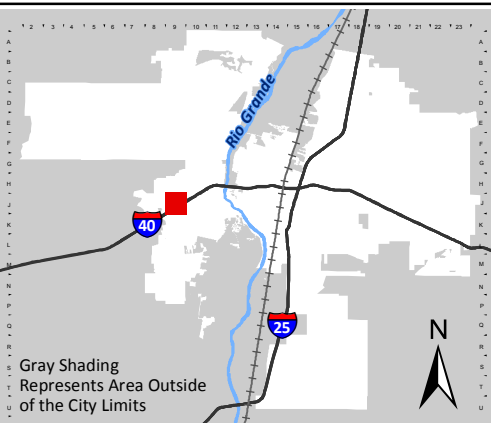


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



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



Zone Atlas Page:
J-09-Z

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

Gray Shading
Represents Area Outside
of the City Limits

Scale: 0 250 500 1,000 Feet

04 Application Narrative Letter



January 8th, 2024

Jay Rodenbeck, Planning Manager
Department Review Services
City of Albuquerque, NM

RE: Narrative for Sketch Plan Pre-Application

Oppidan Holdings, LLC is proposing a single-story, data center on the 7.98-acre parcel (Tract 2-A, Avalon Subdivision Unit 5) along Daytona Road NW in Albuquerque, NM. The site is bounded by Interstate 40 (north), Daytona Road NW (south), Southern Tire Mart (east), and a vacant parcel (west). The site is zoned NR-BP Non-Residential Business Park and is seeking to maintain the current zoning for the proposed data center use. The site plan will not have any variances.

The project is seeking to adjust the southern lot line of the existing parcel via Minor Lot Subdivision process or similar to achieve a total site acreage of approximately 11.55-acres. As part of the project, Daytona Road NW will be extended south adjacent to the proposed property per City requirements.

The building will be approximately 90,000 SF and will be 36' tall to the top of parapet, and 32' to the top of the roof. The data center will have an exterior generator yard, that will be screened from view from the public right-of-way, as well as screened exterior water tanks. The construction materials will be painted precast concrete, and the elevation facing southwest will be the main building entrance.

The site plan will have an entrance drive from Daytona Road NW with 20 parking stalls. The project includes an access road that loops around the building for site circulation and fire access. The building has two at grade drive in accesses on the northeastern side and a recessed loading dock on the northwest. The project will provide stormwater management per City requirements for water quality treatment. Sanitary and water service will be provided via the extended public mains along Daytona Road NW. A looped watermain around the building will be provided for hydrant coverage.

The facility will have less than 15 cars and trucks on site at any time, at full build out. Typical operations for the facility will include a single, 24-hour security person, seven days a week. There will be a day shift of 3-4 engineers, with sporadic daily traffic for software and IT network related operations staff. It is not anticipated that on-site employees will exceed 10-12 persons during any peak period. There will be fewer employees on site during evenings and weekends. Additional usage of the facility will include maintenance for mechanical units as needed but at least on a monthly basis using standard service vehicles. It is expected that the facility will see one to two deliveries per day.

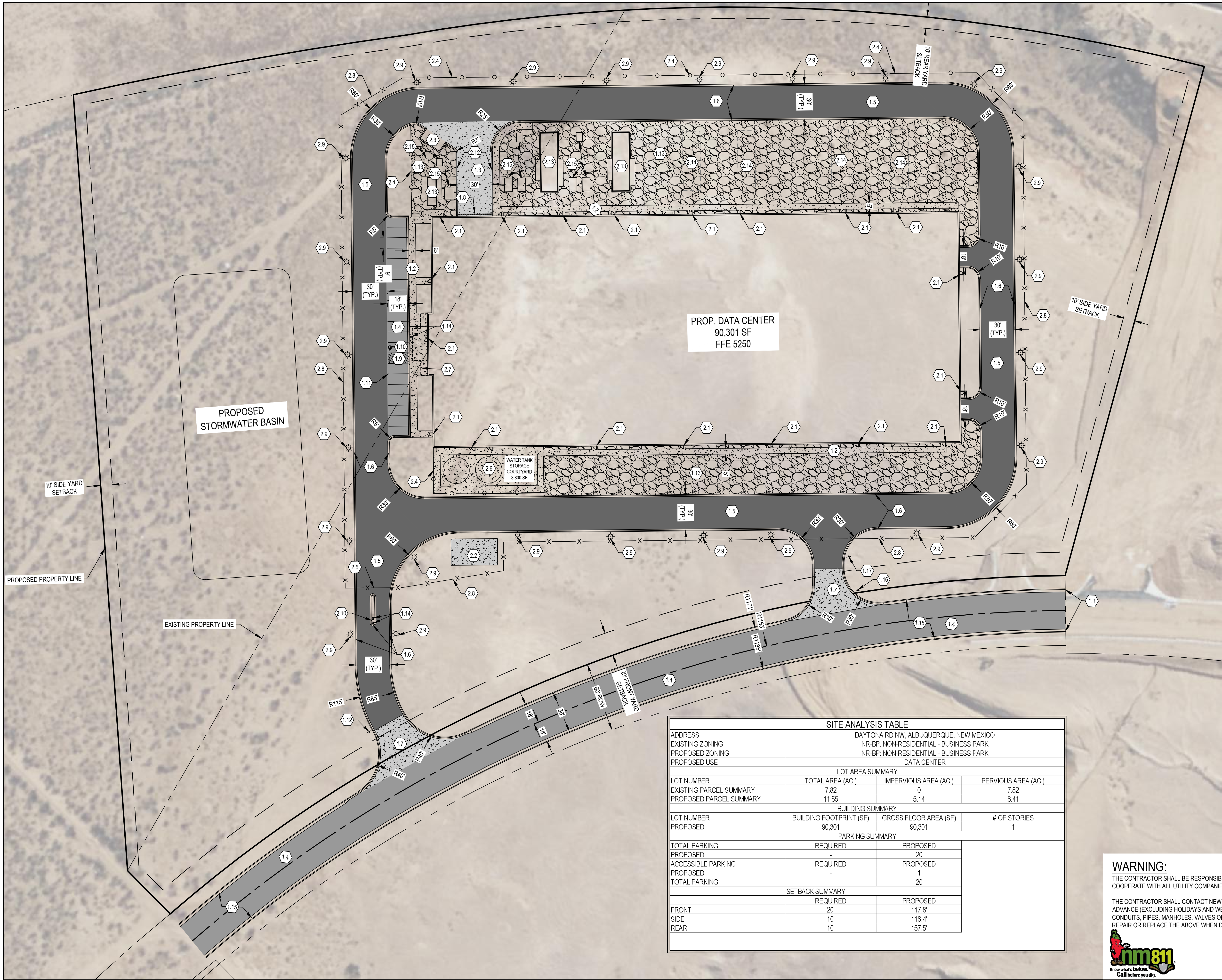
The project schedule: begin site work in fall 2024, complete the building shell by spring of 2026, and full occupancy and operations by summer / fall 2026.

Please do not hesitate to contact me with any questions.

Sincerely,

Drew Johnson
drew@oppidan.com
612-554-1897
SVP – Development
Oppidan Holdings, LLC

05 Scaled Site Plan



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- GRAVEL SURFACING/SHOULDERING
- SCREEN WALL
- x-x- PERIMETER FENCE

NOTES

- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- DESIGNED BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

KEYNOTES

- STANTEC DESIGN ITEMS
 - MATCH EXISTING
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - 6" CURB AND GUTTER
 - CONCRETE DRIVEWAY APRON
 - TRENCH DRAIN
 - ADA ACCESSIBLE AISLE W/ SIGN
 - ADA VAN ACCESSIBLE STALL W/ SIGN
 - 4" WHITE PAINT STRIPE (TYP.)
 - STOP SIGN
 - GRAVEL SURFACING
 - BOLLARD
 - 8" CURB AND GUTTER
 - 'EMERGENCY VEHICLES ONLY' SIGN
 - KNOX BOX
- DESIGN BY OTHERS - SEE NOTE 3
 - DOOR LOCATION WITH STOOP - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - MEDIUM VOLTAGE SWITCH GEAR - SEE ARCHITECTURAL/STRUCTURAL/ELECTRICAL PLANS
 - TRASH/RECYCLING ENCLOSURE - SEE ARCHITECTURAL PLANS
 - SCREEN WALL - SEE ARCHITECTURAL PLANS
 - 30' ROLLING GATE - SEE ARCHITECTURAL PLANS
 - STRUCTURAL PAD FOR WATER TANKS - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - CANOPY LOCATION - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - PERIMETER FENCE - SEE ARCHITECTURAL PLANS
 - LIGHT POLE - SEE ARCHITECTURAL/ELECTRICAL PLANS
 - CARD READER PEDESTAL - SEE ELECTRICAL PLANS
 - COLUMN - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - RETAINING WALL - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - PROPOSED GENERATOR - SEE ELECTRICAL PLANS
 - FUTURE GENERATOR - SEE ELECTRICAL PLANS
 - UTILITY EQUIPMENT PAD - SEE ELECTRICAL PLANS

SITE ANALYSIS TABLE

ADDRESS	DAYTONA RD NW, ALBUQUERQUE, NEW MEXICO		
EXISTING ZONING	NR-BP: NON-RESIDENTIAL - BUSINESS PARK		
PROPOSED ZONING	NR-BP: NON-RESIDENTIAL - BUSINESS PARK		
PROPOSED USE	DATA CENTER		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)
EXISTING PARCEL SUMMARY	7.82	0	7.82
PROPOSED PARCEL SUMMARY	11.55	5.14	6.41
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED	90,301	90,301	1
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
PROPOSED	-	20	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED	-	1	
TOTAL PARKING	-	20	
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	20'	117.8'	
SIDE	10'	116.4'	
REAR	10'	157.5'	

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT NEW MEXICO 811 AT 1-800-321-2537 AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Stantec

733 MARQUETTE AVE
 SUITE 1000
 MINNEAPOLIS, MN 55402
 WWW.STANTEC.COM

CLIENT:

OPPIDAN
 leader of teams. creator of value.

ALBUQUERQUE DATA CENTER

DAYTONA RD NW
 ALBUQUERQUE, NEW MEXICO

PROJECT TITLE

ISSUE NO.:	0
DESCRIPTION:	PRE APPLICATION SUBMITTAL
DATE:	01/08/2024

CERTIFICATION:

NOT FOR CONSTRUCTION

PROJECT NO.:

DWN BY: HKK CHKD BY: JRA APPD BY: CR

ISSUE DATE: 01/08/2024

ISSUE NO.: 1

SHEET TITLE:
 SITE PLAN

SHEET NO.:
C-101