

01 APPLICATION



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

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

APPLICATION INFORMATION

Applicant: Kenneth Falcon		Phone: (760)989-1542
Address: 5808 W Sunset Blvd		Email: kfalcon@netflix.com
City: Los Angeles	State: California	Zip: 90028
Professional/Agent (if any): Jitka Dekojova, Dekker / Perich / Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St NE Suite 100		Email: JitkaD@dpsdesign.org
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Alternative Landscaping for the following reasons: 1) to accompany a fully functional site design that includes large areas of unobstructed paving associated with the mill and production support buildings – a requirement for studio operations; and 2) to mitigate the absence of trees in paved areas around the mill and production support buildings with extensive placement of trees along private streets and in private open space.

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

Lot or Tract No.: See attached sheet	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park & Park II	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

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

Signature:	Date: 09.3.2021
Printed Name: Jitka Dekojova	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-01484	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-005629

SITE INFORMATION

Site Plan North Lot or Tract No.:

Tract P-1 Mesa del Sol Innovation Park containing 22.8066 Acres

Tract P-2 Mesa del Sol Innovation Park containing 18.5393 Acres

Total acreage of 41.35 is for the legal descriptions, 18.54 acres of which is used in the Site Plan North expansion entitlement.

02 LETTER OF AUTHORIZATION



August 12, 2021

RE: Mesa del Sol, Tracts 22-A, 22-B, 22-C, P, OS-7, O, Q-1, Q-2, 17, 26, A-1-A-1

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. and Dekker Perich Sabatini staff to act as our agent in all matters associated with Environmental Planning Commission (EPC) and Development Review Board submittals associated with the above mentioned tracts. This includes, but is not limited to, vacation requests, plats, and site plan submittals for building permit approval.

Sincerely,

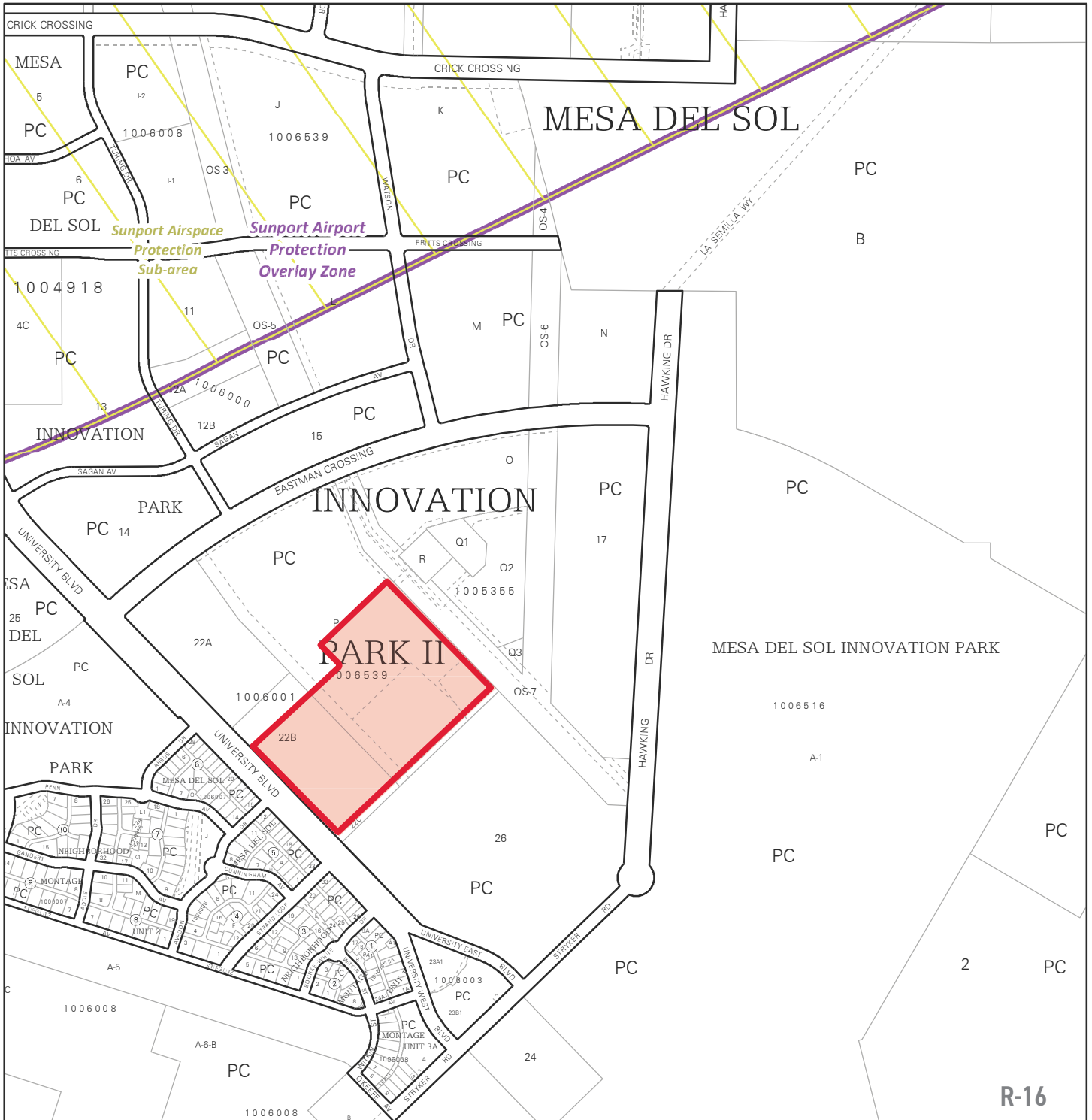
Kenneth Falcon

Kenneth Falcon
Program Manager, Design & Construction - Studios

03 ZONE ATLAS MAP

Applicable Zone Atlas Maps include:

ZONE ATLAS - KEY MAP



04 FORM P3

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

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

■ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- 02 Letter of authorization from the property owner if application is submitted by an agent
- 03 Zone Atlas map with the entire site clearly outlined and labeled

□ ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

□ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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

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

□ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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

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

□ ALTERNATIVE SIGNAGE PLAN

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

■ ALTERNATIVE LANDSCAPE PLAN

- 05 Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- 06 Landscape Plan

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>		
<p>Signature: </p>	<p>Date: 09.3.2021</p>	
<p>Printed Name: Jitka Dekojova</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Project Number:</p> <p style="font-size: 1.2em; font-weight: bold;">PR-2021-005629</p>	<p>Case Numbers</p> <p style="font-size: 1.2em; font-weight: bold;">SI-2021-01484</p>	
<p>Staff Signature:</p>	<p style="text-align: center;">-</p>	
<p>Date:</p>	<p style="text-align: center;">-</p>	

05 JUSTIFICATION LETTER

September 3, 2021

Mr. James Aranda, Deputy Planning Director
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Albuquerque Studios Expansion // NORTH DEVELOPMENT PACKAGE
5650 University Boulevard SE
Albuquerque, NM 87106
Alternative Landscape Plan Approval

Dear Mr. Aranda,

Dekker/Perich/Sabatini (D/P/S), acting as agent for Netflix Studios LLC, owners of the subject property, is seeking approval of an Alternative Landscape Plan for the Albuquerque Studios Expansion located at 5650 University Boulevard SE at Mesa del Sol. This request accompanies a concurrent request for Site Plan North approval for the DRB to facilitate expansion of the existing Netflix studios. The expansion encompasses new construction directly north of the existing studios, including three new buildings- a new mill building, a production office building and a production support building, and a new site entrance off of University Boulevard. The planned expansion, per Section 5-6(B), triggers compliance with the Landscaping, Buffering, and Screening standards of the Integrated Development Ordinance (IDO) Section 5-6.

As a project with a unique program that is tied to the owner's operational requirements, this request seeks approval of an Alternative Landscape Plan, according to **5-6(C)(16) Alternative Landscaping**. The reasons for requesting an Alternative Landscape Plan are:

- To accompany a fully functional site design that includes large areas of unobstructed paving associated with the mill and production support buildings – a requirement for studio operations; and
- To mitigate the absence of trees in paved areas around the mill and production support buildings with extensive placement of trees along private streets and in private open space.

The proposed Alternative Landscape Plan brings the site into compliance with applicable standards of the IDO regarding provided landscape area and required coverage.

The following list addresses the criteria stated in IDO **Section 14-16-5-6(C)(16)**: *"The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:"*

1. Are consistent with the purposes of this Section 14-16-5-6.

The Alternative Landscape Plan is consistent with the Purpose in the IDO Section 14-16-5-6(A), by ensuring a visually attractive, sustainable desert landscape that aids in the creation of a quality environment.

2. Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

The Alternative Landscape Plan does not include vegetation included in a city or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

3. Do not include a reduction of tree planting requirements.

The Alternative Landscape Plan does not include a reduction of tree planting requirements. Tree locations deviate from the placement required in 5-6(F) Parking Lot Landscaping, to ensure studio operational requirements are met. The parking lot at Production Office 1 does follow the IDO parking standards, because it is the only parking lot within the site boundary where large-scale exterior production supply, support and staging operations are not anticipated. Tree requirements associated with Street Frontage Landscaping per 5-6(D) are not required, as roadways within campus are private, frontage along University Boulevard is in a public utility easement, and there are existing trees in the public ROW. However, the Alternative Landscape Plan includes street tree plantings along major internal roadways, additional trees between sidewalks and parking lots, trees in open space, and trees at the Production Office 1 plaza.

4. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

The Alternative Landscape Plan provides additional planting along University Boulevard, the only location where the project abuts public right of way. This planting is in a public utility easement, so trees have been excluded from the landscape design. In addition to the added streetscape planting, a site wall is included to screen interior activities from adjacent properties and to reduce light trespass into the neighborhood from campus vehicles. Existing trees and shrubs between the curb and existing sidewalk along University Boulevard will remain.

5. Provide equal or superior visual appearance of the property when viewed from the street.

The Alternative Landscape Plan enhances the visual appearance of the property when viewed from University Boulevard. As stated in the above paragraph, additional planting and a site wall are included on private property along the street frontage. No parking lots will be visible from the street.

6. Provide equal or superior carbon dioxide absorption and heat island reductions.

To mitigate the urban heat island effect, the project includes the extensive use of trees noted above, buildings with roof coating meeting LEED SRI standards, and large areas of irrigated native perennial grasses, which also increase soil health and absorb carbon.

Based on the rationale presented above, we respectfully request administrative approval of the Alternative Landscape Plan.

If there are any remaining questions or comments, please contact Jitka Dekojova at 505-761-9700.

Sincerely,



Jitka Dekojova, ASLA, SITES AP
Landscape Architect / Associate, **Dekker/Perich/Sabatini**
On behalf for Netflix Studios, LLC

06 LANDSCAPE PLAN

