

From: [PLNBufferMaps](#)
To: [Jessica Lawlis](#)
Cc: [Rebecca Shank](#)
Subject: RE: Request for Property Owners Notification List – 1700 Unser Blvd NW (Zone Atlas Map H09)
Date: Friday, April 11, 2025 4:32:52 PM
Attachments: [image007.png](#)
[1700 Unser Blvd NW_ZoneAtlas.pdf](#)
[1700 Unser Blvd NW_BufferMap.pdf](#)
[1700 Unser Blvd NW_AddressList.csv](#)
[1700 Unser Blvd NW_AddressLabels.docx](#)

2025 April 11

Ms. Lawlis:

Good afternoon. Attached is your Buffer Map with all associated files / addresses for the subject property.

We made some changes to the request process, in the future you will need to submit your request online using the ABQ-Plan website for your buffer map / mailing list requests. This will be the same site you will use to submit your applications for variance, land use cases and alike as well. You may of received an email from us stating your Buffer Map was completed on ABQ-Plan that will show your attached files in the case as well.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,



MISA K. BLOOM

(she / hers)

planner

urban design & development

o 505.924.3662

m 505.433.1948

e mbloom@cabq.gov

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

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immediately notify me by replying to this e-mail; (ii) do not review, copy, save, forward, or print this e-mail or any of its attachments; and (iii) immediately delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

From: Jessica Lawlis <JessicaL@dekkerdesign.org>
Sent: Friday, April 11, 2025 10:50 AM
To: PLNBufferMaps <plnbuffermaps@cabq.gov>
Cc: Rebecca Shank <RebeccaS@dekkerdesign.org>
Subject: Request for Property Owners Notification List – 1700 Unser Blvd NW (Zone Atlas Map H09)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

To whom it may concern,
I'm writing to kindly request the required Property Owners notification list for the property located at **1700 Unser Blvd NW, Albuquerque, NM 87120**, which is located in **Zone Atlas Map H09** (please see attached for reference).

Please let me know if any additional information is needed to complete this request. I appreciate your assistance and look forward to your response.

Best regards,
Jessica



Jessica Lawlis, AICP
Studio Manager, Urban Planning



505.761.9700 / DekkerDesign.org

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2004 WAKIMOTO FAMILY LP C/O WAL-MART PROP TAX DEPT STORE #87370 ATTN: MS 0555 PO BOX 8050 BENTONVILLE AR 72716-8050	ALEMAN RUBEN & MARIA M 8005 FALLBROOK PL NW ALBUQUERQUE NM 87120-8016	ALVARADO DEVELOPMENT LLC 5654 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE CO 80111-2310
AMAFCA 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836	AMAFCA 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836	BERNCO INVESTORS LLC 6900 E CAMELBACK RD SUITE 240 SCOTTSDALE AZ 85251-8056
BIERLY PROPERTY HOLDINGS LLC & BIERLY LEWIS E PO BOX 91090 ALBUQUERQUE NM 87199-1090	CHAVEZ ANNA MARIE 7827 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556	COHN WILLIAM & BRIDGET 8000 FALLBROOK PL NW ALBUQUERQUE NM 87120-8015
COZBY CARINA 9600 TOUCAN PL NW ALBUQUERQUE NM 87114-3654	DANN REBECCA & ROBERT E 7819 SPRINGWOOD RD NW ALBUQUERQUE NM 87120	ENNIS PAMELA ANN & ENNIS THOMAS 8000 LYNNHAVEN PL NW ALBUQUERQUE NM 87120-5502
GARCIA VERONICA 6608 CUERVO PL NW ALBUQUERQUE NM 87120-7009	GOMEZ ANDREA 7831 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556	GRILL SHARON E & JAMES E 7909 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081
JACKSON VIRGINIA M 8004 LYNNHAVEN PL NW ALBUQUERQUE NM 87120	LCA ARROWHEAD LP ATTN: LAKESIDE CAPTIAL ADVISORS LP 6150 N KILPATRICK AVE CHICAGO IL 60646-5043	LEAL RICHARD D SR & CIRILA D 7915 LOCKWOOD CT NW ALBUQUERQUE NM 87120
MARTINEZ CARLOS V 7823 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556	PEREZ ABIGAIL & GONZALEZ ABEL 7905 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081	POUGES ANGELA G PO BOX 13821 ALBUQUERQUE NM 87192
QUEZADA ALTURO & ROSARIO 8005 LYNNHAVEN PL NW ALBUQUERQUE NM 87120	QUINTANA GUALTERIO A & STELLA M 7919 LOCKWOOD CT NW ALBUQUERQUE NM 87120-4081	ROMERO OSCAR 11418 ROSEMONT AVE NE ALBUQUERQUE NM 87112-5642
ROSALES DAVID 7901 LOCKWOOD LN NW ALBUQUERQUE NM 87120	RSM WILDCAT VENTURES NO 3 LLC 512 THUNDER CREST LN EL PASO TX 79912-4251	SHAW TYLER P 8002 BRIDGEWATER PL NW ALBUQUERQUE NM 87120
SPARKS REBEKAH M 1419 DUSKFIRE DR NW ALBUQUERQUE NM 87120-5554	ULIBARRI ANNA MARIE 8001 FALLBROOK AVE NW ALBUQUERQUE NM 87120	WOOLFOLK IVY & VASQUEZ ELOISA 7815 SPRINGWOOD RD NW ALBUQUERQUE NM 87120-5556

May 14, 2025

Re: Property Owner Notice
RioGAFA Charter School – EPC Site Plan Major Amendment Application
1700 Unser Blvd
UPC #100905952600140105
Legal Description: TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

Dear Property Owner:

The purpose of this letter is to inform you, as a property owner, within 100' feet of 1700 Unser Blvd which is applying for a EPC – Site Plan Major Amendment to the approved Heritage Marketplace Site Plan for Subdivision. The amendment will support the development of a charter school on a portion of Tract B located as shown on the Heritage Marketplace Site Plan for Subdivision.

This subject site is currently zoned Mixed-Use Low Density (MX-L), which allows school use under the City's Integrated Development Ordinance (IDO). Prior to adoption of the IDO, the property was zoned SU-1 and was included in the approved Heritage Marketplace Site Plan for Subdivision. That site plan contains seven commercial lots and established associated site development standards for things like building design. The subject site, known as Tract B on that Site Plan for Subdivision, was initially approved for commercial uses and amended in 2014 to allow multifamily residential development.

The application requests to amend the existing approval to remove the subject property, Tract B, to indicate "Not A Part" on the Site Plan. This will allow the applicant to proceed with the application for a site plan approval of a charter school on a portion of Tract B. Because the original site plan did not anticipate this use, a Major Amendment is required.

To streamline the process and ensure consistency with current zoning and review procedures, the following development actions are proposed:

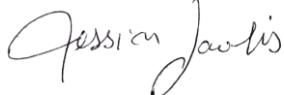
- Major Amendment to EPC to remove Tract B from the approved Heritage Marketplace Site Plan for Subdivision
- Subdivision request to the Development Hearing Officer (DHO) to divide Tract B into two separate lots
- Site Plan application to the Development Facilitation Team (DFT) for review and approval of the proposed charter school

This approach consolidates what would otherwise require multiple EPC applications, helping conserve both applicant and City resources.

The project is in early design phase and will not have a completed site design until after EPC at the DFT submittal level. A preliminary site plan of the charter school is included in this notice for point of reference.

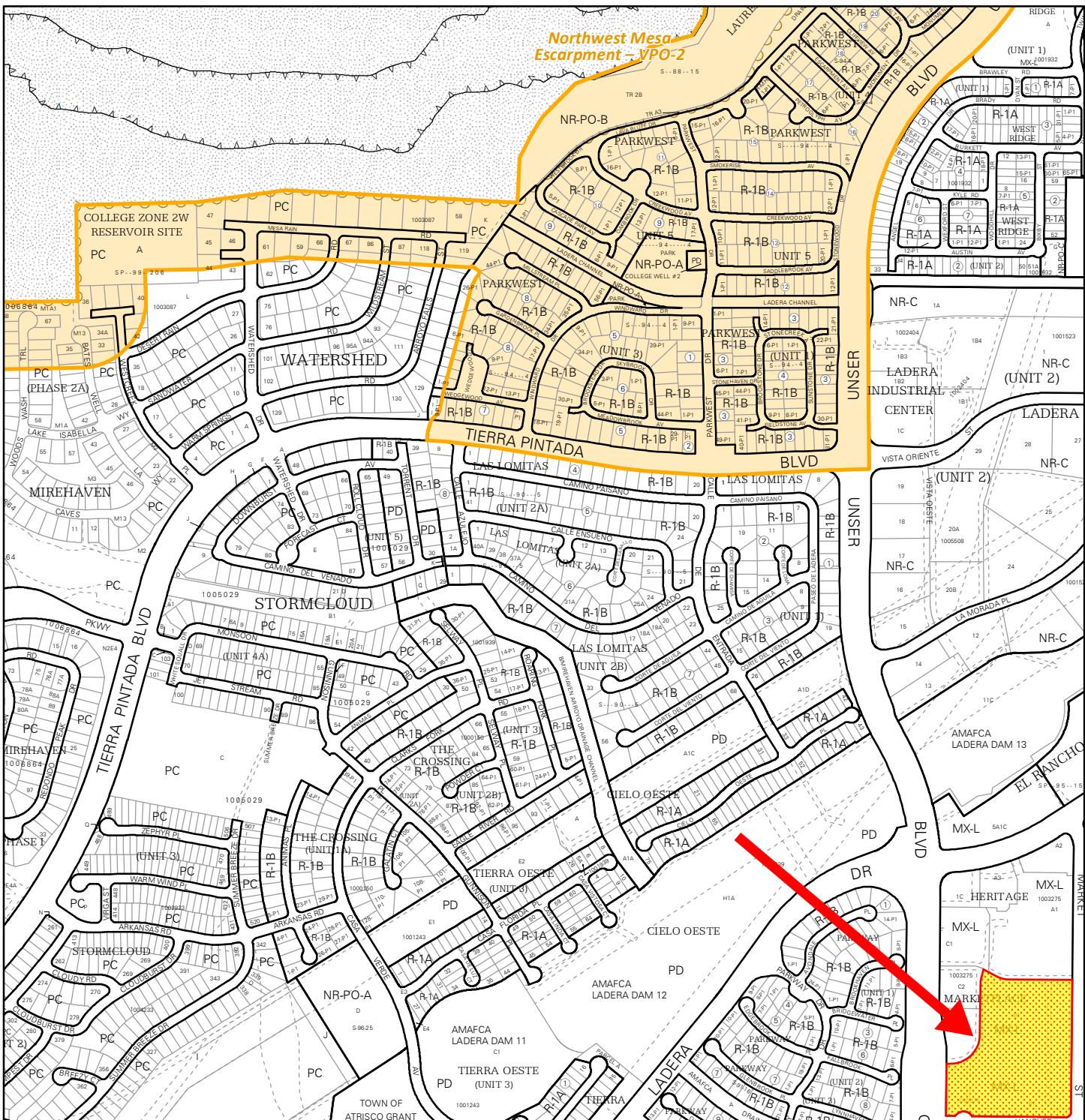
If you have any questions, please contact me at jessical@dekkerdesign.org or 505-761-9700.

Sincerely,



Jessica Lawlis, AICP
Studio Manager, Urban Planning
Dekker, Agent for RioGAFA

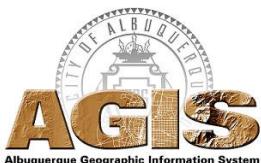
Attachments: Zone Atlas Map, Buffer Map, Preliminary Site Plan, Proposed Amended Heritage Marketplace Site Plan for Subdivision, Public Notice of Hearing Form, Public Notice Checklist Form



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

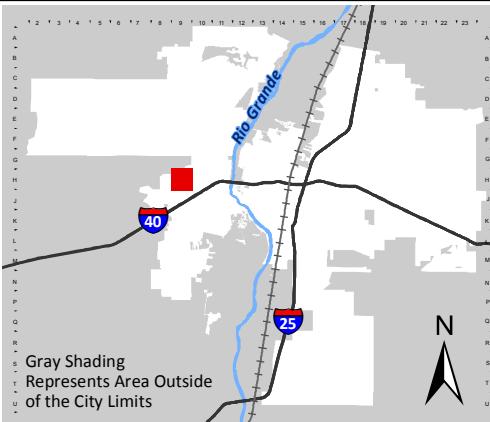
IDO Zone Atlas

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:

Long Atlas Tag

Escarpmment

► Petrified National Monument

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zon

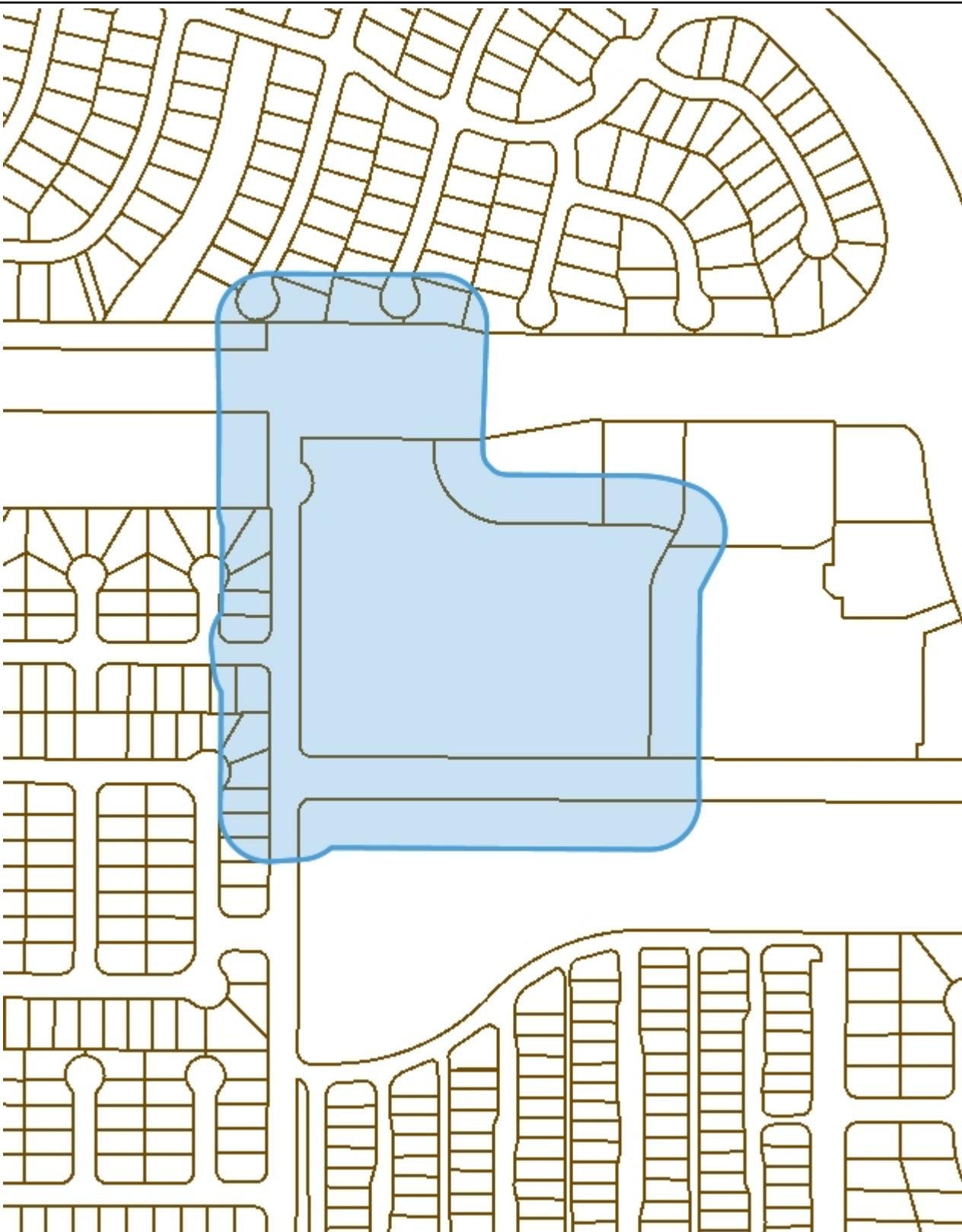
A horizontal scale bar divided into three equal segments by two vertical tick marks. The word "Feet" is written in a bold, black, sans-serif font to the right of the bar.



1700 Unser Blvd NW



Legend
□ Bernalillo County Parcels



598
299 598 Feet
0
WGS_1984_Mercator_Auxiliary_Sphere
© City of Albuquerque
4/11/2025

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.abq.gov/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 100 Ft.
ROW: Hanover Rd NW; Market St NW;
Unser Blvd NW



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: EPC - Site Plan Major Amendment

Decision-making Body: EPC

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No To Neighborhood Associations

Is this a Site Plan Application: Yes No **Note:** if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: 1700 Unser Blvd

Name of property owner: CSDCPC RioGAFA, LLC

Name of applicant: Will Gleason, Agent for RioGAFA

Date, time, and place of public meeting or hearing, if applicable:

June 26, 2025 at 8:40 AM via Zoom

Address, phone number, or website for additional information:

Zoom information found here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- Zone Atlas page indicating subject property.
- Drawings, elevations, or other illustrations of this request.
- Summary of pre-submittal neighborhood meeting, if applicable.
- Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

(Applicant signature)

5/14/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i dzaadi! Dzaadi! Danihi dahoontahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di niihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: 5/14/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).¹

Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*

Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1700 Unser Blvd NW

Location Description Between Unser Blvd, Hanover Rd, and Market St

2. Property Owner* CSDCPC RioGAFA, LLC

3. Agent/Applicant [if applicable] Will Gleason, Dekker

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment _____ (EPC or Council)

Other: Site Plan Major Amendmnet

Summary of project/request²:

See included notice letter

5. This application will be decided at a public hearing by*:

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: June 26, 2025 at 8:40 AM via Zoom

Location³: Zoom / virtual, information can be found at the website listed below:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

6. Where more information about the project can be found*:

Preferred project contact name: Jessica Lawlis

Email: jessical@dekkerdesign.org

Phone: 505-761-9700

Online website or project page: NA

Attachments: Prelim Site Plan for future applications, Proposed Amended Heritage Marketplace Site Plan for Subdivision

Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ H-09-Z

2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 9.05

2. IDO Zone District MX-L

3. Overlay Zone(s) [if applicable] _____

4. Center or Corridor Area [if applicable] NA

5. Current Land Use(s) [vacant, if none] Vacant land

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for "Boards, Commissions, and ZHE signs."

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

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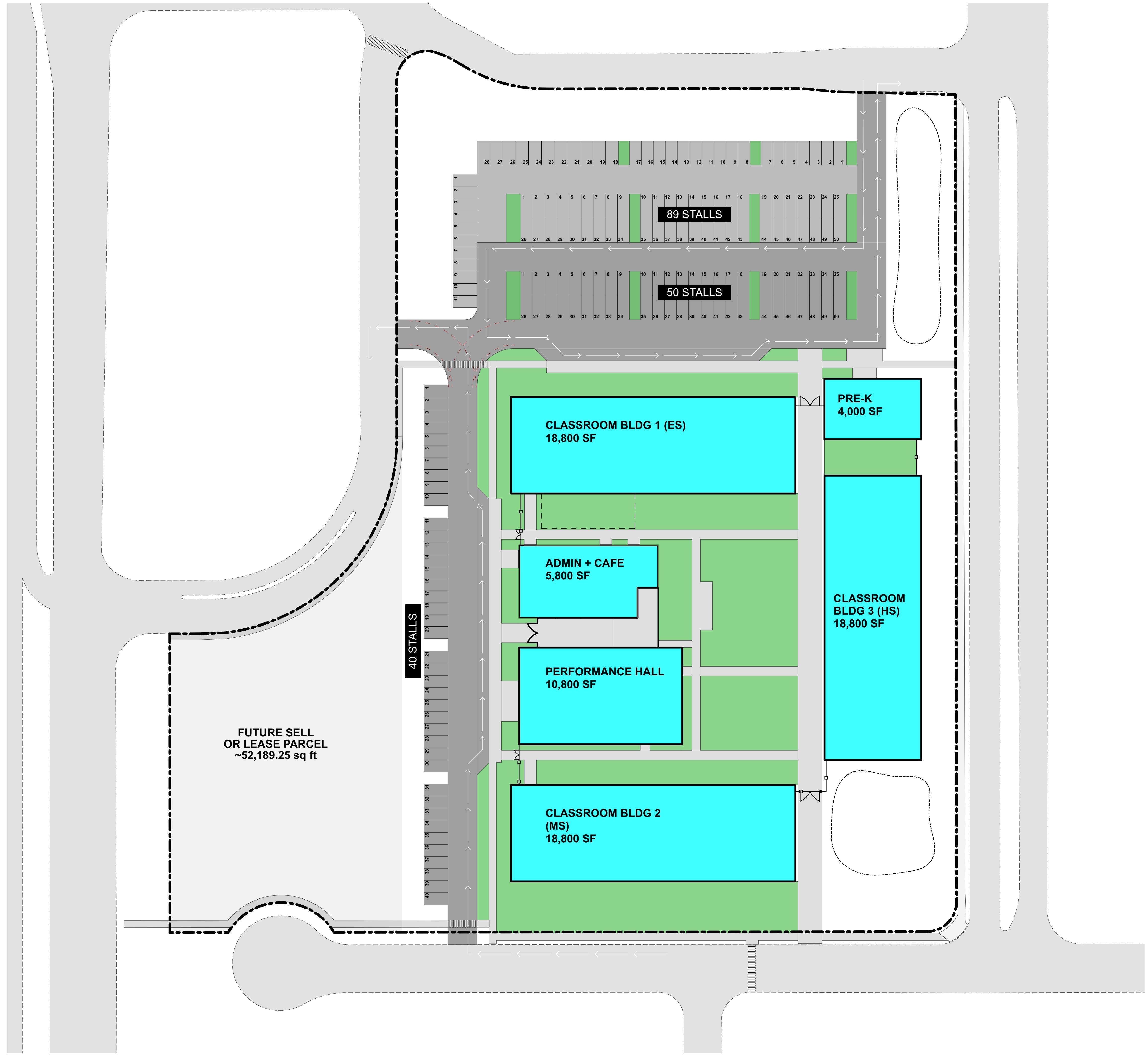
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PROJECT DATA

APN: 100905952600140105
 394,165 SF / 9.048 ACRES
 ZONING: MX-L
 SPECIAL USE: HERITAGE MARKETPLACE

APPROX. BUILDING AREAS:

ADMIN BLDG	5,500 SF
CLASSROOM BLDG 1	18,500 SF
FUTURE PERFORMANCE HALL	10,000 SF
FUTURE CLASSROOM BLDG 2	18,500 SF
FUTURE CLASSROOM BLDG 3	18,500 SF
FUTURE ADMIN EXPANSION	1,500 SF
FUTURE PRE-K	4,000 SF
TOTAL BLDG SF	75,500 - 90,000 SF

PROJECT DESCRIPTION

A new charter school campus for Rio Grande Academy of Fine Arts to house up to 1100 students from grades Pre-K to 12th.

The initial construction will support their current K-8 students and will consist of an approximately 18,500sf classroom building with approximately 20 classrooms and a second 4,500sf building to house the administrative, kitchen, and cafeteria needs for the students.

The campus is designed to be able to grow over time as the student enrollment increases each year. Eventually adding a dedicated middle school building, high school building, and performance hall.

PARKING CALCULATIONS

ALBUQUERQUE, NM / 5-5(C) Minimum Off-street Parking
 IDO PARKING REQ. - K-8 School / 2 stalls per Classroom
 IDO PARKING REQ. - High School / 1 stall per 4 Occ. in Assembly

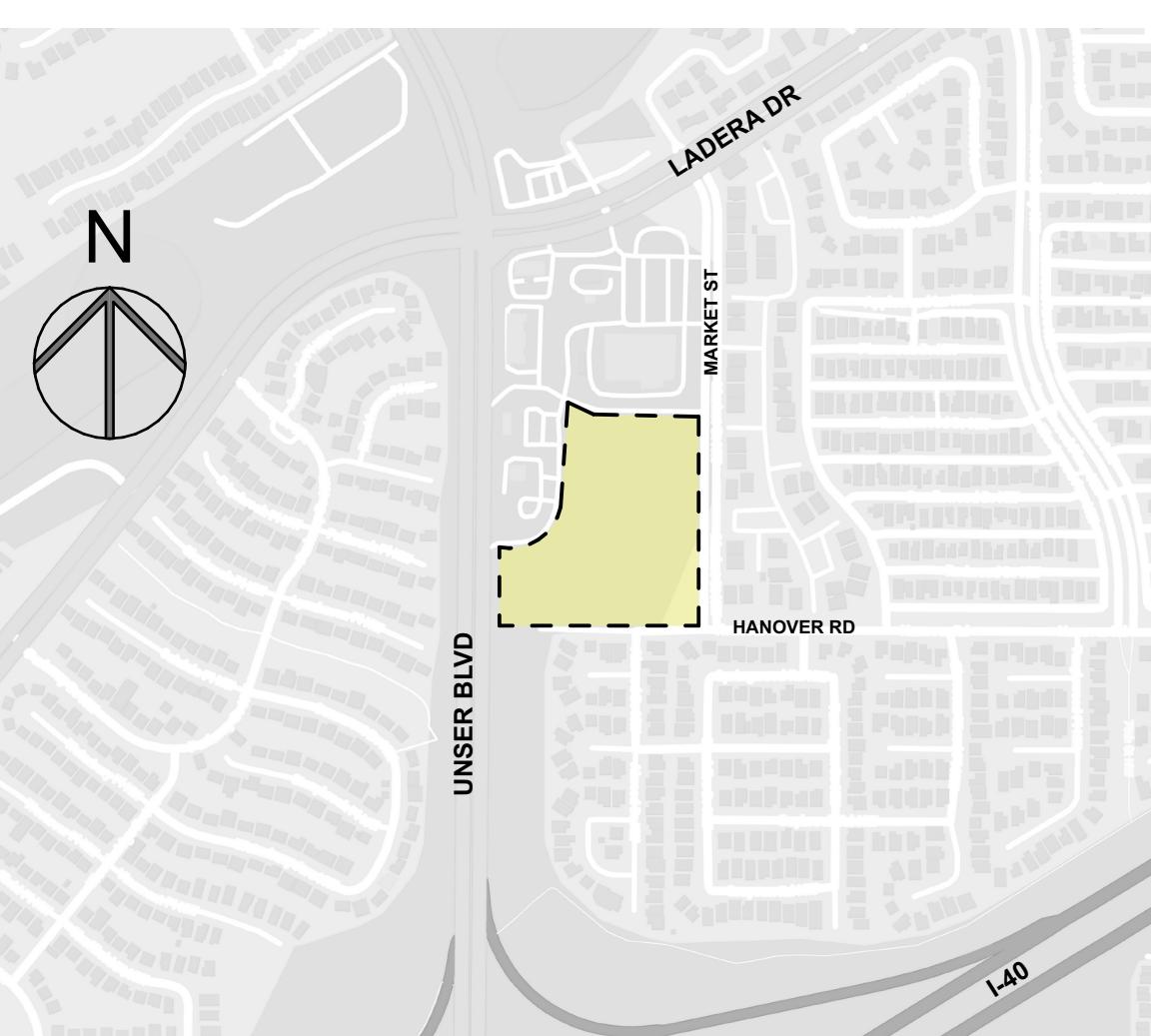
K-8 School

Classrooms - 40
 Required Parking Estimate - 80 stalls
 Provided Parking - 90 stalls

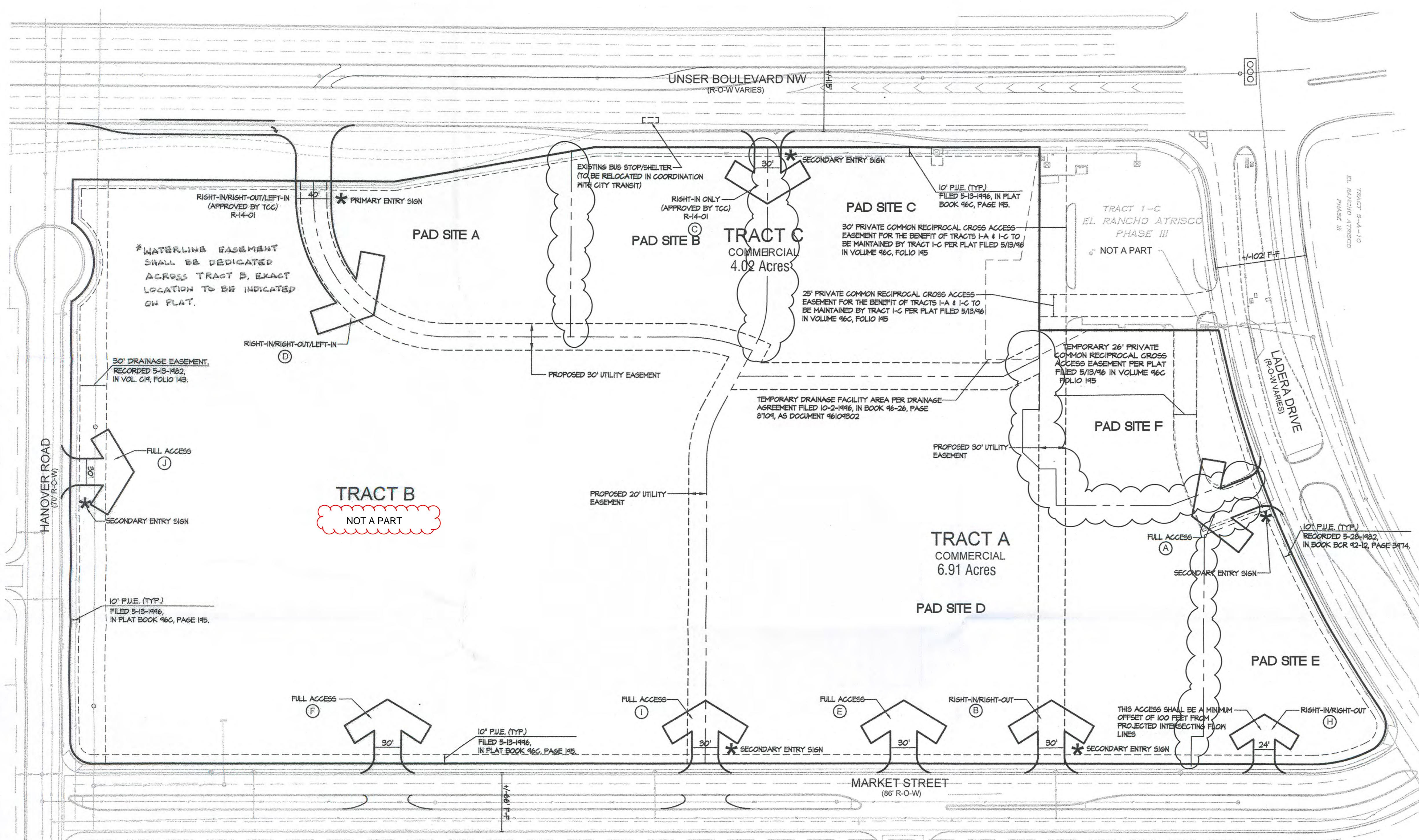
High School

Assembly Seating Capacity - 400
 Required Parking Estimate - 100 stalls
 Provided Parking - 100 stalls

Total Estimated Required Parking: 180 Stalls
TOTAL PARKING PROVIDED: 180 Stalls



VICINITY MAP



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:

The Site consists of approximately 20 acres. The property is bounded on the west by Unser Boulevard, to the north by Ladera Drive, to the east by Market Street, and to the south by Hanover Road. There is an existing out parcel at the southeast corner of Unser Boulevard and Ladera Drive developed with a gas station and convenience store.

ZONING AND PROPOSED USE:

The Site is zoned SU-2/SU-1 Special Use for Neighborhood Commercial and Office Uses within the El Rancho Atrisco Phase III Sector Development Plan (1981). The site is a designated neighborhood activity center in the West Side Strategic Plan.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

A maximum of 50 percent (12.5 acres) of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan is eligible for development with retail and service-type uses consistent with those of the C-1 zone. The existing gas station and convenience store located on Lot IC (.85 acres) toward the northwest corner of the original 25-acre site is considered "commercial development". As such, an additional 11.65 acres may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion shall be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code.

APPLICABLE PLANS:

City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I); West Side Strategic Plan (Rank II); and the El Rancho Atrisco Phase III Sector Development Plan (Rank III).

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

Vehicular Access and Circulation - The proposed development has access to adjacent streets on all four sides of the property. Limited access to Unser Boulevard (a limited access principal arterial) has been approved by the Transportation Coordinating Committee of the Metropolitan Transportation Board of the Mid-Region Council of Governments (R-14-01 TCC). Access includes a right-in, right-out, and left-in access (approximately 1,040 feet south of Ladera) and an additional right-in access (approximately 529 feet south of Ladera) to serve the proposed development. There are existing access points on the north side of the property to Ladera Drive that remain. Additional access is shown on Ladera Drive, Market Street, and Hanover Road. Final design and location of these access points will be determined by future Site Development Plans for Building Permit. New median cuts must be requested in writing to the Traffic Engineer, Development and Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.

Transit - The property is currently served by two existing bus routes; 92 Taylor Ranch Express and 94 Unser Express. Both routes have a bus stop adjacent to the subject property. Route 92 also travels along Ladera Boulevard adjacent to the site and existing bus stops are east of Market Street. Unser and I-40 are designated Express Transit Corridors.

Bicycle Facilities - Unser Boulevard has on-street bike lanes and an off-street multi-use trail on the east side of the street. The Unser Trail connects to the I-40 Regional Trail that runs along the north side of Interstate 40.

Pedestrian Facilities - Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in this site plan and future site plans for building permits.

BUILDING HEIGHTS AND SETBACKS:

Maximum building heights for all buildings shall be per the SU-1 zone. Setbacks shall be as provided in the O-1 and R-3 zones as enumerated in the Comprehensive City Zoning Code. Specific design restrictions for new residential shall be as provided in the C-2 zone (specific to Activity Centers and Transit Corridors).

MAXIMUM FAR/DENSITY:

Commercial buildings shall not exceed a maximum FAR of .30. Residential shall be as provided in the C-2 Zone and shall have a minimum FAR of .3 and a maximum density of 30 dwelling units per acre.

LANDSCAPE PLAN:

Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Standards (Sheet 2).

Notes:

1. A cross access easement and shared parking agreement shall be part of the platting process at DRB. Future development on the site will require EPC review of the Site Development Plan for Building Permit(s).
2. Stormwater control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.

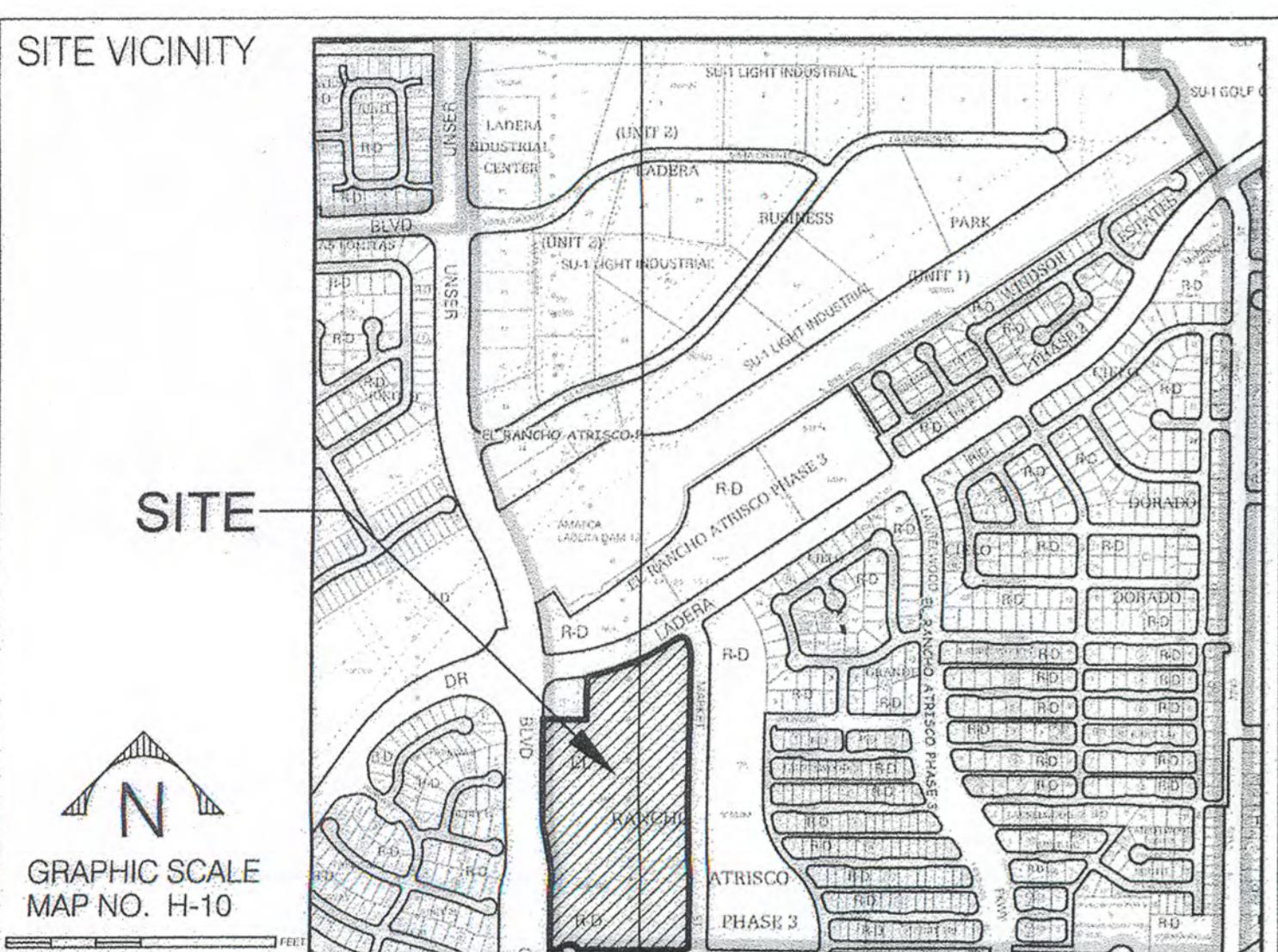
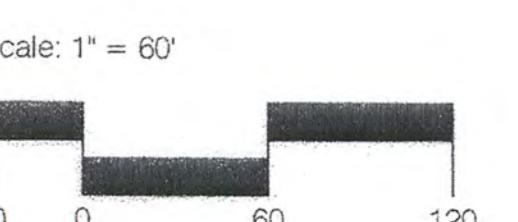
1 Proposed Changes:
1. Indicate Tract B as "NOT A PART" on Sheet 1 of 3 as it is being repealed from the Site Plan.
2. Indicate Tract A as "NOT A PART" on Sheet 3 of 3 as it is being repealed from the Site Plan.

HERITAGE MARKETPLACE

SITE PLAN FOR SUBDIVISION

Prepared For:
Garrett Development Corporation
1130 Lanes End NW
Albuquerque, NM 87114

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



PROJECT NUMBER: 1003275
APPLICATION NUMBER: 14EPC-40078, 15DRB-70052

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Alan Carter 02-25-15 Date
Traffic Engineer, Transportation Division
Water Utility Development
Carol S. Dumont 02-25-15 Date
Parks & Recreation Department
Curtis A. Chen 02-25-15 Date
City Engineer
* Environmental Health Department (conditional) Date
Solid Waste Management
Del Chay 04-09-15 Date
DRB Chairperson, Planning Department

* Environmental Health, if necessary

PROJECT NUMBER: 1003275
Application Number: 13EPC-40148

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2014 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Alan Carter 12-10-14 Date
Traffic Engineering, Transportation Division
Carol S. Dumont 12-10-14 Date
Parks and Recreation Department
Curtis A. Chen 12-10-14 Date
City Engineer
Del Chay 12-10-14 Date
Solid Waste Management
DRB Chairperson, Planning Department 12-10-14 Date



HERITAGE MARKETPLACE DESIGN STANDARDS

These Design Standards are intended to provide guidance to designers in understanding the vision and development goals for the property. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Heritage Marketplace for both non-residential and multi-family residential projects.

Subsequent Site Development Plans for Building Permits shall be consistent with the design standards established by this Site Development Plan for Subdivision and shall be delegated to the Development Review Board. Minor amendments to this Site Development Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

Unless otherwise noted, the following Design Standards shall apply to all commercial and residential projects:

1. LAND USE

1. Permissive land uses for Heritage Marketplace are per the C-1 Zone. As such, residential uses permissive in the R-3 are allowed per Section (A) (7); however, there shall be no single-family houses allowed at Heritage Marketplace.
2. Residential use shall achieve a maximum density of 30 dwelling units per acre and a minimum floor area ratio (FAR) of .30.

2. SITE PLANNING

A. MINIMUM BUILDING SETBACKS

1. Unser and Ladera Boulevards: 20 feet
2. Market Street: 10 feet
3. Internal roads: 10 feet
4. Internal side yards: 5 feet

B. SIDEWALKS / WALKWAYS

1. A minimum of one ADA route will be provided to the principal entrance at all buildings (see Americans with Disabilities Act Criteria for Barrier-Free Design).
2. Pedestrian crossings, 6 feet in width, shall have a contrasting color and surface from the adjacent pavement where they cross vehicular entrances and drive aisles.
3. Buildings shall be linked to public sidewalks and the Unser Boulevard Trail via six foot sidewalks.

C. PARKING

GENERAL

1. All off-street parking areas shall be designed in accordance with the City Comprehensive Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations, including provisions for accessible parking, except as provided below.
2. In order to lessen the visual impact of parking areas, parking fields shall be broken up into a series of smaller areas in order to lessen the visual impact of parking areas through the use of landscape and pedestrian areas, buildings, and/or plazas.
3. Parking for all commercial tenants will be shared. A cross access easement and shared parking agreement shall be part of the platting process.
4. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, parking areas, sidewalks, and pathways.
5. Sidewalks connecting public sidewalks to buildings shall be shaded with trees spaced at 25 feet on center, in accordance with the City Comprehensive Zoning Code, Section 14-16-3-1 Off-Street Parking Regulations.
6. Parking lots adjacent to and at grade with public streets shall be screened with either an earthen berm, evergreen landscaping, or wall or combination at a minimum height of 30 inches and maximum height of 36 inches. Screen walls, if used, shall be consistent with materials and colors of the buildings.

COMMERCIAL

7. Secure bicycle storage racks shall be located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

RESIDENTIAL

8. One vehicular parking space per unit.
9. On street parking credit is allowed in accordance with the C-1 zone.
10. One bicycle space per two units.

D. OUTDOOR SPACES

Outdoor spaces should be designed with consideration towards sun and wind exposure, and pedestrian and visual accessibility.

GENERAL

1. Site amenities, such as benches, trash receptacles, and lighting, shall be compatible with the architectural and landscape treatments on each commercial pad or residential site.

COMMERCIAL

2. Freestanding restaurants, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios with a minimum size of 200 square feet for restaurants up to 4,000 square feet, and a minimum size of 300 square feet for restaurants larger than 4,000 square feet.

3. Outdoor patios shall be shaded either by trees and/or a shade structure that is architecturally integrated with building architecture.

3. LANDSCAPE

The landscape environment is intended to enhance the aesthetics of the development, aid in reinforcing the street edge and pedestrian environment, and provide a welcoming retreat from sun exposure and glare.

GENERAL

1. Landscape plans shall comply with Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development of the Comprehensive City Zoning Code and the Water Conservation Ordinance and Pollen Ordinance with regard to plant species, installed sizes and quantities, landscape area, and irrigation systems.

2. Street trees shall be provided along public rights-of-way with either even spacing or in random clusters. The spacing of evenly spaced street trees shall be no greater than the diameter of the street tree canopy at full maturity (i.e., smaller trees require closer spacing than larger trees). Where street trees are randomly clustered, the number of street trees shall be equal to or exceed the number required if trees were evenly spaced; however, gaps between randomly spaced street trees that exceed 80 feet are prohibited.

3. A fully automated irrigation system shall be installed as part of the landscaping for all commercial pad sites and multi-family development. The system shall be designed to avoid overspraying walks, buildings, fences, etc.

4. Gravel, colored rock, and similar mulch materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.

5. Steel, brick, or equivalent landscape headers shall be used to separate any turf and shrub / ground-cover areas.

6. Timing of Installation. All landscaping must be completed no later than two months after completion of construction of the site improvements.

7. Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

4. ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the structures to be built within Heritage Marketplace. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

A. GENERAL

1. Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
2. Generic franchise architecture is prohibited.

3. No freestanding cell towers or antennas are allowed; antenna shall be integrated with the building architecture.

B. BUILDING ORIENTATION

1. Building elements such as windows, displays, and entries shall be oriented to pedestrian connections and public areas.

C. BUILDING HEIGHT

1. Maximum building height for all buildings shall be per the SU-1 zone. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.

2. Maximum building height for multi-family residential is per the R-3 zone.

D. BUILDING MASSING AND ARTICULATION

1. Residential and non-residential buildings shall be articulated with a variety of massing changes both in plan and elevation to relate the buildings to the scale of pedestrians.

2. Non-residential uses shall be horizontally connected in a variety of ways, such as the use of arcades or porticos, controlled plaza elements, pavement, and sitting areas.

3. All sloped roof lines must overhang a minimum of 3 feet and provide appropriate detailing either with rafter tails or cornices.

4. Major facades (greater than 100 feet in length) shall break up building mass in conformance with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses. In addition, all front facades less than 100 feet in length shall be subject to the same requirements as stated in the preceding sentence, except the frequency of wall plane projections or recesses of at least 2 feet in depth shall occur every 50 feet and shall extend at least 25% of the length of the facade. Facades adjacent to drive up windows may break up building mass with wall plane projections or recesses of at least 8' in depth.

5. Columns, arcades, corner articulation, overhangs, awnings, marqueses, gutters and scuppers, breezeways, and soffits shall be dimensioned and detailed to provide a human scale and visual interest.

6. Entryways shall be clearly defined by the use of awnings, canopy, or inset, and/or color and shall be lighted.

7. Awnings are permitted above window areas on non-residential and residential buildings.
 - Commercial awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed the allowable sign area of building wall.
 - Illumination of commercial awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette.
 - No plastic or vinyl awnings or canopies are allowed.

8. Entries shall be clearly defined and connect to pedestrian linkages.

9. The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.

10. Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

E. BUILDING MATERIALS

All of the exterior materials and colors employed in the future construction of buildings and improvements for shall be of a consistent color and material palette.

1. The primary building finish material shall be stucco/Manufactured stone and brick veneer shall be used as an accent feature and be a consistent color style and typical throughout Heritage Marketplace. The stone veneer shall not comprise more than 20% of the exterior construction.

2. Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling or siding, except accents for trim and minor elements are allowed

F. BUILDING COLORS

1. Primary - The wall colors shall be earth tones, light tans, browns, and reds, with an accent veneer of either manufactured brick or stone. Each building palette shall be consistent in tonal quality with other buildings within the project.

2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, awnings, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of earth tones, white, green, red, blue, and brown ranges.

G. ROOF MATERIALS AND COLORS

1. Roofs may be flat, pitched (tile), or a combination of both and shall be made of non-reflective materials. Roof tile color shall be terra-cotta blend.

H. COLUMNS

1. The following are appropriate column forms:

- Square stucco
- Round stucco
- Masonry
- Round classical with smooth shafts in Doric or simple contemporary order

I. ROOF MOUNTED EQUIPMENT

1. The following shall not be allowed:
 - Corinthian
 - Ionic
 - Tuscan
 - Egyptian

5. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Heritage Marketplace. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

GENERAL

1. All signage shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Unser Boulevard Design Overlay Zone requirements unless otherwise noted herein.

2. Banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic events); brashly colored signs with moving or flashing lights; signs which are animated in any manner; or portable signs are prohibited.

OFF-PREMISE SIGNS

3. Off-premise signs are prohibited.
4. No sign may overhang a right-of-way or property line, or intrude upon any architectural features, including windows, columns, moldings, or any decorative features.

FREESTANDING SIGNS - COMMERCIAL and RESIDENTIAL

5. Signage at the project entries shall be coordinated in appearance (i.e., proportions, color, material, text height and style, etc.) and shall be internally lit.

MONUMENT SIGNS

6. For Unser Boulevard: one 12-foot tall project monument sign, 75 square feet in sign area, is allowed at the primary entry to Heritage Marketplace and one 10-foot tall project monument sign, 50 square feet in sign area, is allowed at the secondary entry.

PROJECT MONUMENT SIGNS

7. For Ladera Boulevard and Hanover: one 10-foot tall project monument sign, 50 square feet in sign area, is allowed on each street frontage.

COMMERCIAL and RESIDENTIAL

8. For Market Street: two 10-foot tall project monument signs, 50 square feet in sign area, are allowed.

WALL-MOUNTED SIGNS

9. There is no limit on the number of panels within each project monument sign.

COMMERCIAL and RESIDENTIAL

10. Each commercial building pad is permitted to have one 30 square foot monument sign adjacent to the internal site drive.

WALL-MOUNTED SIGNS

11. One wall-mounted sign shall be permitted per commercial facade, per business. The sign area shall not exceed 6 percent of each building facade.

COMMERCIAL and RESIDENTIAL

12. For buildings with multiple commercial tenants, the sign area for individual tenants shall be based on the portion of the facade directly related to that tenant.

COMMERCIAL and RESIDENTIAL

13. All wall-mounted signs on commercial buildings shall be individual type lettering. The following types of letters are acceptable:

- Type 1: Opaque lettering indirectly illuminated by goose neck type lighting;

- Type 2: Channel letters internally illuminated with letter sides to match letter face colors;

- Type 3: Same as 2 except halo lit; and

- Type 4: halo lit letters cut out of solid metal background spaced off the face of the building.

COMMERCIAL and RESIDENTIAL

14. Can type signs are prohibited. Any logos associated with a specific tenant shall be non-illuminated. Illumination from wall-mounted signs shall not shine directly on existing residential areas.

COMMERCIAL and RESIDENTIAL

15. Signs perpendicular to an elevation shall only occur under an awning or canopy / portal and shall not be more than eight square feet. These signs may not project past the overhang.

COMMERCIAL and RESIDENTIAL

16. Each residential building shall be allowed to include building identification signage (e.g., address or building number). Individual type lettering shall be required.

6. WALLS

1. All walls shall comply with Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls of the Comprehensive City Zoning Code.

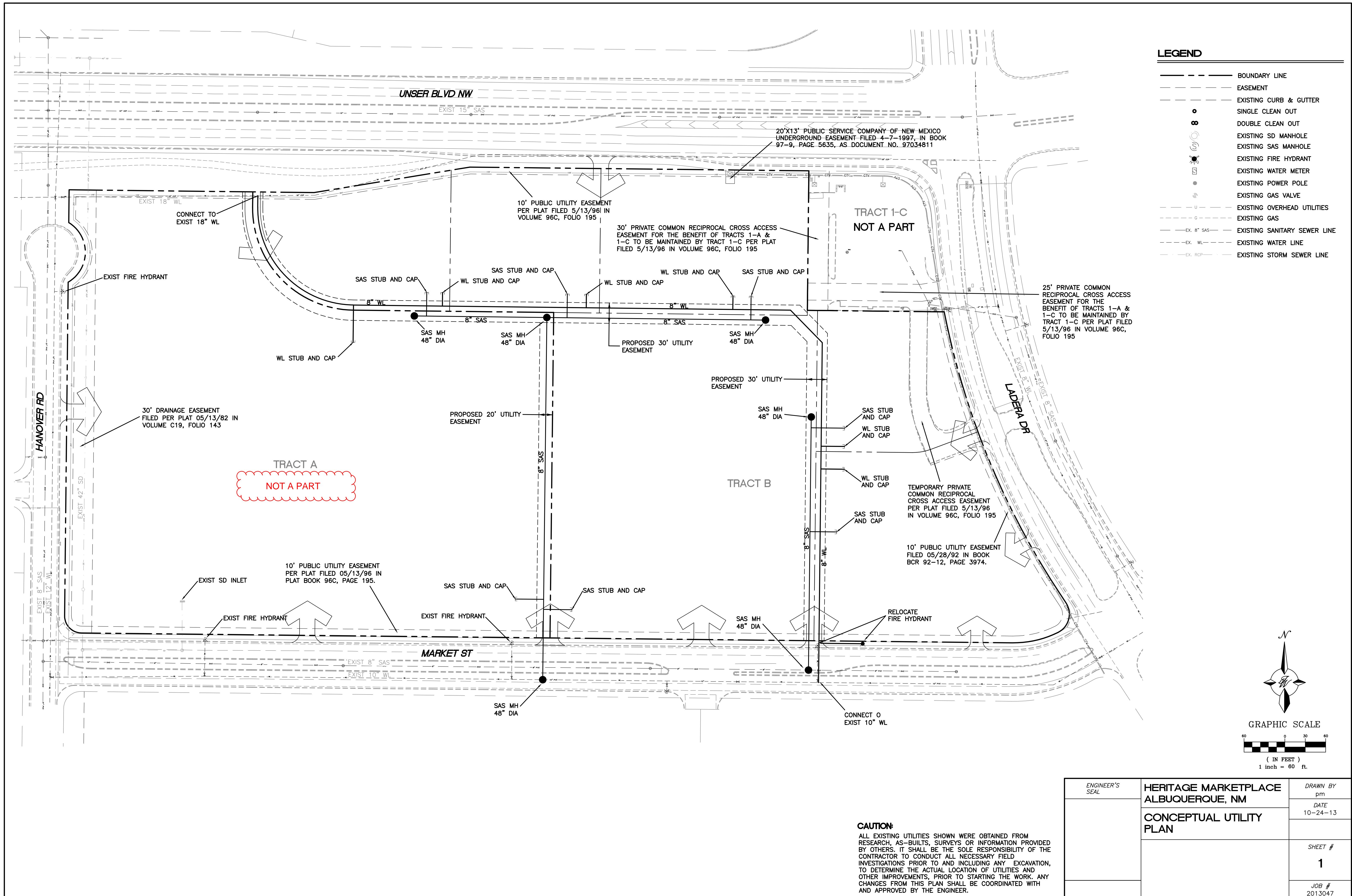
COMMERCIAL and RESIDENTIAL

2. Any site walls shall be constructed of materials which match the predominant material of the building to which they are adjacent.

3. Except for screen walls that shield equipment and operations in loading areas, no site walls shall exceed 6 feet in height. Site walls shall be constructed of cast stone, brick, masonry finished with stucco, or combination thereof, with the finish materials to match the predominant material of the building.

7. SCREENING

1. No refuse enclosures shall be oriented towards Unser Boulevard or Ladera Drive.
2. Loading areas, exterior storage



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Omaha, NE 68134-1000

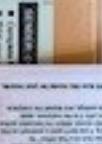
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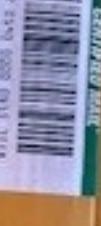


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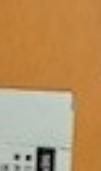
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A photograph of a U.S. Postal Service Certified Mail Receipt. The receipt is white with black text and features a barcode. At the top, it says "U.S. POSTAL SERVICE" and "CERTIFIED MAIL - RECEIPT". Below that, it says "RECEIVED" and "RECEIVED BY" followed by a signature. It includes fields for "NAME", "ADDRESS", and "CITY, STATE, ZIP CODE". There is also a "RECEIVED" stamp with a date and a "POSTAGE PAID" stamp. The bottom of the receipt has "U.S. POSTAL SERVICE" and "CERTIFIED MAIL RECEIPT" repeated.

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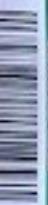
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AUSLOOS, WY 82418

PAUL MANGA & COMPANY, INC.
7751 LEONWOOD CT NW
ARLINGTON, VA 22204-4661

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7001 Dekkerwood Rd., Suite 100

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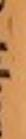
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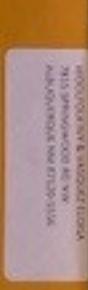
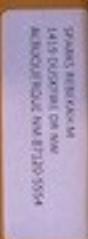


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SENDER-CODE

- Complete Box
- Print Your name so that we can read it on the back
- Address this card OR on the front

1. Address Addressee

LUISBARI ANNA MARIE
8001 FAIRBROOK AVE NW
ALBUQUERQUE NM 87120

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