

PARCEL / LAND USE TABULATIONS

Parcel #	Parcel Area [sf]	Proposed Floor Area Ratio [FAR]	Existing Historic Resources	Existing Built Area [sf]	Allowable Buildable Area [sf]	Recommended Use	Height Limits [ft]	Street Facing Setbacks [ft]	Parking [min. stall eqty]	Phasing [1-5, see MDP]
1	342,143	0.65	Turntable, Babbit Shop, Welding Shop, South Washroom	20,829	222,393	Cultural Facilities; e.g. Museum, Performing Arts and Railroad-related facilities. Parking	67	N/A	551	5 (except Surface Parking: 1)
2	77,264	1.00	Platform	N/A	77,264	Work-Force Housing	45	10	90	3
3	63,582	0.50	Storehouse	16,900	31,791	Cultural Facilities; e.g. Museum, Live Work	45	10	N/A	4
4	68,080	N/A	Bridge Crane	N/A	N/A	Public Commons Area; Accessory Retail, Education, Public Art Venue	45 230 (Smokestack)	10	N/A	1
5	142,747	1.50	Machine Shop	165,000	214,121	Business/Professional Uses; Office, Light Manufacturing, Training/Education, Accessory Cultural Uses	67	N/A	N/A	2
6	79,893	N/A	Transfer Table	N/A	N/A	Public Commons Area	67	10	N/A	4
7	30,298	1.50	Blacksmith Shop	24,867	45,447	Business/Professional Uses; Office, Light Manufacturing, Training/Education	67	N/A	N/A	2
8	89,989	1.50	Boiler Shop, Tank Shop, Flue Shop	85,542	134,984	Business/Professional Uses; Office, Light Manufacturing, Training/Education	67	N/A	N/A	2
9	98,216	0.25	Firehouse, Waste & Paint Rooms	5,520	24,554	Public Commons Area/Commercial; Retail, Restaurant, Services, Housing	30	10	N/A	4 (except Firehouse Cafe: 1)
10	197,390	0.65	Sheet Metal House (Present)	N/A	128,304	Business/Professional Uses; Office, Light Manufacturing, Training/Education, Parking	30	10	355	5 (except Surface Parking: 1)
TOTALS	1,189,602	0.74		320,658	878,856				996	

SITE PLAN FOR SUBDIVISION

EXISTING ZONING: R4-HL6 PD
 ALLOWABLE PERMISSIBLE USES: IP-0-2-R-3 WITH LIMITED EXCEPTIONS PER BARELAS SDP
 SUBJECT PLANS ZONING OVERLAY: BARELAS SDP-3-4 (B) BARELAS CPO-1

LEGAL DESCRIPTION:
 TRACTS 'A' OF THE TRACT A, A T & F, RAILWAY COMPANY MACHINE SHOP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAN FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 25, 1996 AS DOCUMENT 1996008744, RECORDED IN VOL. 96C, FOLIO 44, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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

DRP SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABC/WVA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRP Chairperson, Planning Department	Date

GENERAL NOTES

- REFER TO MASTER DEVELOPMENT PLAN (MDP) DOCUMENT FOR ADDITIONAL PROJECT INFORMATION.
- THE FOLLOWING LAND USES ARE ALLOWED ANYWHERE ON SITE: CULTURAL FACILITIES, RAILROAD-RELATED FACILITIES, OFFICE, LIGHT MANUFACTURING, TRAINING, EDUCATION, RETAIL, RESTAURANT, COMMERCIAL SERVICES, TOWNHOMES AND MULTI-FAMILY, RESIDENTIAL, PARKING AND COMMON AREAS.
- OFF-STREET PARKING SPACES SHALL BE PROVIDED AT FULL BUILD-OUT OF THE SITE. PARKING MAY INCLUDE SURFACE, SUBTERRANEAN OR ABOVE-GROUND STRUCTURES, OR A COMBINATION OF THESE TYPES.
- SETBACKS AND BUILDING ORIENTATION FOR NEW DEVELOPMENT SHALL BE AS FOLLOWS:
 - SETBACK ALONG 2ND STREET SHALL BE A MINIMUM OF 10 FEET
 - THERE ARE NO REAR, SIDE, OR INTERNAL SETBACKS REQUIREMENTS
 - BUILDING ENTRIES FOR NEW CONSTRUCTION SHALL ORIENTED TOWARDS 1ST STREET
- PEDESTRIAN CIRCULATION SHALL BE PRIORITIZED AND INCLUDE PEDESTRIAN PATHWAYS TO EACH PART OF THE RAIL YARDS SITE.
- SEE MAXIMUM BUILDING HEIGHT DIAGRAM, THIS SHEET.
- REFER TO TABLE 8 - PRELIMINARY PHASE PARKING PLAN IN MDP FOR PHASE 1 PARKING LAYOUT.
- PRIMARY RECOMMENDED USE FOR EACH PARCEL AREA IS LISTED ON THIS PLAN. REFER TO TABLE FOR ALL RECOMMENDED LAND USES.
- SECURE BICYCLE STORAGE FACILITY TO BE INCLUDED ON-SITE, FINAL LOCATION TO BE DETERMINED.
- REFER TO LANDSCAPE MASTER PLAN FOR LANDSCAPE LOCATION AND PLANT TYPES.
- REFER TO PARCEL LAND USE TABULATION FOR ALL ADDITIONAL PARCEL INFORMATION.
- REFER TO FIGURE 23, PHASING PLAN DIAGRAM IN MDP FOR PHASING.
- INITIAL DEVELOPMENT PHASES INCLUDE THE RENOVATION AND ADAPTIVE REUSE OF EXISTING HISTORIC BUILDINGS AND DEVELOPMENT OF COMMON AREA.
- INTERMEDIATE-LATER PHASES INCLUDE RETAIL, HOUSING AND CULTURAL FACILITIES ALONG SECOND STREET AND TRANSFER TABLE PUBLIC COMMONS AREA.
- FINAL PHASES INCLUDE PARKING STRUCTURES AND NEW DEVELOPMENT ABOVE.
- PUBLIC VEHICULAR ACCESS IS LIMITED TO DESIGNATED PARKING AREAS WITH THE EXCEPTION OF LIMITED LOADING FACILITIES AND ADA ACCESS.
- APPROVAL OF MAJOR AMENDMENTS TO THE SITE PLAN AND MASTER DEVELOPMENT PLAN FOR BUILDING PERMITS IS BY THE DRP, THE ENVIRONMENTAL PLANNING COMMISSION AND CITY COUNCIL, PER THE INTEGRATED DEVELOPMENT ORDINANCE PROCEDURES. APPROVAL OF MINOR AMENDMENTS MAY BE APPROVED ADMINISTRATIVELY, NO PUBLIC HEARINGS AND PUBLIC NOTIFICATIONS IS REQUIRED. SEE IMPLEMENTATION AND PHASING SECTIONS OF THE MDP.
- FUTURE DEVELOPMENT SHALL COMPLY WITH THE DESIGN PERFORMANCE STANDARDS GUIDELINES IN SECTION 7 OF THE MDP.
- UNLESS NOTED OTHERWISE, ALL EXISTING RAILROAD TRACKS TO BE REMOVED.

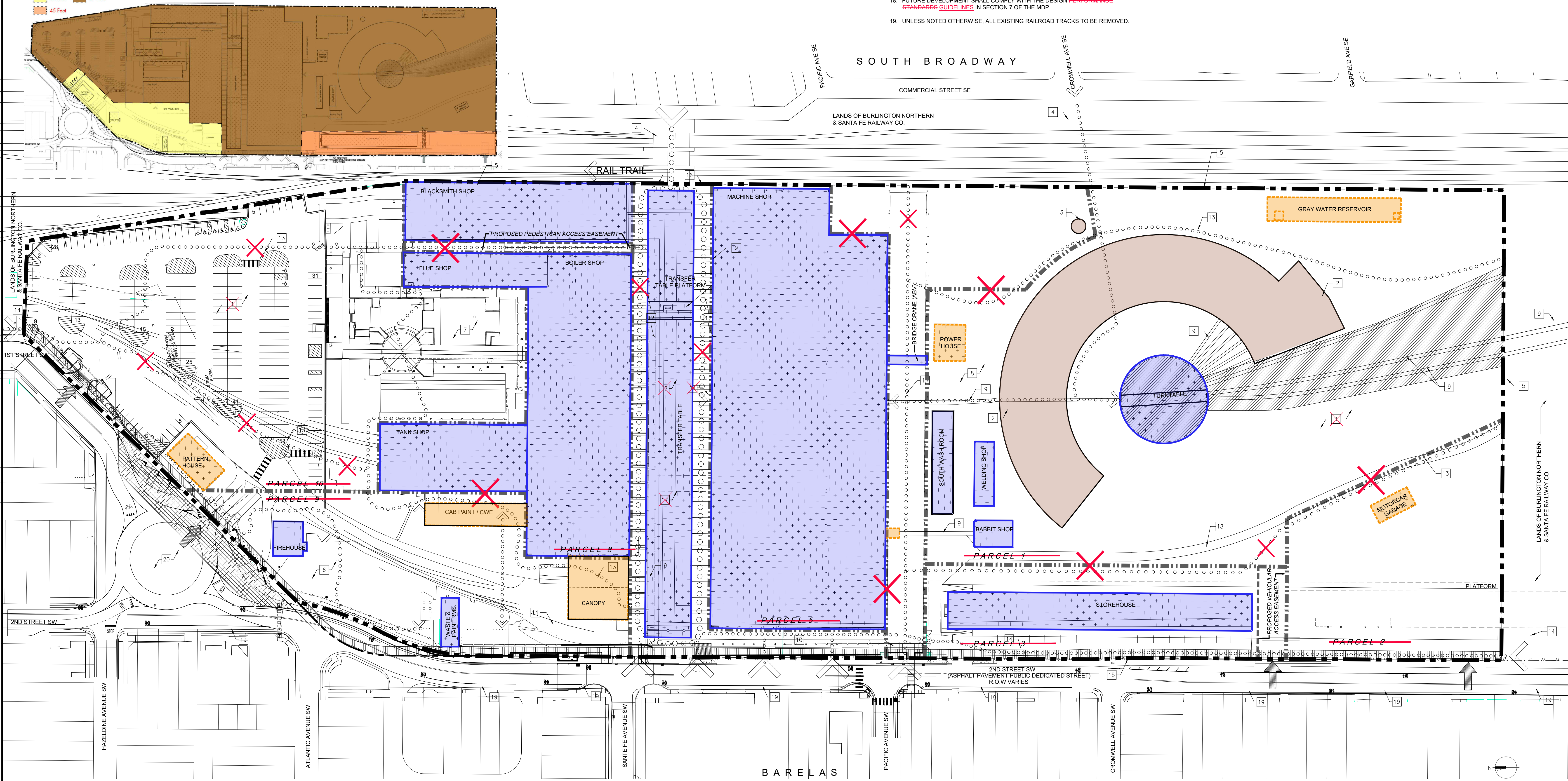
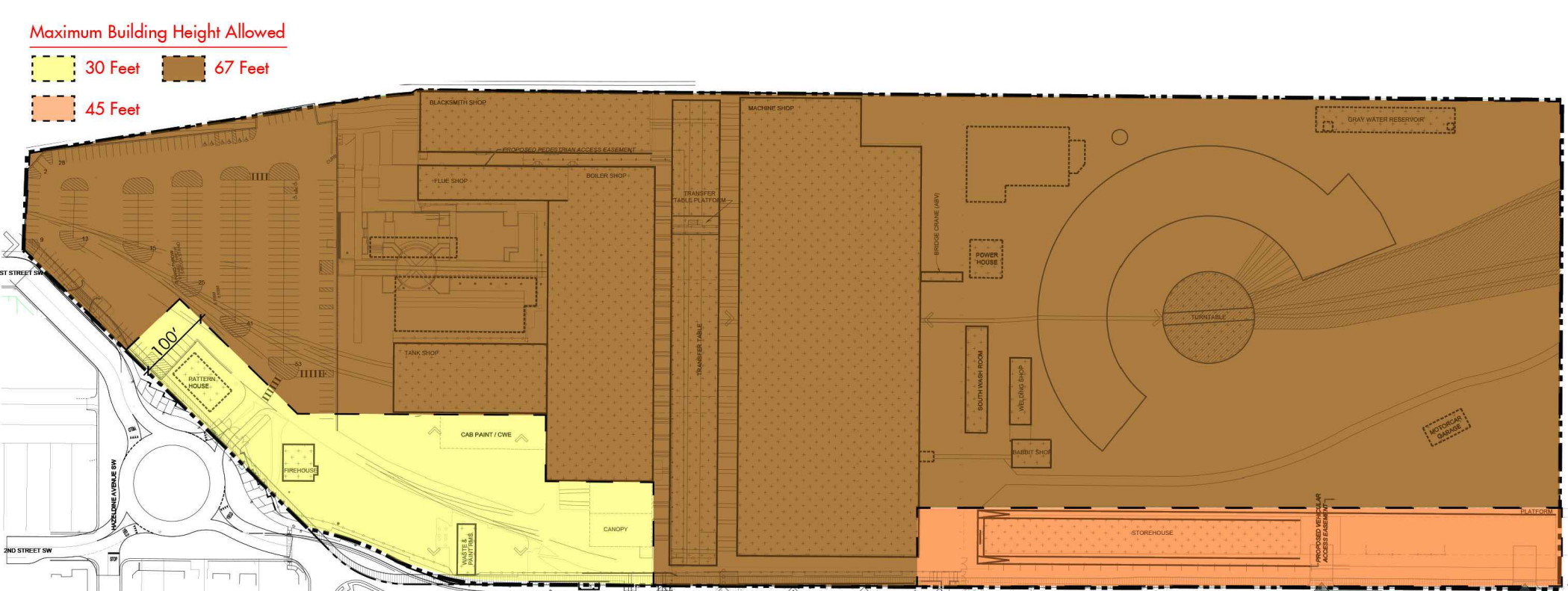
KEY NOTES

- LOCATION FOR SINGLE-STORY INFILL BUILDING AND PARKING BUILDING FOOTPRINT TO BE DETERMINED.
- ORIGINAL ROUNDHOUSE FOOTPRINT, STRUCTURE MAY BE RECONSTRUCTED. LOCATION AND WITHIN THE ORIGINAL VOLUMETRIC ENVELOPE.
- ORIGINAL SMOKESTACK FOOTPRINT, STRUCTURE MAY BE RECONSTRUCTED. OPTIONAL LOCATION FOR REBUILT SMOKESTACK.
- RAILROAD PEDESTRIAN CROSSING, AT-GRADE OR BRIDGE.
- PERIMETER ARCHITECTURAL DESIGN FEATURE TO RESTRICT FREE FLOW OF PEDESTRIANS TO SPECIFIC ROUTES AT PROPERTY LINE WITH BNSF.
- PUBLIC COMMONS SPACE: "FIREHOUSE PLAZA"
- PUBLIC COMMONS SPACE: "QUADRANGLE" PUBLIC PLAZA
- PUBLIC COMMONS SPACE: "MACHINE SHOP PLAZA"
- EXISTING RAILROAD TRACKS TO BE PRESERVED, TYPICAL WHERE SHOWN.
- TRANSIT PLAZA, OPTIONAL FUTURE BUS STOP.
- PUBLIC ACCESS TO MACHINE SHOP. LOCATION/PATHWAY TO BE DETERMINED.
- PUBLIC WALKWAY "PERPENDICULAR WALK" WITH OPTIONAL EXTERIOR GLASS GANGWAY.
- PUBLIC WALKWAY "MEANDERING PATH".
- PUBLIC WALKWAY "EDGE WALK".
- PUBLIC SIDEWALK.
- OPTIONAL FUTURE RAIL STOP.
- OPTIONAL ELEVATED CONNECTION BETWEEN BUILDINGS.
- LINE OF EXISTING FIRE ROAD TO BE "PRESENTED" WHERE SHOWN.
- STREET PARKING.
- OPTIONAL VEHICULAR SITE ACCESS ACROSS VACATED PORTION OF 1ST STREET- FUTURE ROUNDABOUT

LEGEND

	PROPERTY LINE
	PARCEL LINE
	EASEMENT
	EXISTING BUILDINGS TO BE PRESERVED
	EXISTING BUILDINGS MAY BE REMOVED
	STRUCTURES THAT MAY BE RECONSTRUCTED
	TURNTABLE ACCESS EASEMENT - #2000148830, RECORDED 14/06/2000, BK-A12, PG-8383
	PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), #2011070980, RECORDED 08/03/2011, ROW1718799
	VACATED PORTION OF 1ST STREET CONVEYED TO THE CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY
	PEDESTRIAN CIRCULATION (PRIMARY) - 20FT MIN
	PEDESTRIAN CIRCULATION (SECONDARY) - 10FT MIN
	PARKING ACCESS
	BICYCLE PATH

THE SITE PLAN FOR SUBDIVISION IS THE BASE SUBDIVISION. ALL ANY FUTURE PLATTING ACTIONS ARE BASED ON THIS; AND SHALL BE PER THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) PROCEDURES. THE SUBDIVISION ORDINANCE ALL MAJOR AND MINOR AMENDMENTS AND DEVIATIONS TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE MASTER DEVELOPMENT PLAN SHALL BE PER THE SUBDIVISION ZONE IN THE BARELAS SECTION DEVELOPMENT PLAN.



SITE PLAN FOR SUBDIVISION
 SCALE: 1" = 60'-0"

MASTER DEVELOPER

SITE KEY

RAIL YARDS: MASTER DEVELOPMENT PLAN

INITIALS	DESCRIPTION	DATE
	EPO-SUBMITTAL	11/29/24

PROJECT NAME:
RAILYARDS MASTER DEVELOPMENT PLAN

PROJECT SITE:
RAIL YARDS

DATE: 10/4/2022
 SHEET TITLE: SITE PLAN FOR SUBDIVISION
 SHEET NUMBER: A1

PLANT PALETTE*

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES				
DECIDUOUS SHADE AND STREET TREES:				
●	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2" B&B	8' HT. X 4" SPR. 30' HT. X 25' SPR.	MED
●	FRAXINUS SPECIES ASH	2" B&B	14' HT. X 6" SPR. 35' HT. X 30' SPR.	MED+
●	PLATANUS WRIGHTII ARIZONA SYCAMORE	2" B&B	12' HT. X 6" SPR. 50' HT. X 50' SPR.	MED
●	TILIA CORDATA LITTLELEAF LINDEN	2" B&B	14' HT. X 5" SPR. 40' HT. X 30' SPR.	LOW
●	ULMUS AMERICANA 'NEW HARMONY' NEW HARMONY AMERICAN ELM	2" B&B	12' HT. X 6" SPR. 50' HT. X 60' SPR.	MED
DECIDUOUS FLOWERING ORNAMENTAL TREES:				
●	CHILOPSIS LINEARIS DESERT WILLOW	2" B&B	8' HT. X 6" SPR. 20' HT. X 25' SPR.	MED
●	FORESTERIA NEOMEXICANA NEW MEXICO OLIVE	15 GAL.	8' HT. X 4" SPR. 15' HT. X 15' SPR.	MED
●	PYRUS SPECIES FLOWERING PEAR	2" B&B	8' HT. X 6" SPR. 40' HT. X 30' SPR.	MED
●	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2" B&B	16' HT. X 6" SPR. 30' HT. X 30' SPR.	MED
●	VITEX AGNUS-CASTUS CHASTE TREE	15 GAL.	8' HT. X 6" SPR. 20' HT. X 20' SPR.	MED
EVERGREEN TREES:				
●	PINUS NIGRA AUSTRIAN PINE	24" BOX	8' MIN. HT. 35' HT. X 25' SPR.	MED
●	PINUS SYLVESTRIS SCOTCH PINE	24" BOX	8' MIN. HT. 45' HT. X 25' SPR.	MED
SHRUBS & GROUNDCOVERS				
DECIDUOUS SHRUBS & GROUNDCOVERS:				
●	ARTEMISIA & SALVIA SPECIES SAGE	1 GAL.	3" O.C. 1'-2" HT. X 2'-3" SPR.	LOW+
●	BUDDLEIA DAVIDII NANHOENSIS DWARF BUTTERFLY BUSH	1 GAL.	4" O.C. 4' HT. X 3' SPR.	MED
●	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	1 GAL.	5" O.C. 4' HT. X 4' SPR.	MED
●	JASMINUM NUDIFLORUM WINTER JASMINE	1 GAL.	12" O.C. 4' HT. X 12' SPR.	LOW+
●	LEUCOPHYLLUM FRUTESCENS COMPACTUM	1 GAL.	4" O.C. 3' HT. X 3' SPR.	LOW+
●	POTENTILLA SPECIES SHRUBBY AND SPRING CINQUEFOILS	1 GAL.	4" O.C. 3' HT. X 3' SPR.	MED
●	PRUNUS BESSEYI WESTERN SAND CHERRY	1 GAL.	4" O.C. 3' HT. X 3' SPR.	MED
●	PSOROTHAMNUS SCOPARIUS BROOM DALIA	1 GAL.	8" O.C. 3' HT. X 3' SPR.	LOW
●	RHUS TRILOBATA SPECIES SUMAC	1 GAL.	5" O.C. 2'-4" HT. X 4' SPR.	LOW

PLANT PALETTE*

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
EVERGREEN SHRUBS & GROUNDCOVERS:				
●	AGAVE SPECIES	5 GAL.	2" O.C. 1' HT. X 2' SPR.	LOW+
●	ARTEMISIA SPECIES SAGE	5 GAL.	4" O.C. 4' HT. X 4' SPR.	LOW
●	ATRIPLEX CANESCENS FOURWING SALTBUSH	1 GAL.	5" O.C. 4' HT. X 6' SPR.	LOW
●	CERATOSTIGMA PLUMBAGINOIDES BLUE LEADWORT	1 GAL.	2" O.C. 1' HT. X 3' SPR.	MED
●	EPHEDRA SPECIES JOINT FIR	1 GAL.	5" O.C. 4' HT. X 4' SPR.	LOW
●	FALLUGIA PARADOXA APACHE PLUME	5 GAL.	5" O.C. 4' HT. X 4' SPR.	LOW
●	LAVANDULA SPECIES LAVENDER	1 GAL.	4" O.C. 3' HT. X 3' SPR.	MED
●	OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR	1 GAL.	4" O.C. 3' HT. X 3' SPR.	LOW
●	PINUS MUGO MUGO PINE	5 GAL.	5" O.C. 4' HT. X 4' SPR.	LOW
●	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL.	5" O.C. 3' HT. X 4' SPR.	LOW+
●	SANTOLINA SPECIES SANTOLINA	1 GAL.	4" O.C. 2' HT. X 3' SPR.	LOW
●	SEDUM SPECIES STONECROP	1 GAL.	3" O.C. 2' HT. X 2' SPR.	LOW
●	YUCCA SPECIES YUCCA	2 GAL.	5" O.C. 1'-4" HT. X 1'-4" SPR.	LOW
GRASSES				
SYNTHETIC TURF				
A VARIETY OF SYNTHETIC OPTIONS ARE AVAILABLE. SYNTHETIC PRODUCTS SHOULD BE CHOSEN FOR DURABILITY AND MINIMAL MAINTENANCE.				
TRADITIONAL TURF SPECIES:				
POA HYBRID - (OR SIMILAR THAT REQUIRES LESS IRRIGATION, HAS DEEPER ROOTS AND AGGRESSIVE RHIZOMES, PLUS EXCELLENT HEAT TOLERANCE. E.G. REVEILLE - GARDNER TURFGRASS)				
NATIVE TURF AND GENERAL USE SPECIES:				
●	BOULTELLOUA SPECIES	SEED	4 LBS. PLS/1000 SF VARIES	LOW+
●	BUCHLOE DACTYLOIDES	SEED	4 LBS. PLS/1000 SF VARIES	LOW+
●	HILARIA JAMESII GALLETA	1 GAL.	1" O.C. 14" HT. X 14" SPR.	LOW
ORNAMENTAL SPECIES				
●	ARISTIDA LONGISETA PURPLE TREE-LAWN	1 GAL.	2" O.C. 18" HT. X 18" SPR.	LOW
●	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER GRASS	1 GAL.	3" O.C. 3' HT. X 2' SPR.	MED
●	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GAL.	5" O.C. 3' HT. X 4' SPR.	MED
●	PERNISETUM SPECIES FOUNTAIN GRASS	1 GAL.	3" O.C. 2' HT. X 2' SPR.	LOW

PLANT PALETTE*

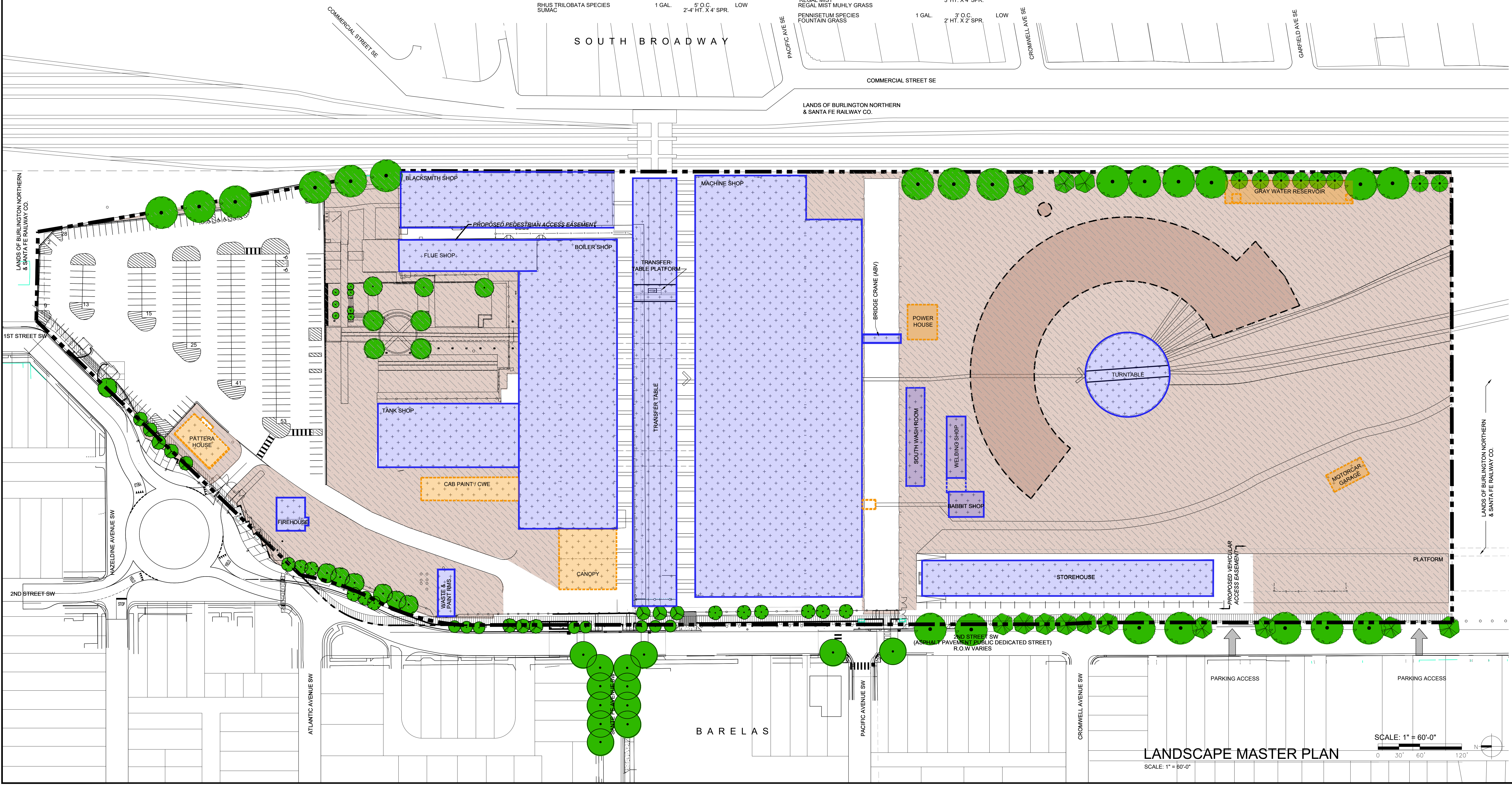
SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
VINES				
DECIDUOUS VINES:				
●	CAMPIDIS RADICANS TRUMPET VINE	1 GAL.	5" O.C. 40' SPR.	MED
●	PARTHENOCISSUS INSERTA WOODbine	1 GAL.	5" O.C. 40' SPR.	MED
EVERGREEN VINES:				
●	HEDERA HELIX ENGLISH IVY	1 GAL.	3" O.C. 5' SPR.	MED
●	LONICERA SPECIES HONEYSUCKLE	1 GAL.	4" O.C. 12' SPR.	MED
FLOWERS				
ANNUALS:				
●	GAILLARDIA PULCHELLA BLANGETFLOWER	1 GAL.	4" O.C. 3' HT. X 3' SPR.	LOW
●	MIRABILIS SPECIES FOUR O'CLOCK	1 GAL.	5" O.C. 2'-4" HT. X 4'-5' SPR.	LOW+
●	SALVIA SPECIES SAGE	1 GAL.	3" O.C. 3' HT. X 3' SPR.	MED
●	TAGETES SPECIES MARIGOLD	1 GAL.	2" O.C. 18" HT. X 18" SPR.	MED
●	VIOLA WITTRICKIANA PANSY	1 GAL.	1" O.C. 1' HT. X 1' SPR.	LOW
PERENNIALS:				
●	ALCEA ROSEA HOLLYHOCK	1 GAL.	2" O.C. 4' HT. X 1' SPR.	MED
●	CENTRANTHUS RUBER RED VALERIAN	1 GAL.	4" O.C. 3' HT. X 3' SPR.	MED
●	HEMEROCALLIS HYBRIDS DAYLILIES	1 GAL.	3" O.C. 2' HT. X 3' SPR.	MED
●	LINUM PERENNE BLUE FLAX	1 GAL.	2" O.C. 18" HT. X 18" SPR.	MED
●	PENSTEMON SPP. PENSTEMON	1 GAL.	2" O.C. 2' HT. X 2' SPR.	LOW
●	RATIBIDA COLUMNIFERA CONEFLOWER	1 GAL.	3" O.C. 30" HT. X 30" SPR.	LOW+
BULBS:				
●	CROCUS SPP. CROCUS	BULBS	1" O.C. 6" HT. X 6" SPR.	MED
●	NARCISSUS SPP. DAFFODIL	BULBS	2" O.C. 1' HT. X 1' SPR.	MED
●	MUSCARI ARMENIACUM GRAPE HYACINTH	BULBS	6" O.C. 3' HT. X 8' SPR.	LOW+
●	TULIPA SPP. TULIP	BULBS	1" O.C. 1' HT. X 8" SPR.	MED

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
+	EXISTING BUILDINGS TO BE PRESERVED
■	BUILDINGS THAT MAY BE REMOVED
■	STRUCTURES THAT MAY BE RECONSTRUCTED
■	AREAS FOR NEW DEVELOPMENT, NEW PARKING AND/OR LANDSCAPE IMPROVEMENTS

GENERAL NOTES:
 1. LANDSCAPE PLAN SHOWS OVERALL DESIGN INTENT, BUT IS ILLUSTRATIVE IN NATURE. MODIFICATIONS MAY BE MADE, BUT SHALL MEET THE CITY OF ALBUQUERQUE'S INTEGRATED DEVELOPMENT ORDINANCE REGULATIONS (UNLESS OTHERWISE SPECIFIED) AND THE LANDSCAPE NARRATIVE IN THE MASTER DEVELOPMENT PLAN.
 2. STREET TREES ARE PER THE CITY OF ALBUQUERQUE'S STREET TREE ORDINANCE AND BASED ON THE PROJECT'S 2ND STREET FRONTAGE.
 3. LANDSCAPE THE PERIMETER, A PERIMETER LANDSCAPE BUFFER SHALL BE ADDED BETWEEN THE RAIL YARDS AND THE SURROUNDING NEIGHBORHOODS. PLANT MATERIALS AND A LANDSCAPE BUFFER AREA SHOULD BE USED TO ATTENUATE NOISE FROM THE RAILROAD TRACKS AND PROVIDE VISUAL INTEREST.

*NOTE: THIS PLANT PALETTE SERVES AS A SUGGESTED LIST AND OTHERS MAY BE ADDED TO FIT PARTICULAR SITUATIONS AS NECESSARY.



**RAIL YARDS:
MASTER DEVELOPMENT
PLAN**

APPROVALS	DESCRIPTION	DATE
	EPC SUBMITTAL	11/22/13

PROJECT NAME:
RAILYARDS MASTER DEVELOPMENT PLAN
 PROJECT SITE:
RAIL YARDS

DATE: 8/1/2022
 SHEET TITLE: LANDSCAPE MASTER PLAN
 SHEET NUMBER: A2