

PARCEL / LAND USE TABULATIONS

Parcel ID #	Parcel Area (±)	Proposed Floor Area Ratio (FAR)	Existing Historic Resources	Existing Built Area (±)	Allowable Buildable Area (±)	Recommended Use	Height Limits (ft)	Street Facing Setbacks (ft)	Parking (min. stall qty)	Phasing (1-5, see MDP)
1	342,143	0.65	Turntable, Bobbit 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	Workforce Housing	45	10	90	3
3	63,582	0.50	Storehouse	18,900	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, Service, Housing	30	10	N/A	4 (except Firehouse Cells: 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	
		27.31 acres								

SITE PLAN FOR SUBDIVISION

EXISTING ZONING: SU2-HLS
ALLOWABLE USES: IP, C-2, R-3 WITH LIMITED EXCEPTIONS PER BARELAS SDP.
SUBJECT PLANS: BARELAS SDP
LEGAL DESCRIPTION: TRACKS "A" OF THE TRACT A, A.T.&S.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 DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

GENERAL NOTES

- REFER TO MASTER DEVELOPMENT PLAN (MDP) DOCUMENT FOR ADDITIONAL PROJECT INFORMATION.
- REFER TO "TABLEAU B: PRELIMINARY PHASE PARKING PLAN" IN MDP FOR PHASE I PARKING LAYOUT.
- PRIMARY RECOMMENDED USE FOR EACH PARCEL AREA IS LISTED ON THIS PLAN, REFER TO TABLE FOR ALL RECOMMENDED 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 PHASES INCLUDE THE RENOVATION AND ADAPTIVE REUSE OF EXISTING HISTORIC BUILDINGS AND DEVELOPMENT OF COMMON AREA.
- INTERMEDIATE PHASES INCLUDE RETAIL, HOUSING AND CULTURAL FACILITIES ALONG SECOND STREET AND TRANSFER TABLE PUBLIC COMMONS AREA.
- FINAL PHASES INCLUDE SUBTERRANEAN 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 SITE PLAN FOR BUILDING PERMIT IS BY THE DRB. NO PUBLIC HEARING AND PUBLIC NOTIFICATION IS REQUIRED. SEE IMPLEMENTATION AND PHASING SECTIONS OF THE MDP.
- FUTURE DEVELOPMENT SHALL COMPLY WITH THE DESIGN PERFORMANCE STANDARDS IN SECTION 8 OF THE MDP.
- UNLESS NOTED OTHERWISE, ALL EXISTING RAILROAD TRACKS TO BE REMOVED.

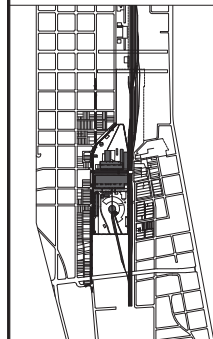
KEY NOTES

- LOCATION FOR SINGLE-STORY INFILL BUILDING AND PARKING. BUILDING FOOTPRINT TO BE DETERMINED.
- FUTURE BUILDING AT ORIGINAL ROUNDHOUSE LOCATION AND WITHIN THE ORIGINAL VOLUMETRIC ENVELOPE.
- LOCATION OF ORIGINAL 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 COMMONS SPACE; "MACHINE SHOP PLAZA."
- EXISTING RAILROAD TRACKS TO BE PRESERVED, TYPICAL WHERE SHOWN.
- OPTIONAL FUTURE BUS STOP.
- PUBLIC ACCESS TO MACHINE SHOP. LOCATION/PATHWAY TO BE DETERMINED.
- PUBLIC WALKWAY "PERPENDICULAR WALK"
- 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.

LEGEND

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- EXISTING BUILDINGS TO BE PRESERVED
- EXISTING BUILDINGS TO BE REMOVED
- TURNTABLE ACCESS EASEMENT, #2000118838, RECORDED 11/30/2000, BK-A12, PG 8383
- PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), #2011070980, RECORDED 08/03/2011, ROW#18799
- 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

MASTER DEVELOPER:
SAMITOUR CONSTRUCTS
 FREDERICK AND LAURIE SAMITOUR SMITH
 3528 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310 839 1334 FAX 310 839 1380



SITE KEY

RAIL YARDS: MASTER DEVELOPMENT PLAN

APPROVALS:

INITIALS	DESCRIPTION	DATE
	EPC SUBMITTAL	11/22/13

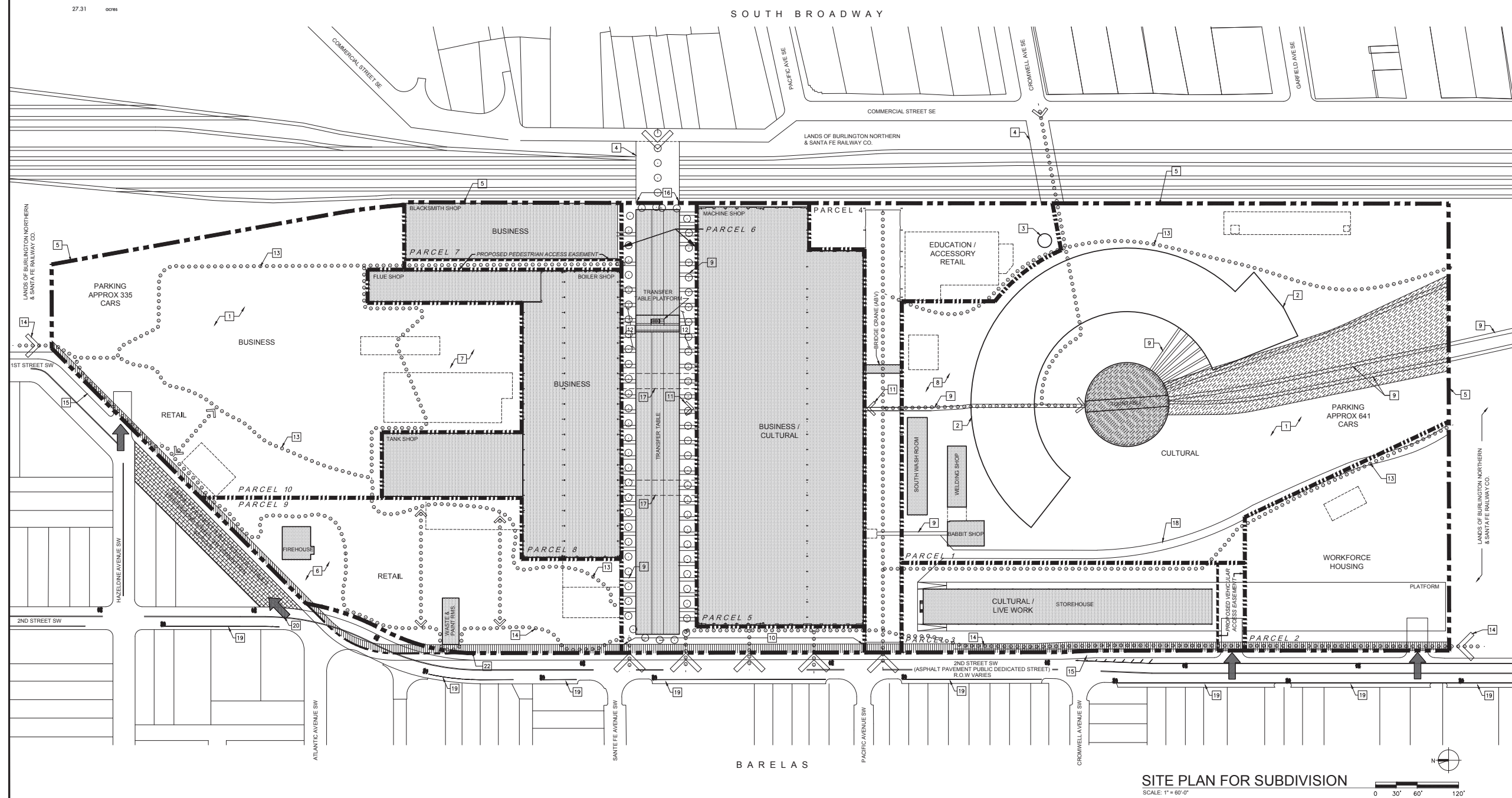
PROJECT NAME:
MASTER DEVELOPMENT PLAN

PROJECT SITE:
RAIL YARDS

DATE:
 12/02/2013

SHEET TITLE:
SITE PLAN FOR SUBDIVISION

SHEET NUMBER:
A1



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