

Design Standards

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing, water harvesting, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Andalucía at La Luz. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. These standards primarily address commercial, office, and multi-family projects. Where specifically applicable to single-family development, the standards are called out as such.

Subsequent Site Plans for Building Permits shall be consistent with the design standards established by this Site Plan for Subdivision and shall be approved by the Environmental Planning Commission. Minor amendments to this Site 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)(B) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

COORS CORRIDOR PLAN - VIEW and HEIGHT RESTRICTIONS

A primary design requirement of the Coors Corridor Plan is view preservation. Andalucía at La Luz addresses the Coors Corridor Plan as follows:

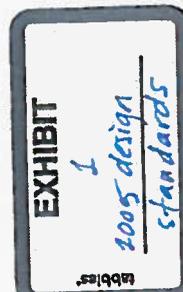
- Coors Corridor Viewshed rules come into effect when a northbound vehicle passes Namaste Road.
- Measurement of building heights shall be consistent with the Coors Corridor Plan.
- A combination of walls and berms shall be built along Coors Boulevard. The high point of the wall or berm will occur within the first 60 feet of the property, but not closer than 20 feet from the right-of-way. From any point along the east edge of Coors, the high point of the wall or berm will obscure no more than 50% of the height of Sandia Crest, measured directly below Sandia Crest.
- All multi-story structures shall be built with the finish floor elevation at least 10 feet below the roadway, measured along a 45-degree angle from the northbound direction of travel along Coors.
- In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of Coors Boulevard. In no event will more than 1/3 of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.
- As viewed from Coors Boulevard, no structure shall obscure more than 50 percent of the height of Sandia Crest, measured directly below Sandia Crest.

PEDESTRIAN and SITE AMENITIES

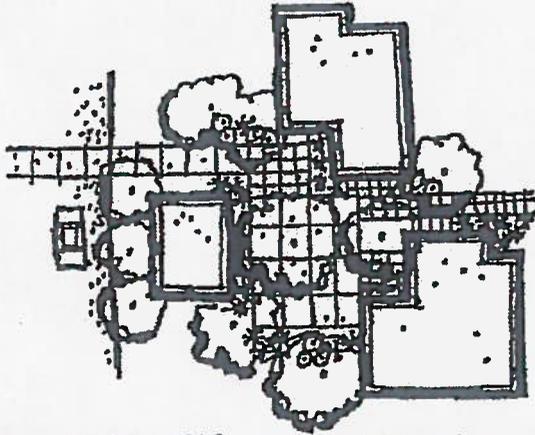
The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Andalucía at La Luz. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc.; providing shaded walkways; and creating separate vehicular and pedestrian circulation systems in order to support the creation of a village-type character.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans.

TRAILS and SIDEWALKS



- City Trails - All public multi-use trails through Andaluca at La Luz shall be built to City standards, per the City's Trails and Bikeways Facility Plan.
- All private trails and paths shall be soft surface, with a minimum width of 8 feet.
- All pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible (several streets require grades over 6%).
- The use of asphalt paving for pedestrian trails is discouraged. Concrete or compacted decomposed granite with stabilizer are acceptable materials.
- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.
- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets.
- Freestanding restaurants, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- Non-residential and multi-family development shall provide secure bicycle storage racks that are conveniently 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.

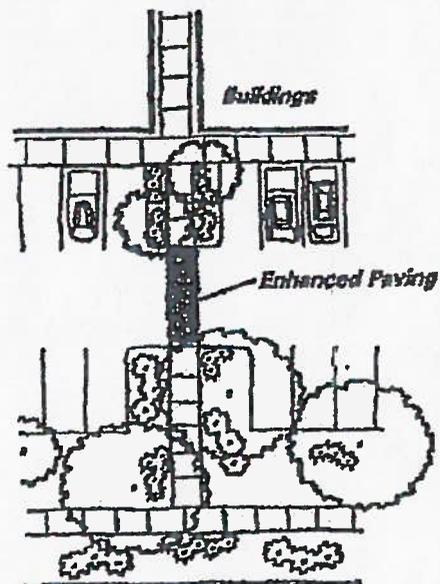


OUTDOOR AREAS - defined by building edges, differentiation of paving, variety of scales of landscaping

PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the land and to preserve views to the Bosque and the Sendra and Manzano Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entries.
- The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas shall be designed to include a pedestrian link to buildings.
- In cases where parking is adjacent to roadways, landscaping for screening purposes shall be required. The wall shall be architecturally compatible with the surrounding buildings.



PARKING - pedestrian links should be provided between parking areas and buildings

SINGLE-FAMILY PARKING STANDARDS

The following parking standards are provided for single-family residential development. They have been developed in conjunction with the Unique Street Standards (see Sheet 3 of 3)

- Off Street Parking shall be provided at the following rate:
 - 3 spaces per 2 bedroom dwelling unit
 - 4 spaces per 3-4 bedroom dwelling unit
 - 5 parking spaces per 5 bedrooms or greater dwelling unit

MULTI-FAMILY PARKING STANDARDS

The following parking standards are provided for multi-family residential development.

- Off Street Parking shall be provided at the following rate:
 - 1 space per bath, but not less than two spaces
 - 1 space per bath for dwellings with less than 1,000 square feet of net leasable area, but not less than 1.8 spaces

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways. Front yard setbacks for single family residential developed have been reduced from the City's standard in order to provide as intimate a streetscape experience as possible.

- All development at Andelucia shall comply with the setback requirements of the Coors Corridor Plan.
- Commercial and office development shall comply with the building setback requirements of the O-1 Zone in the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Accessory structures shall comply with Section 14-16-3-3 of the Comprehensive City Zoning Code.

SINGLE FAMILY LOTS

- **Front Yard Setbacks**
Dwelling Unit - 8 feet

Garages - 8 feet, except 20 feet for garages facing street
- **Rear Yard Setbacks**
Dwelling Unit - 15 feet

Garages (attached and detached) - 0 feet
- **Side Yard Setbacks**
Dwelling Unit - 3 feet, except 8 feet for lots adjacent to roadway. Zero lot line is permitted provided 10 feet of separation between dwelling units is maintained.

Garages (attached and detached) - 0 feet
- **Garage Setbacks**
 - Where garages face the street, the garage shall have a minimum setback of 20 feet from the property line.
 - No more than 3 houses in a row with garages facing the street can have a 20 foot setback. Minimum offset for adjacent houses is 3 feet.
 - Garages provided on alleys shall have a minimum rear yard set back of 3 feet to allow for proper turning clearances.

TOWNHOUSE LOTS

- **Front Yard Setbacks**
Dwelling Unit - 8 feet

Garages - 8 feet, except 20 feet for garages facing street
- **Rear Yard Setbacks**
Dwelling Unit - 15 feet, or for dwellings with offset rear lot lines, not less than 5 feet provided the average rear yard setback is not less than 15 feet

Garages (attached and detached) - 0 feet
- **Side Yard Setbacks**
No required side yard setback, except there shall be 8 feet on the street side of corner lots and 3 feet from a side lot line that separates townhouse zone from another zone

MULTI-FAMILY APARTMENT DEVELOPMENT

- **Front Yard Setbacks**
Dwelling Unit - 15 feet; driveways not less than 20 feet
- **Rear Yard Setbacks**
Dwelling Unit - 15 feet
- **Side Yard Setbacks**
6 feet, except there shall be 10 feet on the street side of corner lots
- **Separation**
Not less than 10 feet between apartment buildings and off-street parking and vehicular circulation areas

PARKING AREA SETBACKS

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet, except along Coors Boulevard where the setback shall be 35 feet.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Significant cottonwoods specimens shall be identified and preserved, where feasible.
- For single family residential projects, street trees shall be provided along roadways at a rate of one tree per 40 linear feet. For multi-family and non-residential projects, they shall be provided along roadways at a rate of one tree per 25 linear feet. They may be randomly or regularly placed.
- Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.
- All Private Commons Areas and parkway areas between curb and sidewalk shall be maintained by the developer/owner.



PEDESTRIAN AREAS - should include shade trees

NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL

- A minimum of 15 percent of the site area for commercial, office, and multi-family projects (minus the building square footage) shall be devoted to landscape materials.
- Landscaped areas shall be a minimum of 38 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 28 feet.
- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:

Trees	1 1/2 inch caliper, or 10 to 12 feet in height
Shrubs & Groundcovers	1 gallon

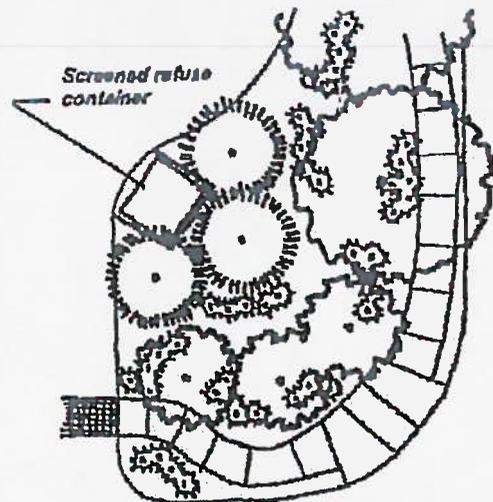
 Turf grasses shall provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS and FENCES

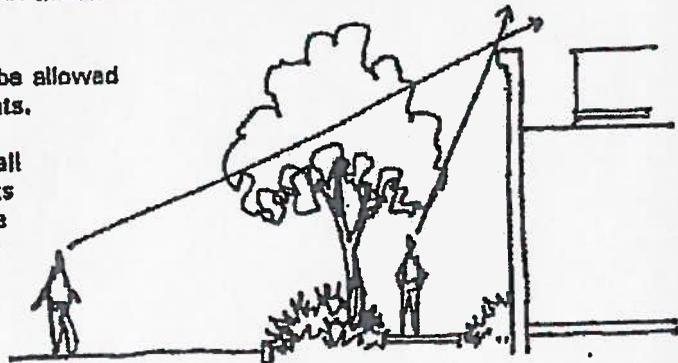
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

SCREENING

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berming. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site topographically, the focus of the screening materials should be on trees.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- No refuse collection areas shall be allowed between streets and building fronts.
- All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.



REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials



MECHANICAL SCREENING - should be screened from public view

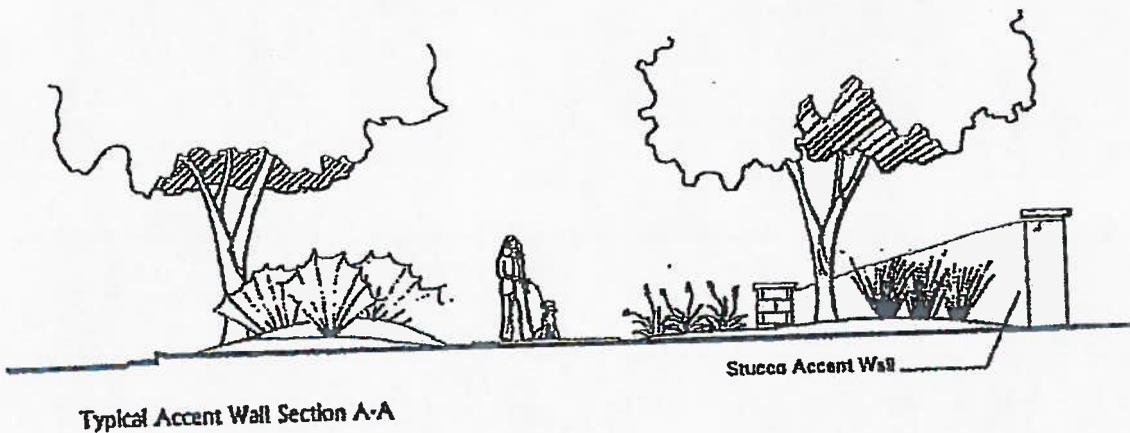
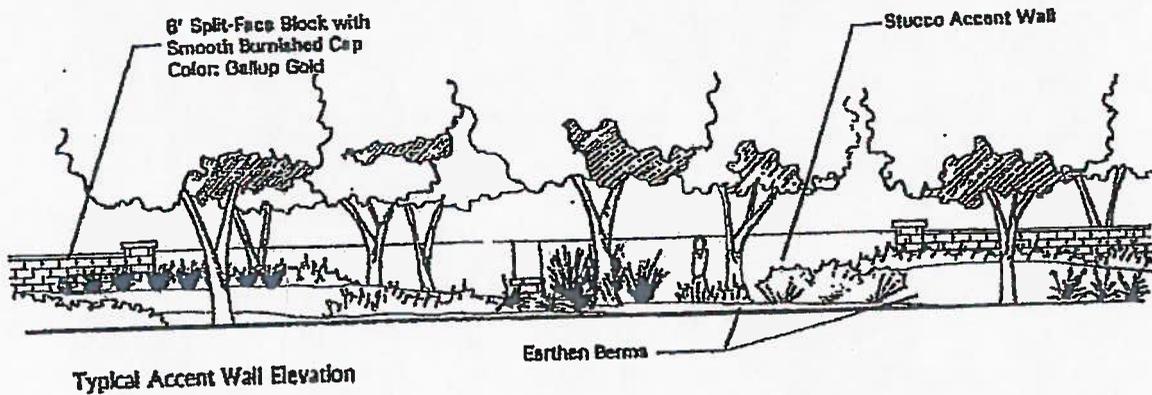
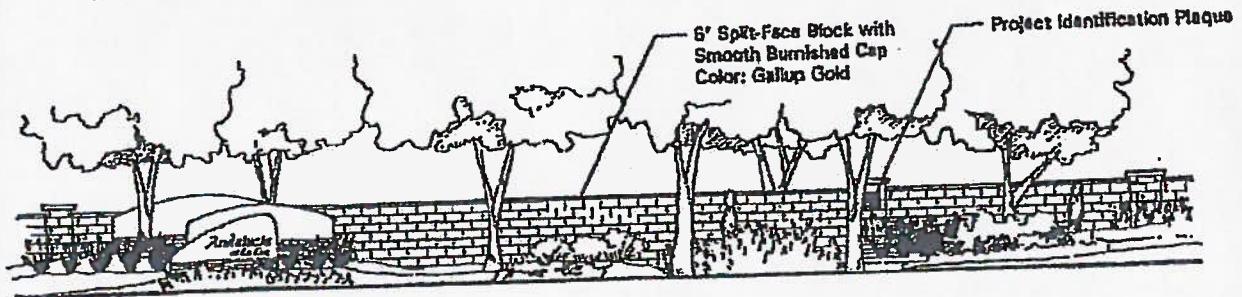
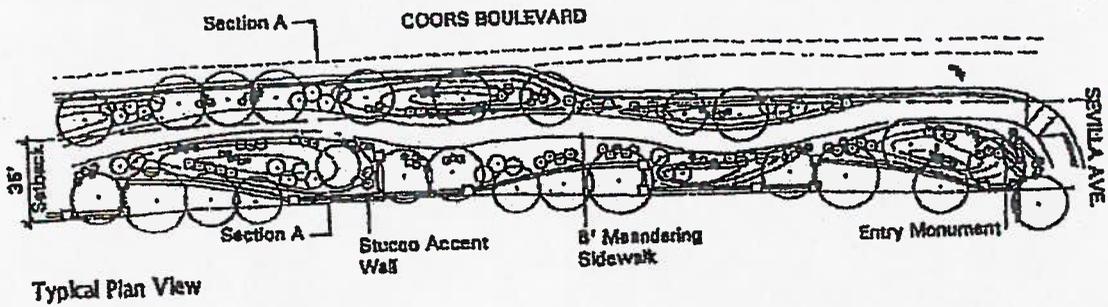
WALLS/FENCES

Perimeter fencing is allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, meandering within a landscape area, and providing openings. Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls or these Design Standards as specified below. Tensite wire fencing is encouraged for development adjacent to the Bosque to ensure visual access.

- Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to other areas within the property.
- Clear site distances will be maintained at all driveway locations.
- The maximum height of retaining walls is 8 feet. Areas requiring greater retainage are required to be terraced.
- Materials acceptable for retaining walls are masonry block (no unfinished), split face block, and stone.
- Yard walls shall be constructed of adobe, cast pumice, rammed earth, concrete masonry, rastra or stuccoed masonry block and shall be finished to match adjoining exterior structure walls. Walls shall not exceed 8 feet in height except at the gate opening unless approved by the Architectural Control Committee and the City of Albuquerque.
- The maximum height of the wall adjoining Tract 8A is 6 feet, or a visual opening may be provided in the wall as an alternative.

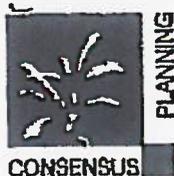
COORS BOULEVARD WALL

- The perimeter wall along Coors Boulevard at residential Tract 6B-4 shall be as shown below. Landscape provided shall meet the standards in the City's Street Tree Ordinance.
- The elevation at the top of the wall (including decorative features) along Coors Boulevard shall not exceed 8 feet above the existing elevation of Coors Boulevard in order to allow the wall to undulate in conjunction with the berm.
- With the exception of 3 foot parking lot screen walls, it is not anticipated that there will be a perimeter wall along Coors Boulevard or Montano Road adjacent to the non-residential Tracts 6B-1, 6B-2, and 6B-5.



*North
Andalucia
at La Cruz*

Prepared for: Silver Leaf Ventures, LLC.



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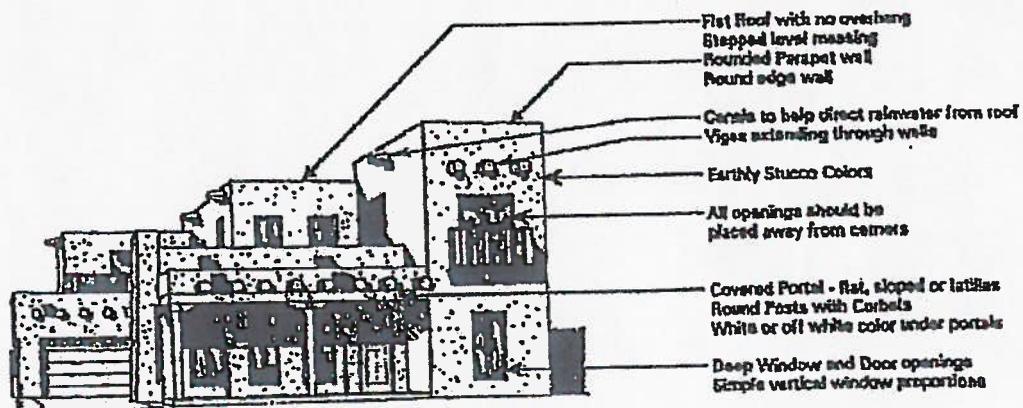
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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Sheet 2 of 3
June 6, 2006

ARCHITECTURE

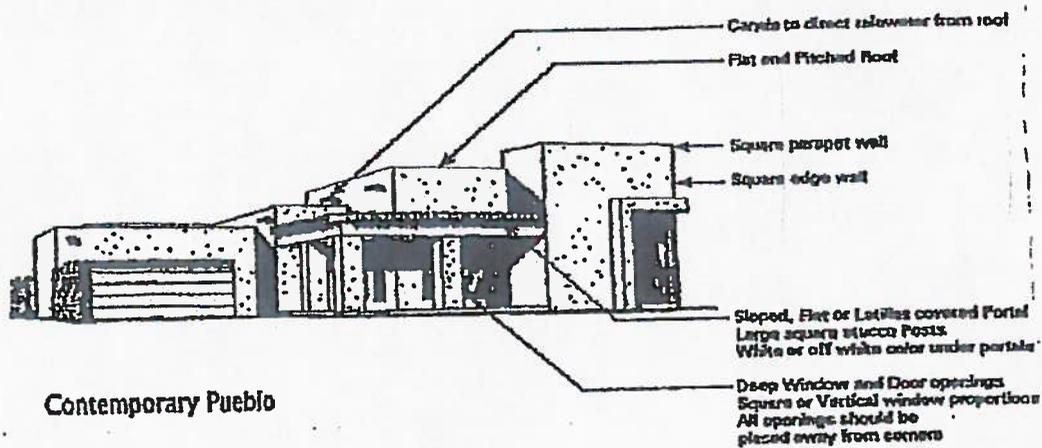
The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

ARCHITECTURAL STYLES



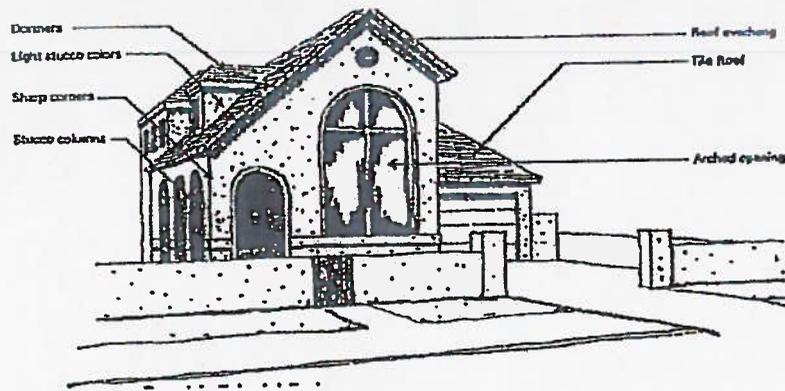
Pueblo Revival

Pueblo Revival Style is characterized by either massive adobe brick walls, or wood framing with stucco to give the effect of adobe, projecting vigas, rounded parapets, interspersed with canales, and rounded wood columns with corbels. The flat roof and exterior mud/stucco colors of earth tones are also strong features of this style.



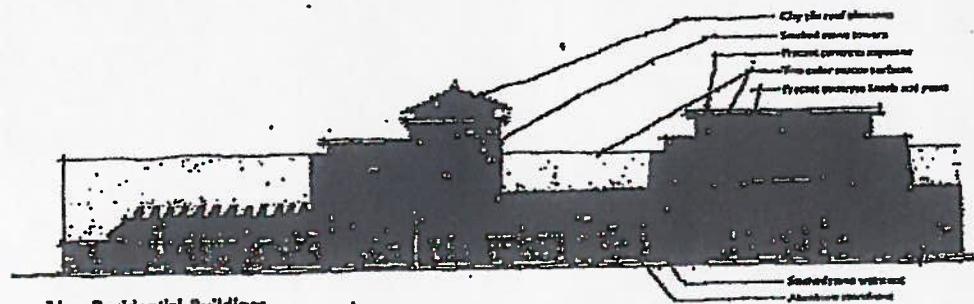
Contemporary Pueblo

Contemporary Pueblo Style is a more modern design which reflects much of the traditional Pueblo style architecture, combined with elements of modern architecture. The severe exterior walls are broken by large window openings that extend from floor to ceiling. Square large stuccoed columns replace the round columns of the Pueblo designs. Exterior colors range from earth tones to much lighter colors.



Spanish Colonial

Spanish Colonial Style exhibits authentic Colonial architectural elements brought from Spain and features a central courtyard or walled patio. The severe exterior masonry walls are broken only by an ornamental stone entrance. Most rooms open to a columned galeria which extends the entire length of the enclosed garden patio. The flat roof with red tile roof accents over the galeria and wall copings are common features of this design. Exterior colors range from earth tones to much lighter colors.



Non-Residential Buildings

Commercial building style will be a hybrid of New Mexico architectural styles, incorporating stucco surfaces, stacked stone wainscot and tower elements, precast concrete posts, lintels, cap stones, and ramadas, and clay tile roof elements. Materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns. Roof mounted mechanical equipment will be screened from view by parapets or mechanical screens. Ground-mounted equipment will be screened by building elements or landscaping. All sides of all buildings will be architecturally articulated with the elements described and illustrated above.

NON-RESIDENTIAL and MULTI-FAMILY RESIDENTIAL STANDARDS

- All non-residential 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.
- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Generic franchise building elevations or canopies are prohibited.
- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Building heights should be kept to a minimum. Maximum height shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.
- Entry ways to non-residential and multi-family buildings shall be clearly defined.
- No freestanding cell towers or antennas are allowed; rather antenna shall be integrated with the building architecture.

SINGLE-FAMILY RESIDENTIAL STANDARDS

Lot Size

- Minimum residential lot size shall be 3,500 s.f.

Front Porches

- Front porches are required for each dwelling unit.
- Front porches and/or portals shall have a minimum 6 foot depth.

Building Colors and Materials

- Highly reflective surfaces shall be screened from public view.
- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- Windows may be wood, metal or solid vinyl. All windows visible from nearby street and path shall be glazed with clear, non reflective glass. Reflective film is prohibited
- Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

Roof Colors and Materials

- Roofs may be flat, pitched (tile), or combination of both and shall be made of non-reflective materials. Roof tile color shall be Terracotta Blend.

Accessory Buildings and Remodels

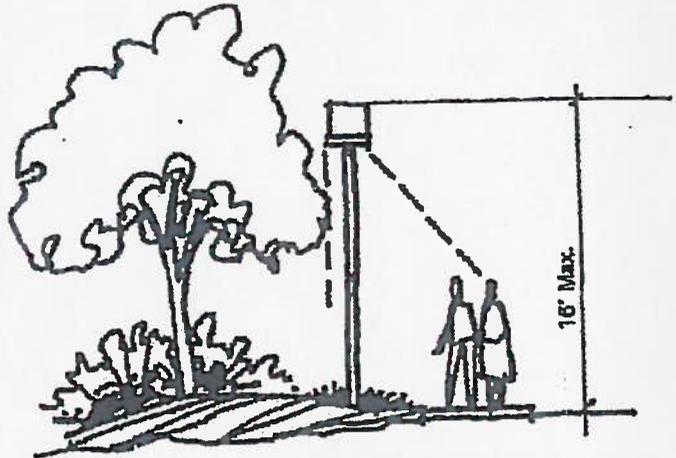
- All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Projects that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

LIGHTING

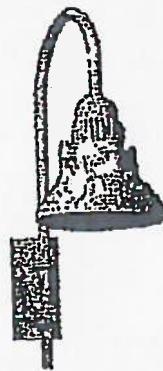
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

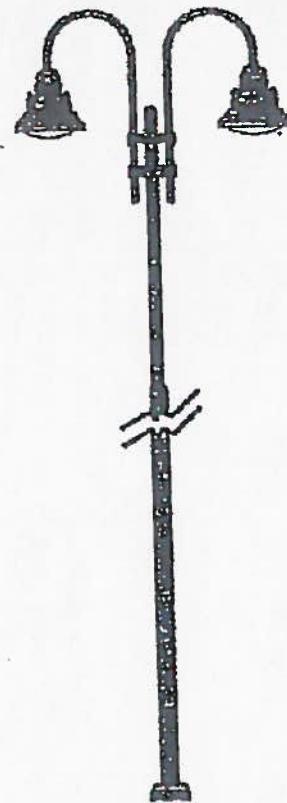
- All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
- The location of light fixtures shall be identified on subsequent Site Plans for Building Permits. The maximum mounting height of luminaires for pedestrian scale lights shall be 16 feet in height. Consistent with the Coors Corridor Plan, the maximum mounting height of luminaires for parking lot lights shall be a maximum of 20 feet in height, except where they are within 70 feet of residential, they shall be 16 feet in height.
- Neon lights are prohibited in the area of Tract 8B, 300 feet north of Learning Road (see Sheet 1 for location).
- Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.



LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards



Wall Mounted Light



Parking Lot Light



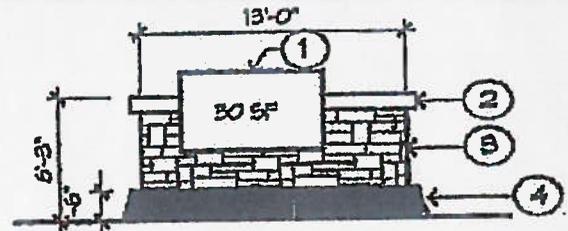
Bollard Light

- Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.

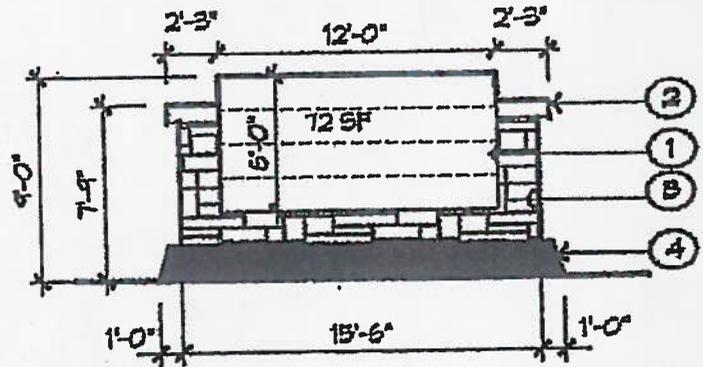
SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within North Andaluca at La Luz. 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.

- All signs shall be in compliance with Section 14-18-3-B General Sign Regulations of the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.
- Project monument signs shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 items of information. Maximum height for individual monument signs shall not exceed 9 feet and shall have a maximum signage area not to exceed 30 square feet.



Minor Monument Sign



Project Monument Sign

Keyed Notes

- ① Tenant signage area
- ② Precast coping
- ③ Stone veneer wainscot with precast cap
- ④ Precast window sill

- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right-of-way or extend above the building roof line.
- Off-premise signs and portable signs are prohibited.
- Building-mounted signs shall not exceed 6 percent of the facade area and the lettering shall not exceed 2 feet in height.
- Building-mounted signs shall:
 - Identify the name and business of the occupant or of those offering the premises for sale or lease;
 - Not have too many different colors;
 - Have a significant contrast between the background and the text in order to ensure readability; and
 - Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.
- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.
- Signs on buildings immediately west of Winterhaven (labeled New Local Street) shall not be lighted.

UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Alleys may be used for dry utilities and sewer, wherever possible.
- Utility easements shall be a minimum of 7.5 feet in width and may be spot easements instead of continuous easements for above-ground structures.

PRIVATE COMMONS AREAS

A defining feature of Andalucia at La Luz is the private commons areas that are spread throughout the community. The City's on-site useable open space requirements are met through a combination of the private commons areas and on-site useable open space.

- Minimum on-lot useable open space shall be as required in the SU-1 Zone: 250 square feet per two bedrooms and 300 square feet for three or more bedrooms.
- Covered outdoor space and balconies shall be considered on-lot useable open space.
- Private commons areas shall be considered as part of meeting the SU-1 useable open space requirements of 2,400 square feet provided the minimum on-lot requirements (as stated above) are met. The private commons areas shall be utilized to meet any deficiency in the 2,400 square foot requirement.

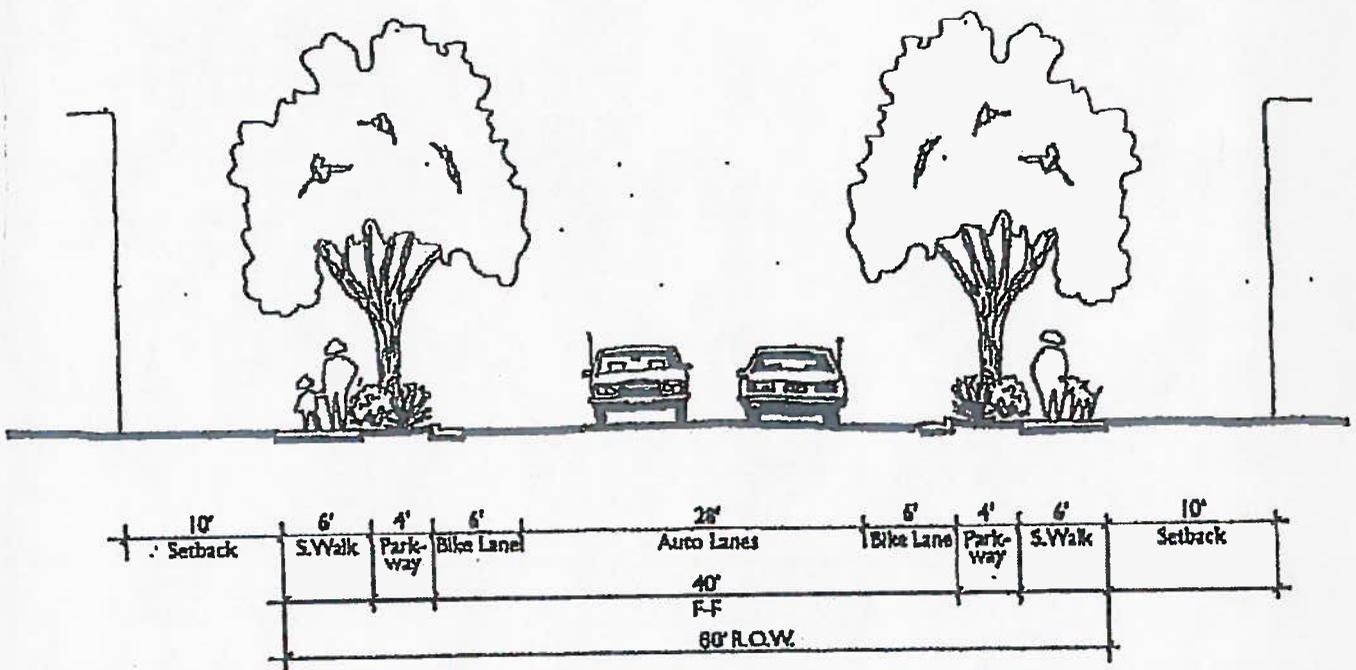
UNIQUE STREET AND TRAFFIC CALMING STANDARDS

Much attention has been given to the design of the streetscapes at Andalucia at La Luz. These unique standards, along with the treatment given to garages and front yard setbacks, are critical to the success of creating an active, pedestrian-oriented urban community. The intent is to provide relatively short street blocks with a smaller number of lots in order to make the streets as intimate as possible and still meet the City's DPM Standards.

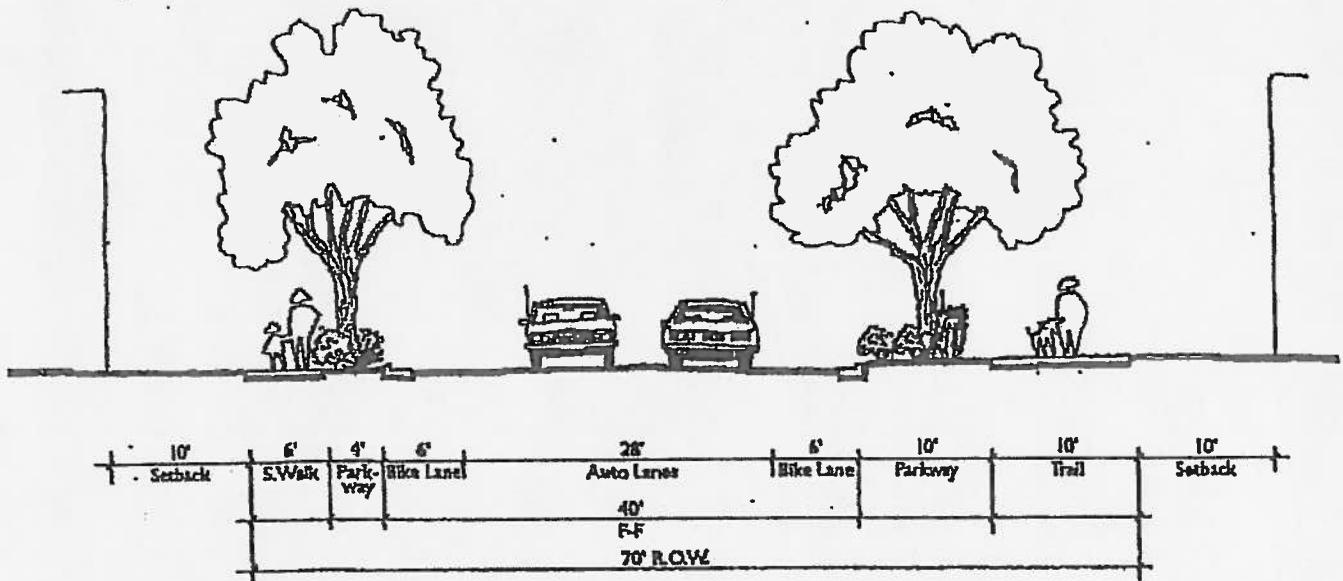
- All street types shall include a 5-6 foot landscaped parkway (actual width depending on street section) and 4 foot sidewalks on both sides of the street.
- Handicapped ramps shall be provided at each intersection, and shall be designed to direct the wheelchair user to the other side of the roadway.
- Bump-outs are allowed in order to slow traffic and to discourage parking close to certain intersections. Where provided, bump-outs shall protrude 4 feet maximum into the right-of-way.
- Curbs shall have a minimum curve radii of 10 feet in order to shorten the distance at pedestrian crossings and provide great pedestrian safety.

Street Character

The following 60 foot street section will be constructed within Tracts 6B and A. It has been designed in conjunction with the parking standards (see Sheet 2 of 3), and is intended to reduce traffic speeds. The 70 foot section occurs north of the Learning Road/Street B Intersection, and includes the 20 foot Learning Road landscape/trail.



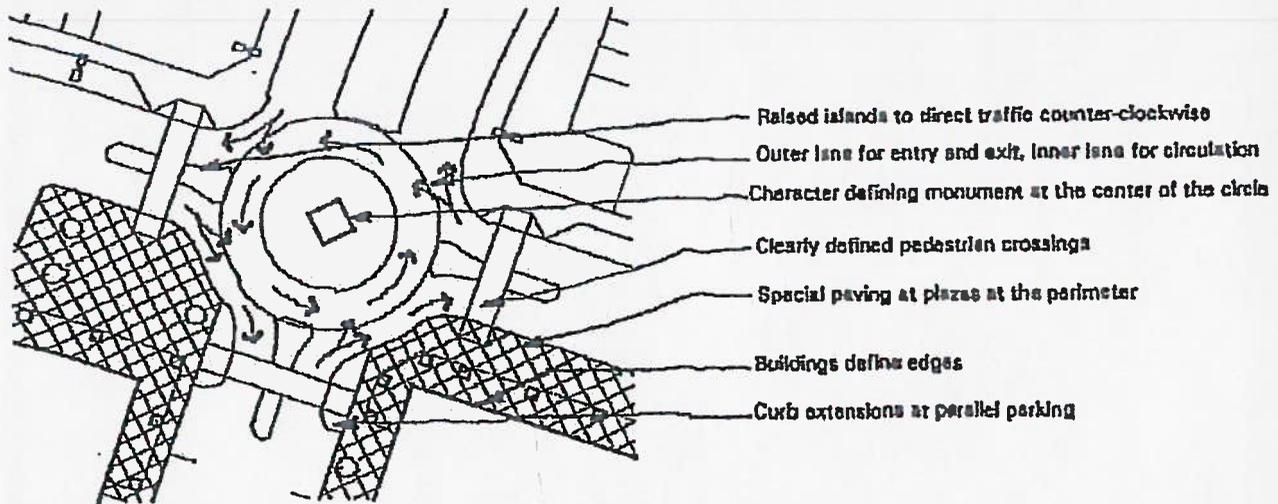
60' Street Section



70' Street Section

Roundabouts

Roundabouts will be utilized as a traffic calming device at major public and private vehicular intersections. Because these locations will be focal points, a character defining monument element will be located at the center of the traffic circle.



Roundabouts

- Roundabouts will meet design requirements of Publications FHWA-RD-00-087 and AASHTO.
- Raised islands with rolled curbs will be used to direct traffic counter-clockwise, and prevent left turn movements. Special paving will be utilized on adjacent pedestrian plaza areas, and crosswalks will provide clear separation between vehicular and pedestrian movements. Traffic will enter and exit on the outer lane, and circulate around the circle on the inner lane.

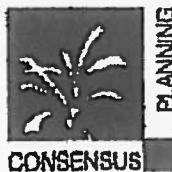
TRANSPORTATION DEMAND MANAGEMENT

Pursuant to the Comprehensive Plan policies related to Community Activity Centers, Transportation Demand Management (TDM) is one of the recommendations specific to the implementation of these centers in place of auto based improvements in order to mitigate traffic impacts of a development."

- Future employers that locate within the Andaluca Community Activity Center will be part of the TDM effort designed to help mitigate traffic impacts:
 - Businesses with more than 50 employees shall provide designated carpool parking spaces to encourage carpooling by employees.
 - Businesses should work with employees to encourage carpooling, bus ridership, and alternative modes of transportation.
 - Businesses should post the City trail map and bus route information in employee break rooms or other locations easily accessible to employees.
 - Businesses shall provide conveniently located bicycle racks and facilities to encourage bicycle commuting.
 - The Owner/Developer will also be the contact person with City Transit and Environmental Health Departments for update, technical assistance, etc.
- As a part of the TDM Program, City Transit should:
 - Work with the residential and non-residential projects to provide efficient routes and schedules to the Andaluca Community Activity Center that address their specific needs; and
 - Work with the Owner/Developer to provide bus routes off of Coors Boulevard and Montano Road and into the interior of the project when feasible.

North Andalucia at Ca Cuz

Prepared for: Silver Leaf Ventures, LLC.



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
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architecture
interiors
planning
engineering

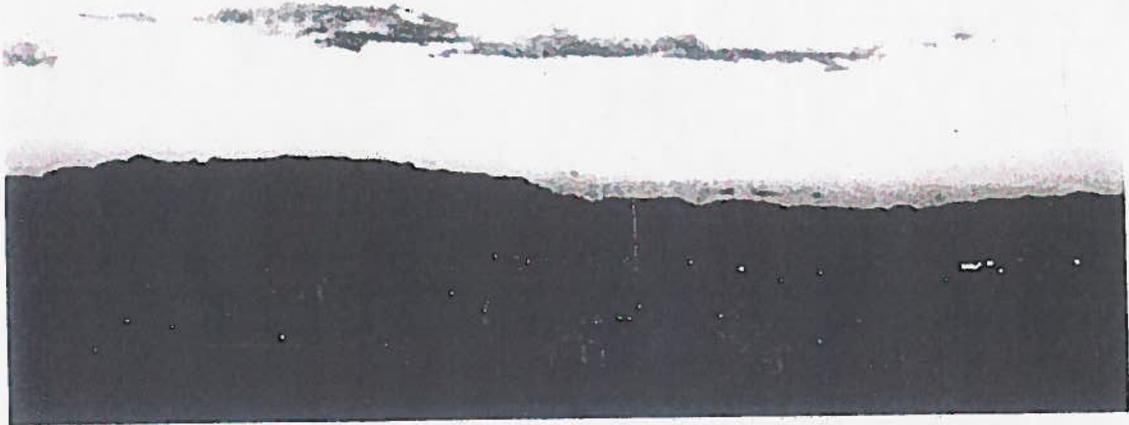
**Dekker
Perich
Sabatini**

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dps@dpsrbg.com

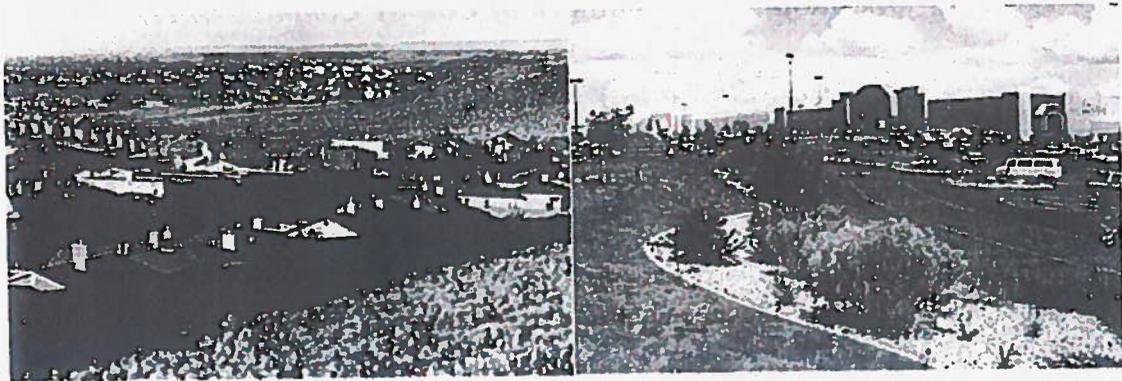


Sheet 3 of 3
June 6, 2006

WEST SIDE



STRATEGIC



PLAN

Amended Through 2009
Includes the Southwest Albuquerque Strategic Action Plan

WEST SIDE STRATEGIC PLAN

WEST SIDE STRATEGIC PLAN

As Adopted by the Mayor and the

City Council

City Enactment No. 35-1997

As Adopted by the Board of County Commissioners

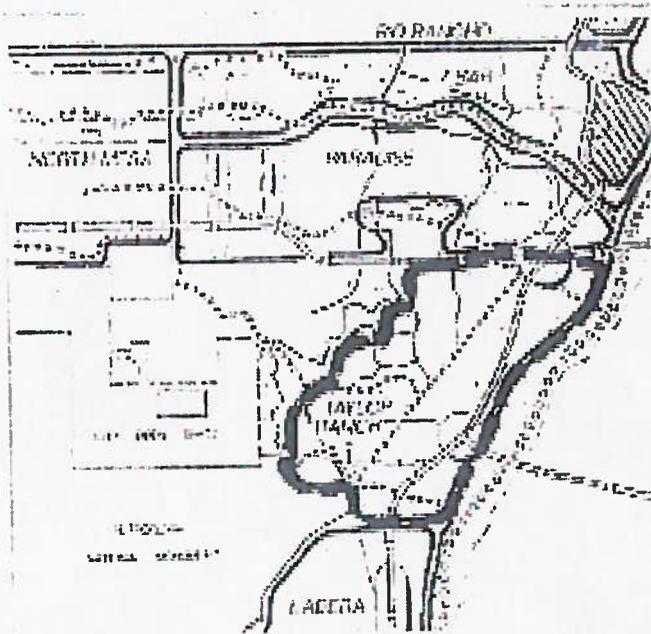
Bernalillo County Resolution No. AR-42-1998

Amended through:

This Plan incorporates all of the amendments in the following referenced Resolutions, which are on file with the City Clerks Office.

- Council Bill No. R-125 - City Enactment No. 7-1999
 - Council Bill No. R-249 - City Enactment No. 117-1999 (See Appendix A)
 - Council Bill No. R-281 - City Enactment No. 5-2000
 - Council Bill No. R-01-278 - City Enactment No. 35-2002
 - Council Bill No. F/S R-05-272 - City Enactment No. R-2005-136
 - Council Bill No. F/S R-05-297 - City Enacement No. R-2005-177
 - Council Bill No. R-08-169 - City Enactment No. R-2009-035
-

TAYLOR RANCH COMMUNITY



The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. The Taylor Ranch Community includes approximately 3,700 acres capable of supporting a population of 25,900. This would result in 10,400 housing units, and a potential employment of 8,600. The 1994 population of this Community was approximately 22,000. The Taylor Ranch Community includes rural County areas near the river, as well as established commercial services and built-out neighborhoods in its central area. The vacant land between Coors Boulevard and the river should be designed and developed to maintain the view plane which reveals the bosque and the city beyond, and to preserve of the woodland edge (see Section 76). The bosque interface area is regulated by the Coors Corridor overlay zone.

The Taylor Ranch Community Center is located generally in the vicinity of the Coors Boulevard and Montaña Road intersection. Neighborhood Centers will also develop, or continue to build out over time. One of these is expected in the vicinity of Montaña Road and Taylor Ranch Boulevard.

Protection and preservation of the bosque is critical. Development east of Coors Boulevard should be sensitive to this community asset.

WEST SIDE STRATEGIC PLAN

The Escarpment is a community resource that the public wishes to protect. Future development must consider visual impacts on the Escarpment.

There are several housing developments in Taylor Ranch which have negatively impacted the views of the Volcanic Escarpment through insensitive setback and design. These types of development will be precluded in the future through design guidelines. Future development must consider the view impacts of their design in this vicinity, since views to and from the Escarpment are a community resource the public wishes to protect. See Design Guidelines and View Preservation discussion in Section Four. The rural area of Alban Hills is included in this Community. This area should be preserved with rural character, and not be allowed to redevelop with higher densities.

Taylor Ranch was designed with the Montaña Bridge concept in place. A river crossing was needed in this vicinity as more than seven miles separate bridges, from I-40 to Paseo del Norte. The West Side Strategic Plan supports the City's existing policy to build the Montaña Bridge (completed, 1997 Plan).

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

Policy 3.13: The Montaña Bridge has been built. The City should continue consideration of multi-modal opportunities, operational alternatives such as limited directional traffic during peak hours, and environmental concerns for the bridge.

Policy 3.14: The rural character of the Alban Hills area is an important character aspect of the Coors corridor and Bosque transition zone. Any zone amendments in this area must be carefully analyzed regarding their consistency with the urban form objectives in this Plan and must be in compliance with the City's zone amendment policy (presently Resolution 270-1980).

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

WEST SIDE STRATEGIC PLAN

NEIGHBORHOOD CENTERS, COMMUNITY CENTERS AND REGIONAL CENTERS IN ESTABLISHED AREAS OF THE WEST SIDE

Partially developed communities on the West Side include Seven Bar, Paradise, Taylor Ranch, Ladera, Atrisco Park, West Central and Bridge Westgate. These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015). These communities have established patterns of residential neighborhoods and commercial, employment and public/institutional uses. Much of the transportation system in these communities is existing or planned. Approximately 55 percent of the developable land area is developed. This chapter describes how the community and neighborhood concepts of the West Side Strategic Plan can be applied in partially developed communities.

Significant population and employment growth is projected for these communities. West side employment in the Priority 1 areas is projected to grow from 16,110 in 1995 to 48,582 by 2020. In addition, new public and institutional services will be added to meet the needs of the West Side's growing population. Most of this employment, public facilities and new institutions will be accommodated within centers. The challenge of the West Side Strategic Plan is to determine how the concept of neighborhood, community and regional centers can best be fitted into the established and developing urban fabric of these communities.

For the most part, retail and service uses will locate on the West Side in response to population growth. The public role is to identify center locations, ensure that proper zoning is in place, direct higher intensity development to these locations and locate public facilities to support these centers.

Benchmark population for communities, typical center area sizes and typical uses in the centers and adjacent areas are taken from the City's Planned Communities Criteria and the community and Neighborhood center descriptions in this plan. Existing communities vary from the ideal in size and distribution of non-residential uses within the communities. According to plan criteria, communities and neighborhoods have the following characteristics:

Community:

4 to 8 neighborhood clusters. The build out population of existing communities ranges from two to four clusters of neighborhoods.

5,000 to 10,000 acres. Existing communities contain from 1,800 to 5,400 acres.

30,000+ population. New Planned Communities will have a population of 40,000 at build out.

Community Activity center: 35 to 60 acres

WEST SIDE STRATEGIC PLAN

Community Center uses most appropriate: Retail, service commercial, offices, public and quasi-public uses (library, police, fire, etc.), entertainment (restaurants, theaters, etc.). A community is large enough to support a full-service grocery, discount retail and drug store.

Adjacent uses (for example): Recreation and open space (park, water features, amphitheater, etc.), medium to high density residential, middle or high school, large religious institutions.

Neighborhood Clusters:

650 to 1,200 acres. Potential clusters range in size from 823 to 3,400 acres to reach population thresholds.

5,000 to 15,000 population. Potential clusters range in size from 5,785 to 13,753.

Neighborhood Center: 15 to 35 acres.

Neighborhood Center Uses Most Appropriate: Neighborhood commercial anchored by grocery and/or drug store, public and quasi-public uses (branch library, post office, police mini-substation, etc.), specialty retail, services, garden offices, recreation, community or senior center are called for in the plan. The population of a single neighborhood is too small to support a full-service grocery store. A convenience or specialty grocery store may be suitable for a Neighborhood Center, but most Neighborhood Centers will not have a grocery or a drug store. Convenience retail uses, such as a convenience store/gas station, specialty grocery, video rental, small restaurant or fast food, hair salon/barber, fitness center, etc., are appropriate for most Neighborhood Centers in the Priority 1 communities.

Adjacent uses (for example): Medium density residential, middle or high school, large neighborhood park/recreation complex, medium scale religious institutions, trail links to private and the larger Major Public Open Space system and neighborhood parks

Establishing Adjacency

Neighborhood and community centers exert influence over nearby areas and draw users from them; future uses developed adjacent to any center should be designed and built to support the center and provide effective transition to surrounding neighborhoods. (See "Adjacent" defined in Glossary). Rather

Design Standards

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing, water harvesting, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Andalucia at La Luz. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. These standards primarily address commercial, office, and multi-family projects. Where specifically applicable to single-family development, the standards are called out as such.

All Site Plans for Building Permit shall be approved by the Environmental Planning Commission. Minor amendments to this Site 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.

COORS CORRIDOR PLAN - VIEW and HEIGHT RESTRICTIONS

A primary design requirement of the Coors Corridor Plan is view preservation. Andalucia at La Luz addresses the Coors Corridor Plan as follows:

- Coors Corridor Viewshed rules come into effect when a northbound vehicle passes Namaste Road.
- Measurement of building heights shall be consistent with the Coors Corridor Plan.
- A combination of walls and berms shall be built along Coors Boulevard. The high point of the wall or berm will occur within the first 60 feet of the property, but not closer than 20 feet from the right-of-way. From any point along the east edge of Coors, the high point of the wall or berm will obscure no more than 50% of the height of Sandia Crest, measured directly below Sandia Crest.
- All multi-story structures shall be built with the finish floor elevation at least 10 feet below the roadway, measured along a 45-degree angle from the northbound direction of travel along Coors.
- No structure shall project more than one-third of its height above the view plane, measured along the same 45-degree angle. The view plane is 4 feet above the roadway. For a 24 foot 2-story structure, no more than 8 feet of height shall project above the view plane.
- As viewed from Coors Boulevard, no structure shall obscure more than 50 percent of the height of Sandia Crest, measured directly below Sandia Crest.

PEDESTRIAN and SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Andalucia at La Luz. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc.; providing shaded walkways; and creating separate vehicular and pedestrian circulation systems in order to support the creation of a village-type character. Access to the Bosque will be a key feature for the property.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans.

TRAILS and SIDEWALKS

Public and private trails and sidewalk systems are a defining element to Andalucia at La Luz. The City's Trails and Bikeway's Facility Plan proposes a Primary Trail to cross Coors Boulevard and follow the San Antonio Arroyo. This trail will connect to the existing trail that currently ends at Namaste and then will follow north along La Bienvenida Place until it connects to the existing Learning Road Trail. Private trails

2003



City of Albuquerque
Planning Department
Current Planning Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 19, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000901
09EPC-40023 AMEND SITE DEVELOPMENT
PLAN - SUBDVN
09-EPC-40030 AMNDT TO ZONE MAP
(ZONE CHG)

Albuq. Bern. County Water Utility Authority
Attn: John Stomp, PE
PO Box 1293
Albuquerque, NM 87103

LEGAL DESCRIPTION: SITES SOUTHWEST,
agents for the **ALBUQUERQUE BERNALILLO**
COUNTY WATER UTILITY AUTHORITY,
request the above actions for all or a portion of
tracts 2-4, lot 4 A-1, lot A-2, tracts 5-9, **BOSQUE**
SCHOOL, from **SU-1 FOR C-2, O-1 USES & PRD**
(20 DU/AC) and **SU-1 for School and Related**
Facilities to SU-1 for Public Utility Facility, located
NORTH OF LEARNING RD. AND SOUTH OF
MONTANO RD., BETWEEN THE CORRALES
RIVERSIDE DRAIN AND COORS BLVD.,
containing approximately 48 acres. (E-12 & F-12)
Catalina Lehner, Staff Planner

On June 18, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1000901 /
09EPC-40023, a request for a site development plan for subdivision amendment for all or a portion of
tracts 2-4, lot 4 A-1, lot A-2, tracts 5-9, **BOSQUE SCHOOL,** based on the following Findings and subject
to the following Conditions:

FINDINGS:

1. The subject request is for a site development plan for subdivision amendment for Tracts 2-3, Lot 4A-1
and 4A-2, and Tracts 5-9, Bosque School, an approximately 48 acre site located between Coors Boulevard
and the Corrales Riverside Drain, and between Learning Road and Montano Road. The subject site lies
within the boundaries of the Developing Urban Area of the Comprehensive Plan, the Westside Strategic
Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).



OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1000901
PAGE 2 OF 11

2. The applicant proposes to amend the existing site development plan for subdivision for the approximately 48 acre Bosque School site and create an approximately 4.5 acre tract (Tract 2-A) for a future water treatment and reuse facility. The existing Bosque School design standards would no longer apply to Tract 2-A, for which new design standards are proposed.

3. The subject request accompanies a request for zone map amendment (09EPC-40030) which has been adequately justified pursuant to R270-1980.

4. Documents applicable to the subject request are the Zoning Code, the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). These documents are hereby incorporated into the record for the subject request.

5. The subject request furthers the following relevant Comprehensive Plan Goals:

- A. Water Quality Goal. The purpose of the proposal is to provide an additional water treatment facility on the Westside, which will help maintain a dependable, quality supply of water for the City.
- B. Water Management Goal. The proposal would promote efficient water management and use because it would enable re-use of grey water to irrigate landscape areas on the City's Westside.

6. The subject request furthers the following relevant Comprehensive Plan policies:

- A. Policy II.B.5d-neighborhood values/natural environmental conditions. The public utility use is not intense and would be located away from residential uses. The proposed design standards would ensure the future building's compatibility with the area's environmental conditions, scenic resources and the nearby school.
- B. Policy II.B.5e-programmed facilities/neighborhood integrity. The vacant subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
- C. Policy II.B.5l-quality design/new development. The proposed design standards would require architecture, materials and colors compatible with the school and Bosque, which generally would be appropriate for the Plan area.
- D. Policy II.B.5m-quality of the visual environment. The proposal would provide for compliance with the view plane regulations in the Coors Corridor Sector Development Plan, so the future building would maintain the unique vistas of the Sandia mountains. The visual environment would be altered, though the future building would generally be compatible with its surroundings.

7. The subject request furthers the following relevant West Side Strategic Plan (WSSP) policies:

- A. WSSP Policy 3.12: The proposal would facilitate development of a public utility in Taylor Ranch, a location efficient for receiving City services.
- B. WSSP Policy 4.6: The proposed design standards contain sections that satisfactorily address views by requiring compliance with the CCSDP view plan regulations and compatibility with the surrounding environment.
- C. WSSP Policy 9.5: The WUA has included West Side service issues in the Water Master Plan, and that the main goal of the proposal is to provide the wastewater treatment plan for the Westside, and in doing so address service efficiency issues and lift station locations.

8. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulation:

- A. Policy 5-Development Intensity: The proposed utility facility would not be an intense use. The subject site's location on a local roadway and sensitive Bosque environment lend the subject site to a less intense use than the current zoning would allow for.
- B. Policy 4.b.4-Site Landscaping: The proposed design standards specify native vegetation and aim to disturb as little of the site as possible. The landscape theme would contribute to the appearance of the corridor.
- C. Policy 1-View Preservation : The proposed design standards allow building height to 36 ft. The site is approx. 27 ft. below the grade of Coors Blvd. The view plane is 4 ft. above that, for a total of 31 ft. at the view plane. A 36 ft. building would rise 5 ft. above the view plane, which is less than the allowed 1/3 of building height (12 ft.).

9. The subject request partially complies with the following relevant CCSDP policies and guideline:

- A. Policy 4.a.3- New development: The future utility facility is required to be compatible with the nearby school and Bosque environment, but the architectural style remains undefined in the design standards so it is hard to evaluate compatibility at this time.
- B. Policy 8-Buffer Strip: The proposed design standards state that the buffer strip will remain in a natural condition. However, some encroachment (which is undefined in the design standards) would be allowed.
- C. Architectural Details, Design Guideline 2: The proposed design standards state that colors and materials compatible with the Bosque school and the natural setting will be used. A menu of colors and materials could easily be provided as is often done in design standards.

10. The subject request does not comply with the following relevant CCSDP policies:

- A. Policy 4.b.7-Access: The proposal does not provide separate pedestrian and vehicular access. Pedestrian access should be provided for the students' educational opportunities, even if it is a locked gate. The trail along Mirandela will be provided.
- B. Enactment 101-2003 -Signage: The proposed monument sign height (7 to 12 ft) could exceed the 9 ft. that is allowed in Segment 3 of the Coors Corridor.

11. The proposed design standards warrant clarification in certain places, but overall would be sufficiently clear and comply with applicable regulations provided that conditions of approval are applied. Delegation of the EPC's review authority to the DRB is not requested.

12. The affected neighborhood associations (NAs) are the Coors Trail Neighborhood Association (NA), the La Luz Del Sol NA, the La Luz Landowners Association, the Taylor Ranch NA, the Rio Oeste HOA, and the Westside Coalition of Neighborhood Associations. A facilitated meeting was held. There is general support for the water utility use, but there are concerns regarding odors, effect on home value and building height.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. Pursuant to the definition of Site Development Plan for Subdivision, the future building's Floor Area Ratio (FAR) shall be no greater than 0.6.
4. **Setbacks & Buffer:**
 - A. The rear yard setback shall be specified as the 100 ft. buffer.
 - B. The language in design standard 4B shall be deleted.
5. **Views Preservation:**

A note shall be added to state that the future building shall comply with the CCSDP view preservation regulations.

6. Pedestrian Access & Circulation:

A pedestrian entrance, separate from the vehicular entrance, shall be provided (CCSDP Policy 4.b.7).

7. Landscaping:

A. Vegetative ground cover shall be over at least 75% of the required landscape area. Coverage shall be calculated from the mature spread of the plants.

B. The mature size of the plants shall be listed on the plant legend and shall comply with at least the minimum requirements.

C. Supplemental irrigation shall be provided for at least two seasons to establish the plants.

8. Screening, Walls & Fences:

A. Along with materials that match the building, landscaping shall be used for partial screening.

B. Gates for refuse enclosures shall be required.

C. Screen walls for parking areas, if applied, shall not preclude an opening to a pedestrian pathway.

D. The height and finish of any walls shall be specified.

E. Temporary security fencing shall be allowed only during construction.

9. Lighting:

High pressure sodium lighting shall be prohibited.

10. Signage:

A. Building mounted signs shall not allowed go over the parapet of the building (Enactment 101-2003).

B. Letter color shall be specified and shall be at least 70% contrast with the background.

11. Building Design/Architecture:

A. Permitted architectural styles, which could include Pueblo, Territorial, New Mexico traditional and "Bosque School", shall be specified.

B. Industrial looking, contemporary architecture that would not meet the expressed objective shall be prohibited.

- C. A menu of colors and materials, compatible with the Bosque School and the natural setting, shall be provided.

12. Minor Clean up:

- A. Instances of "should" shall be changed to "shall."
- B. The incorrect Zoning Code reference in the Perimeter Fencing Standards shall be corrected.

13. CONDITIONS OF APPROVAL FROM PNM:

- A. The applicant shall determine if existing utility easements cross the property and shall abide by any conditions or terms of those easements.
- B. The applicant shall contact PNM's Business Customer Department at 414 Silver SW to coordinate electric service and load requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet.
- C. Adequate clearance for electric utilities, including screening of transformers and utility pads, shall be provided for safe operation and maintenance purposes.
- D. Any relocation, changes or realignment regarding existing electric utilities shall be the applicant's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

14. CONDITIONS OF APPROVAL FROM THE CITY ENGINEER (TRANSPORTATION):

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- B. Concurrent platting action required.
- C. Site plan shall comply and be designed per DPM Standards.

15. SITE PLANNING OBJECTIVES

- A. A campus style site layout with multiple buildings, rather than a few large buildings, shall guide the site design.
- B. Noise mitigation shall be a key component of building and site design. The facility shall comply with the City's Noise Ordinance.

On June 18, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1000901 / 09EPC-40030, a request for a zone map amendment for all or a portion of tracts 2-3, lot 4 A-1, lot A-2, tracts 5-9, BOSQUE SCHOOL, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The subject request is for a zone map amendment for an approximately 4.5 acre portion of Tracts 2-3, Lot 4A-1 and 4A-2, and Tracts 5-9, Bosque School, an approximately 48 acre site located between Coors Boulevard and the Corrales Riverside Drain, and between Learning Road and Montano Road. The subject site lies within the boundaries of the Developing Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).
2. The zone map amendment request is for a change from "SU-1 for School & Related Facilities" and "SU-1 for C-2, O-1 and PRD (20DU/ac)" to "SU-1 for Public Utility Facility" in order to develop a water treatment and reuse facility.
3. The subject request is accompanied by a request for an amendment to the existing site development plan for subdivision for the Bosque School (0EPC-40023).
4. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council.
5. Documents applicable to the subject request are the Zoning Code, the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). These documents are hereby incorporated into the record for the subject request.
6. The subject request furthers the following relevant Comprehensive Plan Goals:
 - A. Water Quality Goal. The purpose of the proposal is to provide an additional water treatment facility on the Westside, which will help maintain a dependable, quality supply of water for the City.
 - B. Water Management Goal. The proposal would promote efficient water management and use because it would enable re-use of grey water to irrigate landscape areas on the City's Westside.
7. The subject request furthers the following relevant Comprehensive Plan policies:

- A. Policy II.B.5d-neighborhood values/natural environmental conditions. The public utility use is not intense and would be located away from residential uses. The proposed design standards would ensure the future building's compatibility with the area's environmental conditions, scenic resources and the nearby school.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The vacant subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
 - C. Policy II.B.5l-quality design/new development. The proposed design standards would require architecture, materials and colors compatible with the school and Bosque, which generally would be appropriate for the Plan area.
 - D. Policy II.B.5m-quality of the visual environment. The proposal would provide for compliance with the view plane regulations in the Coors Corridor Sector Development Plan, so the future building would maintain the unique vistas of the Sandia mountains. The visual environment would be altered, though the future building would generally be compatible with its surroundings.
8. The subject request furthers the following relevant West Side Strategic Plan (WSSP) policies:
- A. WSSP Policy 3.12: The proposal would facilitate development of a public utility in Taylor Ranch, a location efficient for receiving City services.
 - B. WSSP Policy 4.6: The proposed design standards contain sections that satisfactorily address views by requiring compliance with the CCSDP view plan regulations and compatibility with the surrounding environment.
 - C. WSSP Policy 9.5: The WUA has included West Side service issues in the Water Master Plan, and that the main goal of the proposal is to provide the wastewater treatment plan for the Westside, and in doing so address service efficiency issues and lift station locations.
9. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulation:
- A. Policy 5-Development Intensity: The proposed utility facility would not be an intense use. The subject site's location on a local roadway and sensitive Bosque environment lend the subject site to a less intense use than the current zoning would allow for.
 - B. Policy 4.b.4-Site Landscaping: The proposed design standards specify native vegetation and aim to disturb as little of the site as possible. The landscape theme would contribute to the appearance of the corridor.

C. Policy 1-View Preservation: The proposed design standards allow building height to 36 ft. The site is approx. 27 ft. below the grade of Coors Blvd. The view plane is 4 ft. above that, for a total of 31 ft. at the view plane. A 36 ft. building would rise 5 ft. above the view plane, which is less than the allowed 1/3 of building height (12 ft.).

10. The subject request partially complies with the following relevant CCSDP policies and guideline:

A. Policy 4.a.3- New development: The future utility facility is required to be compatible with the nearby school and Bosque environment, but the architectural style remains undefined in the design standards so it is hard to evaluate compatibility at this time.

D. Policy 8-Buffer Strip: The proposed design standards state that the buffer strip will remain in a natural condition. However, some encroachment (which is undefined in the design standards) would be allowed.

B. Architectural Details, Design Guideline 2: The proposed design standards state that colors and materials compatible with the Bosque school and the natural setting will be used. A menu of colors and materials could easily be provided as is often done in design standards.

11. The subject request does not comply with the following relevant CCSDP policies:

A. Policy 4.b.7-Access: The proposal does not provide separate pedestrian and vehicular access. Pedestrian access should be provided for the students' educational opportunities. The trail along Mirandela will be provided.

B. Enactment 101-2003 -Signage: The proposed monument sign height (7 to 12 ft) could exceed the 9 ft. that is allowed in Segment 3 of the Coors Corridor.

12. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

A. Section 1A: Consistency with the City's health, safety, morals and general welfare is demonstrated because the request furthers a preponderance of Goals and policies in applicable Plans. Also, the request will enhance the City's general welfare by securing additional water resources.

B. Section 1B: The request would result in zoning specific to the future utility facility, which would be more restrictive than the current zoning and therefore would not contribute to destabilization of land use and zoning in the area. The applicant has justified the request by providing a thorough policy-based discussion and sufficient responses overall.

C. Section 1C: The request furthers a preponderance of Goals and policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). There is no a "significant conflict" with these Plans.

- D. Section 1D: A different use category is more advantageous to the community as articulated in the Comprehensive Plan and other applicable Plans (the WSSP and the CCSDP). The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.
- E. Section 1E: The public utility use would not harm the community, neighborhood or adjacent property. The requested zoning is narrowly defined and would only allow the use in the zoning descriptor. Other uses that could be considered harmful in the subject site's setting would not be allowed.
- F. Section 1F: The proposed zone change would not result in any major or unprogrammed City capital expenditures.
- G. Section 1G: No argument is made regarding economic factors specific to this case. Rather, the reason for the request is because subdividing to create Tract A, without a zone change, would result in two types of zoning. The proposed zoning is one type of zoning that is specific to the water utility use.
- H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.
- I. Section 1I: SU-1 zoning is considered a justifiable "spot zone" in this case because it would facilitate realization of applicable Goals and policies as discussed in Section 1C and as shown by the accompanying site development plan.
- J. Section 1J: The zone change request would not result in a strip commercial development since the proposed zoning would not allow any commercial uses.

13. The affected neighborhood associations (NAs) are the Coors Trail Neighborhood Association (NA), the La Luz Del Sol NA, the La Luz Landowners Association, the Taylor Ranch NA, the Rio Oeste HOA, and the Westside Coalition of Neighborhood Associations. A facilitated meeting was held. There is general support for the water utility use, but there are concerns regarding odors, effect on home value and building height.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JULY 3, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1000901
PAGE 11 OF 11

the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

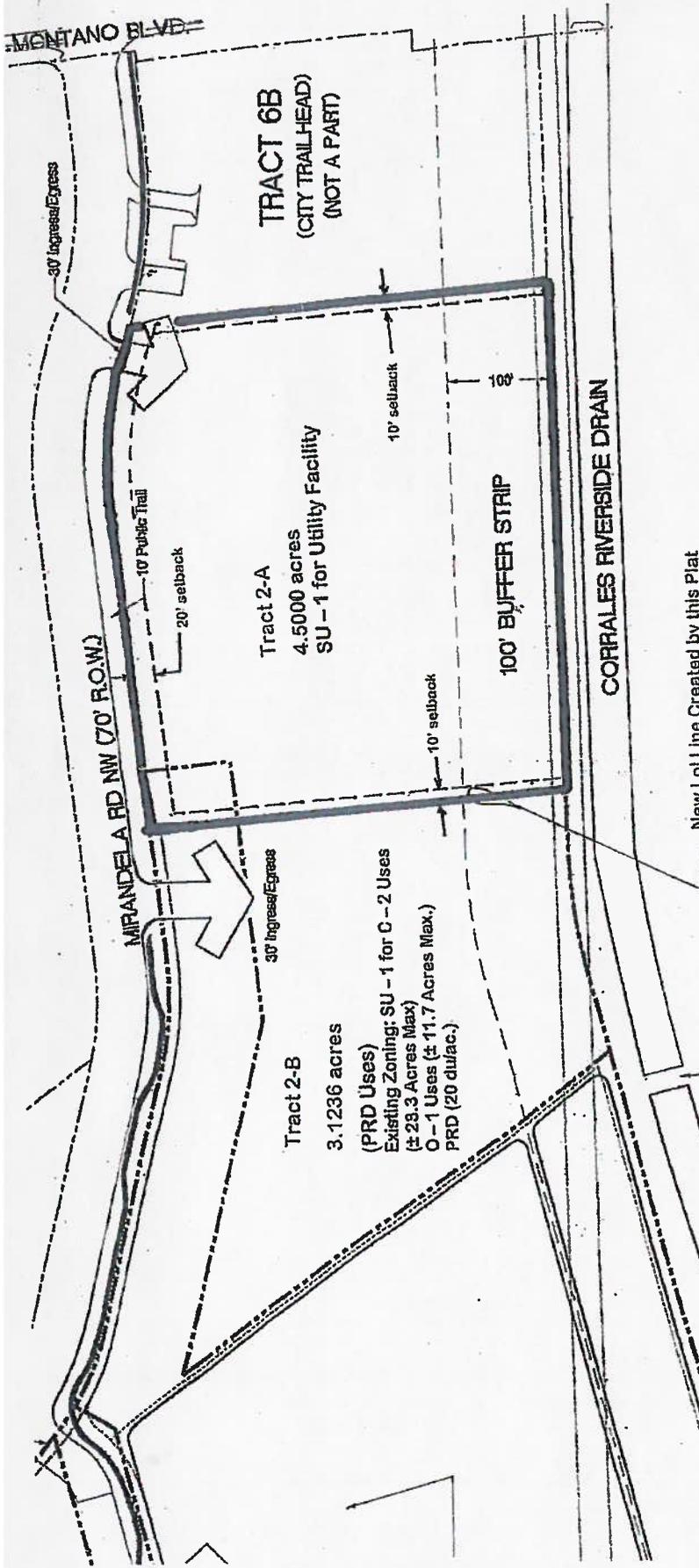
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Richard Dineen
Planning Director

RD/CT/ma

cc: Pyllis Taylor, Sites Southwest, 121 Tijeras NE, Albuquerque, NM, 87102
Janet Laros, Coors Trail N.A., 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail N.A., 2715 Pueblo Grande NW, Albuquerque, NM 87120
Rhonda Rosenberg, La Luz Del Sol N. A., 42 Mill NW, Albuquerque, NM 87120
Arthur Woods, La Luz Del Sol N.A., 33 Wind Rd. NW, Albuquerque, NM 87120
Laura Campbell, La Luz Landowners Assoc., 15 Pool NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Brett Lopez, Taylor Ranch N.A./Westside Coalition of N.A.s, 4815 Northern Trail NW, Albuq., NM 87120
Renee Horvath, Taylor Ranch N. A., 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jennifer Sanchez, Rio Oeste H.O.A., 4001 Zarzuela NW, Albuquerque, NM 87120
Eric Lee, Rio Oeste H.O.A., 4019 Zarzuela NW, Albuquerque, NM 87120
Candelaria Peterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120



SITE DEVELOPMENT PLAN FOR SUBDIVISION
Amendment

BOSQUE SCHOOL

Prepared For: ABCWUA
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Room 5012
Albuquerque, NM 87102

Prepared By: URS Corp.
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Albuquerque, NM 87120

Sites Southwest
121 Tijeras NE
Suite 3100
Albuquerque, NM 87102

- ET INDEX**
- et 1 - Amended Site Plan for Subdivision
 - et 2 - Design Standards for Tract 2-A
 - et 3 - Design Guidelines for Tracts 1-A, 2-B, 4, 7 & 8
 - et 4 - Existing Site Plan for Subdivision, Plan
 - et 5 - Existing Site Plan for Subdivision, Design Guidelines

Michelle Henrie

From: Ron Bohannon <rrb@tierrawestllc.com>
Sent: Tuesday, January 17, 2012 2:59 PM
To: Marrone, Carmen M.
Cc: michelle@mhenrie.com; Jon Niski
Subject: FW: Coors & Montano
Attachments: Findings & Conclusions.PDF; Findings and Conditions.docx

Carmen here are changes to the Findings and Conclusions. We took the liberty of making up the recommendations for approval with those findings and sent along a word document.

We will be faxing you an additional letter on some of the staff comments as well and Jon will be sending a composite view corridor exhibit.

Please call when you get time.

Ronald R. Bohannon, P.E.
President
(WOBE)
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 office
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From: Donna Bohannon
Sent: Tuesday, January 17, 2012 2:56 PM
To: Ron Bohannon
Cc: Jon Niski
Subject: Coors & Montano

Here are the findings and conclusions both in PDF and Word.

Donna J. Bohannon
Owner
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04EPC-01845, Five-Year Site Development Plan for Subdivision Extension

FINDINGS (No Change from Staff Report)

1. As one part of a three-part proposal, this request is for an extension of the North Andalucia at La Luz Site Development Plan for Subdivision (Project #1003859, 04EPC-01845), for five years. The site is currently zoned SU-1 for C-2, O-1 and PRD (20 dwelling units/acre).
2. Requests for an amendment of the North Andalucia at La Luz Site Development Plan for Subdivision (11EPC-40068) and for a Site Development Plan for Building Permit (11EPC-40067) for a large retail facility (LRF) on the future Tract 2-A accompany this request.
3. The current North Andalucia at La Luz site development plan for subdivision received final sign-off by the DRB on September 16, 2005. Pursuant to §14-16-3-11(C) of the Zoning Code, if less than one-half of the site has been developed since approval of the site development plan, the site development plan for the undeveloped areas shall terminate automatically unless the property owners requests in writing, through the Planning Director, that the EPC extend the plan's life an additional five years.
4. On November 30, 2011, the applicant submitted a letter to the Planning Director requesting a 5-year extension of the site development plan for subdivision for EPC approval.
5. The City of Albuquerque Zoning Code, the Montañño Shoppes/Andalucia Tract 6 Traffic Impact Study (TIS) and the Andalucia Tract 6 TIS Updates are incorporated herein by reference and made part of the record for all purposes.
6. The applicant has justified the request for a 5-year extension of the site development plan for subdivision. The updated TIS dated November 22, 2011 demonstrates that the owner intends to fully develop the site. The original zoning and design standards associated with the site development plan for subdivision are still appropriate "to help guide for consistency and a quality that is complementary of the subject site area" (EPC Notification of Decision Finding #3, 04EPC-01845).
7. The subject request was advertised in the local newspaper. No comments have been received.

RECOMMENDATION (No Change from Staff Report)

APPROVAL of a five-year extension of 04EPC-01845, a Site Development Plan for Subdivision Extension for Tracts 1-6, North Andalucia at La Luz, zoned SU-1 for C-2, O-1 Uses and PRD (Planned Residential Development) (20 dwelling units/acre), located at the southeast corner of Coors Boulevard and Montañño Road, based on the preceding Findings.

11EPC-40068, January 19, 2012, Site Development Plan for Subdivision Amendment

FINDINGS (Blackline shows changes based on Staff Report)

1. As one part of a three-part proposal, the request is for an amendment to the North Andaluca at La Luz Site Development Plan for Subdivision (Project #1003859, 04EPC-01845), an approximately 60 acre site consisting of Tracts 1 – 6, North Andaluca at La Luz, located at the southeast corner of Coors Boulevard NW and Montañó Road, zoned SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre) (the “subject site”).
2. The applicant proposes to amend the above-referenced site development plan for subdivision to subdivide Tract 1 into four new Tracts and Tract 2 into three new tracts, and to create a new Tract 3-A to replace the existing Tract 3. The request does not propose to change the information required pursuant to the definition of site development plan for subdivision or the general notes. A note to explain the proposed amendment and a change date would be added.
3. A request for an extension of the North Andaluca at La Luz Site Development Plan for Subdivision Tracts 1 - 9 (04EPC-01845) and a request for a Site Development Plan for Building Permit (11EPC-40067) for a large retail facility (LRF) on the future Tract 2-A accompany this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban and Developing Urban Area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). The subject site is located in a designated Activity Center, the Montañó/Coors Community Activity Center. Coors Boulevard and Montañó Road are Enhanced Transit Corridors.
6. The design standards in the North Andaluca at La Luz site development plan for subdivision (04EPC-01845) and the Large Retail Facility (LRF) Regulations (Zoning Code 14-16-3-2) apply. Consideration of the site development plan amendment by the Environmental Planning Commission (EPC) is required.
7. The proposal *partially furthers* the development guidelines for Community Activity Centers as described in Table 22 of the Comprehensive Plan because:
 - A. The subject site is accessible by automobile and is located at the intersection of two arterial streets, which have transit service. In addition, the site is accessible via a community-wide trail network (Access).
 - B. The subject site is not heavily punctuated with fine grain, smaller parcels. Tract 2-A will contain approximately 11.5 acres in order to accommodate a Large Retail Facility (Scale).

8. The proposal *partially furthers* the following, applicable Comprehensive Plan policies:
 - A. Policy II.B.5e – new growth. The subject site is contiguous to existing urban facilities and services. Through the Traffic Impact Study, the applicant will provide improvements to address impacts projected through 2017.
 - B. Policy II.B.5j- new commercial development location. The proposed commercial development would be located in an existing, commercially zoned area at an intersection of arterial streets with transit facilities. A second shopping center at this intersection would result. Existing transportation problems would be exacerbated, though the TIS recommends mitigation strategies.
 - C. Policy II.B.5k.- land adjacent to arterial streets. The subject site is adjacent to two arterial streets, Coors Blvd. and Montañó Rd. A Transportation Impact Study (TIS) was updated to reflect the current proposal. Vehicles would access the site from existing entrances on Coors Blvd. and Montañó Rd. The site development plan for subdivision proposes an additional access from Montañó Road. This access requires approval from MRCOG. It is unknown how this access will affect traffic flow at this already busy intersection. Potentially harmful effects of traffic would be addressed through following recommendations in the TIS update. No established residential neighborhoods are adjacent to the subject site, so cut-through traffic is not likely to be as prevalent as it could be. In addition, the project meets the Location and Access requirements of the Large Retail Facility Regulations in the Zoning Code, which were established to protect established residential neighborhoods.
9. The proposal *furthers* the Community Identity & Urban Design Goal, II.C. The applicant does not propose to amend the design standards established by the site development plan for subdivision, which are intended to achieve a “vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.”
10. It is unknown at this time whether the request will be consistent with the Transportation and Transit Goal of the Comprehensive Plan. A second access from Montañó Road ~~could affect roadway mobility and alternative modes of travel such as transit.~~ has not yet been approved by MRCOG.
- ~~11. The Economic Development Goal and Policy II.D.6a new employment opportunities, are partially furthered. The economic development by one entity would not be diversified, though some balance with cultural and environmental goals could be achieved (Goal). New employment opportunities would generally help balance the jobs to housing ratio on the Westside, but a wide range of occupational skills and salary levels would not be provided (Policy II.D.6a). [Not relevant to the Site Plan for Subdivision]~~
12. The North Andaluçia at La Luz site development plan for subdivision (04EPC-01845) established land uses by tract and allows a maximum of 23.3 acres of C-2 uses and 11.7 acres of O-1 uses. Upon correction of a math error, the ~~The~~ proposed tracts will total ~~12.2813-08~~ 12.2813-08 acres of C-2 uses and 1.38 acres of O-1 uses. The overall subdivision total of O-1 uses would not change. As corrected, the ~~The~~ proposed, overall subdivision total of

22.51 ~~22.8~~ acres of C-2 uses would not change ~~reflect a net increase of 0.31 acre, which is less than the 23.3 acre maximum of C-2 uses allowed.~~

13. A new Tract 3-A is proposed to replace Tract 3. Tract 3 comprised the portion of the 300 foot buffer that extended northwest across Learning Road and was allocated 1.38 acres of O-1 uses (04EPC-01845). Tract 3-A is proposed to be allocated 0.54 acre of C-2 uses and 0.67 acre of O-1 uses. However, the buffer would still comprise approximately half of Tract 3-A and only O-1 and PRD (Planned Residential Development) uses are allowed in the buffer.
14. An update to the North Andalucia at La Luz Traffic Impact Study (TIS) was required. The update, which was reviewed by the City Transportation Staff, indicates that the proposal would generate fewer vehicle trip ends per day than the previously-approved TIS for Andalucia North (2007). The study and study update require several mitigation measures to minimize the impact of the proposal on the transportation system.
15. The applicant notified the La Luz Del Sol Neighborhood Association (NA), the La Luz Landowners Association, the Taylor Ranch NA, the Rio Oeste Homeowners Association (HOA), the Andalucia HOA, the Northwest Alliance of Neighbors and the Westside Coalition of NAs, as required. Information regarding the proposal was made available online at the Planning Department webpage.
16. ~~Several comments and letters from the public were received, mostly indicating opposition though some indicate general support. Concerns include traffic, number of this retailer's stores, environmental impacts, safety and crime, view preservation, proximity to the Bosque school and scale of the proposed development. Other concerns are truck deliveries, impact on local businesses, sales of alcohol and firearms, and 24 hour operations. Many letters and exhibits address a number of significant issues and were received the week of the Staff report deadline. Staff has not had adequate time to consider and evaluate most of the information submitted. [Not relevant to the Site Plan for Subdivision].~~
17. ~~Staff recommends a 60 day deferral to allow time to address instances of non-compliance with the applicable design standards and regulations; doing so would also improve compliance with applicable Goals and policies. Several significant issues remain; some were brought to Staff's attention in recently received correspondence. Citizen concerns are numerous and are not addressed to the extent that they should be; for instance, truck circulation, outdoor storage and environmental impacts to the Bosque. Additionally, the City is undecided about the proposed access from Montano Rd. Conflicts with the primary goal of the site development plan for subdivision design standards to create a village character emerge due to site layout and excessive parking. Also, the proposal does not comply with the Coors Corridor Sector Development Plan (CCSDP) regulations regarding view preservation.~~

RECOMMENDATION - 11EPC-40068, January 19, 2012, Site Development Plan for Subdivision Amendment

APPROVAL DEFERRAL of 11EPC-40068, a Site Development Plan for Subdivision Amendment for Tracts 1-6, North Andalucia at La Luz, zoned SU-1 for C-2, O-1 Uses and PRD (Planned Residential Development) (20 dwelling units/acre), located at the southeast corner of Coors Boulevard and Montano Road, for 60 days based on the preceding Findings.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval.

3. Site plan shall comply and be designed per DPM Standards.

4. Platting must be a concurrent DRB action.

5. The proposed access on Montano will need to be approved by MRCOG.

11EPC-40068, January 19, 2012, Site Development Plan for Building Permit

FINDINGS (Blackline shows changes based on Staff Report)

1. As one part of a three-part proposal, the request is for a Site Development Plan for Building Permit for Tract 2-A, North Andalucia at La Luz, an approximately 11.5 acre site located at the southeast corner of Coors Boulevard NW and Montañó Road, zoned SU-1 for C-2, O-1 Uses and PRD (20 dwelling units/acre) (the "subject site").
2. The applicant proposes to develop a 98,901 square foot retail use with the associated parking lots, landscaping and outdoor areas. The proposed use meets the definition of a Large Retail Facility (LRF) (Zoning Code 14-16-1-5) and therefore is subject to the Large Retail Facility Regulations (Zoning Code 14-16-3-2).
3. A request for an extension of the North Andalucia at La Luz Site Development Plan for Subdivision Tracts 1 - 9 (04EPC-01845) and a request for a Site Development Plan for Subdivision amendment (11EPC-40068) to create Tract 2-A and other tracts, accompany this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban and Developing Urban Area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). The subject site is located in a designated Activity Center, the Montañó/Coors Community Activity Center. Coors Boulevard and Montañó Road are Enhanced Transit Corridors.
6. The design standards in the North Andalucia at La Luz site development plan for subdivision (04EPC-01845) and the Large Retail Facility (LRF) Regulations (Zoning Code 14-16-3-2) apply. Consideration of the site development plan amendment by the Environmental Planning Commission (EPC) is required.
7. The proposal *partially furthers* the development guidelines for Community Activity Centers as described in Table 22 of the Comprehensive Plan because:
 - A. The subject site is accessible by automobile and is located at the intersection of two arterial streets, which have transit service. In addition, the site is accessible via a community-wide trail network (Access).
 - B. The subject site is not heavily punctuated with fine grain, smaller parcels. Tract 2-A will contain approximately 11.5 acres in order to accommodate a Large Retail Facility (Scale).

- C. The core area is larger than the 15-16 acres envisioned. The building floor area is not limited. Large Retail Facilities (LRFs) are not listed as a typical use (Land Uses), but “LRFs” were not a category recognized by the Zone Code when the Comprehensive Plan was written.
8. The proposal partially furthers ~~does not further~~ the Activity Center Goal and ~~or~~ Policy II.B.7c:
- A. Goal: Locating another commercial use in a designated activity center generally supports the Activity Centers Goal. ~~The concentration of moderate and high density mixed land uses envisioned in activity centers would not be strengthened.~~ The regional draw of the proposed large retail use could increase auto travel in the area and could affect the identity of this Westside location.
- B. Policy II.B.7c- structures/location in Centers. The proposed LRF is comparable to the Montano Plaza in mass and volume. ~~would be much larger than other buildings in the Community Activity Center and is therefore more appropriate in a Major Activity Center. The building would be approximately 29% larger than the second largest single tenant building in the area.~~
9. The proposal partially furthers the following, applicable Comprehensive Plan policies:
- A. Policy II.B.5d-neighborhood values/natural environmental conditions. The design is generally compatible with the built environment. ~~However, the large retail facility (LRF) would be relatively intense for this location so close to the Bosque, where the natural environment, open space and scenic resources are regionally significant. Most oppose the proposal, though some support it.~~
- B. Policy II.B.5j- new commercial development location. The proposed commercial development would be located in an existing, commercially zoned area at an intersection of arterial streets with transit facilities. A second shopping center at this intersection would result. ~~Existing transportation problems would be exacerbated, though the TIS recommends mitigation strategies.~~ Potentially harmful effects of traffic would be addressed through following recommendations in the TIS update
- C. Policy II.B.5k.- land adjacent to arterial streets. The subject site is adjacent to Coors Blvd. and Montañó Rd. A Transportation Impact Study (TIS) update was conducted. Potentially harmful traffic effects would be addressed through recommendations in the TIS update, ~~although the livability of established neighborhoods in the area could be affected.~~
- D. Policy II.B.5l-quality design/new development. The design, colors and finishes would be generally compatible with the area. Various architectural elements, three colors of cultured stone and seven stucco colors are incorporated. The use of some elements can be considered innovative, though overall the design is not.

- E. Policy II.B.5m-quality of the visual environment. The proposed building would have to be lowered by 1.85 feet to maintain the unique vista as required in the Coors Corridor Sector Development Plan. The visual environment would change, though the colors and materials would make the building generally compatible with its surroundings.
10. The proposal *partially furthers* the Developed Landscape Goal and Policy II.C.8e. The developed landscape's quality would generally improve; the proposed colors and materials would be in harmony with the landscape. ~~However, the natural landscape in this scenic area characterized by the Bosque and open space would be impacted~~ (Policy II.C.8e).
 11. The proposal *partially furthers* the Community Identity & Urban Design Goal and Policy 2.C.9d- projects in Community Activity Centers. The area's built characteristics would generally be enhanced. Natural characteristics that define this Westside sub-area, such as the Bosque and open space, would be impacted (Goal). Buildings would generally ~~to~~ reflect local architecture and some public realm improvements would be made, ~~but linkages between future uses may not support transit.~~
 12. The Transportation and Transit Goal and Policy II.D.4g-safe and pleasant pedestrian opportunities, are *partially furthered*. Two transit routes are nearby, though a large retail facility (LRF) is an auto-oriented use. Parking, provided in excess, dominates the site layout (Goal). Pedestrian opportunities would be more pleasant with improved aesthetics and safety. Raised concrete crossings ~~are needed~~ to improve connectivity and improve safety (Policy II.D.4g).
 13. The Economic Development Goal and Policy II.D.6a- new employment opportunities, are *partially furthered*. The economic development by one entity would not be diversified, though some balance with cultural and environmental goals could be achieved (Goal). New employment opportunities would generally help balance the jobs to housing ratio on the Westside and add jobs for people who may not otherwise have job opportunities given their, ~~but a wide range of occupational skills and salary levels would not be provided~~ (Policy II.D.6a).
 14. The proposed site development plan for building permit mostly complies ~~Conditions of approval are needed to create compliance~~ with the design standards in the North Andalusia at La Luz site development plan for subdivision (04EPC-01845) and, the Large Retail Facility (LRF) Regulations ~~and the view plane regulations of the Coors Corridor Sector Development Plan (CCSDP)~~. The needed improvements that remain, many of which are "clean up " items, can be achieved through the application of conditions of approval and ~~numerous inconsistencies on the site development plan can also be clarified through~~ coordination with Staff prior to DRB submittal conditions.
 15. An update to the North Andalusia at La Luz Traffic Impact Study (TIS) was required. The update, which was reviewed by the City Transportation Staff, indicates that the proposal would generate fewer vehicle trip ends per day than the previously-approved

TIS for Andalucia North. The study requires several mitigation measures to minimize the impact of the proposal on the transportation system.

16. The applicant notified the La Luz Del Sol Neighborhood Association (NA), the La Luz Landowners Association, the Taylor Ranch NA, the Rio Oeste Homeowners Association (HOA), the Andalucia HOA, the Northwest Alliance of Neighbors and the Westside Coalition of NAs, as required. The Information regarding the proposal was made available online at the Planning Department webpage.
17. Two facilitated meetings were held, one on September 28, 2011 and another on November 21, 2011. Over 450 community members, from a variety of neighborhood organizations and the Bosque school, attended. A variety of concerns were expressed
18. Several comments and letters from the public were received, mostly indicating opposition though some indicate general support. Concerns include traffic, number of this retailer's stores, environmental impacts, safety and crime, view preservation, proximity to the Bosque school and scale of the proposed development. Other concerns are truck deliveries, impact on local businesses, sales of alcohol and firearms, and 24 hour operations. ~~Many letters and exhibits address a number of significant issues and were received the week of the Staff report deadline. Staff has not had adequate time to consider and evaluate most of the information submitted. A petition containing over 5,300 signatures in support of the project was also received.~~
19. The subject site is located near the intersection Coors Blvd., a Principal Arterial, and Montafio Rd., an Urban Minor Arterial, and is adjacent to and has full access to these roadways. No established residential neighborhoods are adjacent to the subject site. The Zoning Enforcement Officer has determined that this project meets the Location and Access requirements of the Large Retail Facility Regulations in the Zoning Code.
20. The submittal meets the Zoning Code's Large Retail Facility (LRF) Regulations (Section 14-16-3-2 (D)) except for the block size specifics of subsection (3) Site Division. Pursuant to subsection (d), the Commission has discretion to approve irregular block sizes. The subject site's dimensions result in irregular block sizes, which are appropriate because:
 - A. The proposed block sizes achieve the intent of the LRF Regulations;
 - B. The proposed design is appropriate for this location;
 - C. The narrow side of the site abuts Mirandela, which is the adjacent street that provides a primary access;
 - D. The center of the long side has a major entrance, including a forecourt.
21. ~~Staff recommends a 60 day deferral to allow time to address instances of non-compliance with the applicable design standards and regulations; doing so would also improve compliance with applicable Goals and policies. Several significant issues remain; some were brought to Staff's attention in recently received correspondence. Citizen concerns are numerous and are not addressed to the extent that they should be; for instance, truck~~

~~circulation, outdoor storage and environmental impacts to the Bosque. Additionally, the City is undecided about the proposed access from Montano Rd. Conflicts with the primary goal of the site development plan for subdivision design standards to create a village character emerge due to site layout and excessive parking. Also, the proposal does not comply with the Coors Corridor Sector Development Plan (CCSDP) regulations regarding view preservation.~~

RECOMMENDATION - 11EPC-40067, January 19, 2012

APPROVAL DEFERRAL of 11EPC-40067, a Site Development Plan for Building Permit for Tract 2-A, North Andalucia at La Luz, zoned SU-1 for C-2, O-1 Uses and PRD (Planned Residential Development) (20 dwelling units/acre), located at the SW corner of Coors Boulevard and Montano Road, for 60 days based on the preceding Findings.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval.
3. The site owner shall sign a maintenance agreement with the City that is consistent with the LRF Ordinance requirements prior to final DRB sign-off.
4. The proposed site development plan shows a new right-in / right-out access between Coors and Mirandela, which is currently not permitted under the current access policy and will require approval by the Mid Region Council of Governments Transportation Coordination Committee.
5. If the proposed access off Montano between Mirandela and Coors is permitted, a separate agreement between the appropriate governmental agencies and the developer is required to address the future overpass at Montano and Coors.
6. The height of the building at the main entry façade must be reduced by 1.85 feet, from 33 feet to 31.15 feet to comply with the CCSDP view regulations.
7. Textured colored concrete is required across drive-aisles.
8. A pedestrian lighting plan must be submitted for Staff's approval prior to DRB.

9. Add plants near the site's SW corner, to the area approx. 75 north of that, and to the NW corner that is a focal point upon entering the site.
10. Add four more street trees along Coors Blvd.
11. The proposed shade trees along the west-east, NW landscape buffer are spaced approx. 50 feet on center. Along the southern side landscape buffer, the proposed trees are spaced approx. 60 feet on center. Additional trees are needed to created the required spacing.
12. Near the site's NE corner and NE middle area, ensure that handicap ramps are provided on both sides of the intersection.
13. No illuminated plastic panel signs are allowed except business logos.
14. The above-ground back-flow prevention device (see Sheet C-9) must be enclosed with materials compatible with building architecture.
15. All proposed improvements shown on the Site Development plan for Subdivision must be noted as illustrative only or removed.
16. Show all pedestrian and vehicular access/connectivity (ingress and egress).
17. All easements need to be shown and labeled on plans.
18. Provide/identify turning template information of delivery vehicle routes for ingress, egress and circulation and include classification and size of the delivery vehicle for the proposed On-Site improvements and the public roadway system.
19. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
20. Signage and pavement markings will need to be provided for one way traffic.
21. A cross access easement with adjacent property owners required.
22. Sidewalk easement will be required for meandering 6-foot sidewalk on Mirandela Street and Coors Blvd.
23. Correct math error to show that the proposed tracts will total 12.28 acres of C-2 uses and 1.38 acres of O-1 uses.
24. The color and finish of the metal gate and the walls needs to be specified for the refuse enclosure.
25. For the split-face brown CMU walls, specify the brown as "light" or "medium."

26. Add an additional 5-space bike rack.
27. Correct parking calculations on Sheet C-4.
28. Drainage Report is required for DRB approval.
29. Site plan shall comply and be designed per DPM Standards.
30. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
31. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
32. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.

Michelle Henrie

From: Jon Niski <JNiski@tierrawestllc.com>
Sent: Tuesday, January 17, 2012 3:04 PM
To: CMarrone@cabq.gov; CLehner@cabq.gov
Cc: Ron Bohannon; michelle@mhenrie.com
Subject: Coors & Montano View Plane Exhibit
Attachments: WM Proto1.pdf

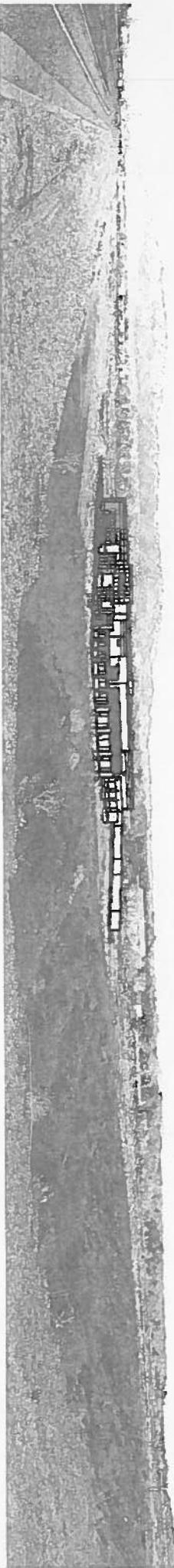
Catalina & Carmen,

Attached is a new view plane exhibit we plan on including in our presentation on Thursday.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com





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challenges in the employment level. However, as the one woman had mentioned not all employment and urban growth is created equally or sustainable. Especially when local businesses consistently prove to offer higher wages, affordable benefits and flexibility which enhance the quality of life of an individual who may work at a business that allows them a lot of flexibility.

The Westside Strategic Plan provides the impact of businesses infrastructure and urban growth should be responsible and sustainable. The west side cannot afford another large retail facility -- cannot any large retail facility in -- at the location that it's proposed. This is because of the cost in terms of infrastructure and social costs.

And finally, this is more of a personal note that this proposed retail facility is a 24-hour establishment. It doesn't go to the village-like feel that was set forth in the original plans. Many environmental impacts have been discussed, however, I would like to add to one of those the idea of night glow. It's the light pollution that's created at night from street lights, from signage, from houses even. And this night glow is -- so anything that is an artificial light source contributes to light pollution and night glow and it affected the habitat of amphibians and the migration cycles of birds. And those are all very important species that reside at the bosque. And so I would ask that you please protect those by denying the application, because like people, animals need to sleep. And villages sleep at night. Walmart doesn't sleep, it's 24 hours. So thank you. Have a good night.

CHAIR PETERSON: Thank you, Ms. Day.

Who's next, please?

MS. CARRUTHERS: Sonya DeGarmo, followed by Tom Carroll.

CHAIR PETERSON: Is Ms. DeGarmo present?

Mr. Carroll. Good evening, sir. Will you please state your name and address for the record.

MR. CARROLL: My name is Tom Carroll. 116 Central Southwest, Albuquerque.

(Witness sworn.)

CHAIR PETERSON: Do you represent a neighborhood organization.

I do not.

CHAIR PETERSON: You may have six minutes.

MR. CARROLL: Thank you. I would like to take my time to read into the record the letter from the West Side Chamber of Commerce that I received today.

The ABQ West Side Chamber of Commerce Urges support of the proposed project referenced above, the Project 1003859, the new Walmart proposed for Coors and Montano, Northwest. The project brings allowable development that balances shopping opportunity on Albuquerque's west side. It also lends to economic development activity that creates badly needed jobs. The project will also relieve the burden placed on those neighborhoods near the two shopping centers located near the Cottonwood and West Bluff area that attract from underserved areas of the west side.



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But most importantly, the ABQ West Side Chamber of Commerce believes strongly in the preservation of property rights and allowable uses of said property. We believe that the required due diligence on this project meets the requirements set forth and that entitlements should be afforded the primary risk-taker, the owner. Thank you for your consideration, ABQ West Side Chamber of Commerce, joined with the 5300 people who signed petitions to support this project.

CHAIR PETERSON: Thank you, Mr. Carroll.

Who's next, please?

MS. CARRUTHERS: Next we have Phil Johnson, followed by Ed Fallon.

MS. MARRONE: Mr. Chair, while he's coming up for a comment, I just want to thank the people that have stayed here, because I know, like everybody on this commission, most likely you have a full-time job, and so you've worked all day, as we have, and you guys have hung in here with us. So if we start falling off our chairs, please feel free to fall off your chairs with us. Thank you for your support being here.

CHAIR PETERSON: Good evening, sir. Will you please state your name and address for the record.

MR. JOHNSON: My name is Phillip Johnson. I'm at PO Box 6274.

(Witness sworn.)

CHAIR PETERSON: Do you represent a neighborhood organization?

MR. JOHNSON: I do not.

CHAIR PETERSON: You may have six minutes.

MR. JOHNSON: Thank you. Since 1981, my wife and I have been property owners in the Village of Los Ranchos. We are frequent users of the multiple trails in the Rio Grande Valley State Park on both sides of the river. Wildlife sightings are common on our morning runs. In Saturday we experienced and extra-special treat as two bald eagles sized us up from a branch overhanging the trail. I have a photo, but you'll believe me, I bet.

In conversation with Mr. Bill Howell of the U.S. Fish and Wildlife, he states that eagles use the Rio Grande corridor for the water fowl winter feeding and that it is a fact that the birds do indeed roost along this corridor from the Corrales, from Corrales to Los Lunas. When asked if a big box were to be built this close to the bosque and if it would affect the birds on their feeding and roosting capability, he stated it could be a potential hazard.

Therefore, I'd like to put on record, the Bald Eagle Protection Act, of which I have a copy. I would like to just read the disturbed definition of that act.

Disturbed means to agitate or bother a bald or golden eagle to a degree that causes or is likely to cause, based on the best scientific information available injury to an eagle, to a decrease there its productivity or sustainability, interfering with normal breeding, feeding or sheltering behavior, or three, nest abandonment by substantially interfering with normal breeding, feeding or sheltering behavior. In addition to

ABQ West Side Chamber of Commerce
3301-B Coors Blvd. NW, Suite 173
Albuquerque, New Mexico 87120

January 18, 2012

Environmental Planning Commission
CITY OF ALBUQUERQUE
1 Civic Plaza
Albuquerque, New Mexico

Re: Project #1003859
Coors & Montano NW

Dear Commission,

The ABQ West Side Chamber of Commerce urges support of the proposed project referenced above.

The project brings allowable development that balances shopping opportunities on Albuquerque's west side. It also lends to economic development activity that creates badly needed jobs. This project will also relieve the burden placed on those neighborhoods near the two shopping centers located near the Cottonwood and West Bluff area that attract from under-served areas of the west side.

But most importantly, the ABQ West Side Chamber of Commerce believes strongly in the preservation of property rights and allowable uses of said property. We believe that the required due diligence on this project meets the requirements set forth and that entitlements should be afforded the primary risk taker – the owner.

Thank you for your consideration.

Sincerely,
ABQ WEST SIDE CHAMBER OF COMMERCE

Dan Serrano

Dan Serrano, Chairman

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consider seriously the toxic runoff into our ecologically sensitive bosque? Will you consider the diesel fumes that will affect or children?

Over the past few years, our environmental knowledge has increased extensionally as has our experience with big boxes and their impacts on communities. I know you have the authority to decide on site development plan approval requests, and I hope you have the courage that it takes to stand up for the voiceless and the very unique land of the bosque.

Land by its nature should be here for many decades to come. This is your opportunity to have the courage to speak for the land, for the plants, for the animals, for the bosque, for those who have no voice, and for those voices that are but the children. This takes courage and the ability to see beyond your generation. I have that you each have that courage and I hope you reject this proposal.

CHAIR PETERSON: Thank you, Ms. Van Nortwick.

Who's next, please.

COMMISSIONER SIEGEL: Mr. Chairman.

CHAIR PETERSON: Yes, Commissioner Siegel.

COMMISSIONER SIEGEL: Thank you. Brief comment. It's been said a few times by different speakers, oh, we must have heard it all. The speech we just heard, absolutely exemplifies why we haven't just heard it all.

I can't tell you how many of you people are standing up here and saying something new and surprising and insightful, and I'm very, very grateful for all the testimony. Thank you.

CHAIR PETERSON: Who's next, please?

MS. CARRUTHERS: Walter Blea, followed by Tim Flynn O'Brien.

CHAIR PETERSON: Thank you.

Mr. Blea, are you present?

Okay. Mr. Flynn O'Brien, are you present?

Here he comes.

MS. CARRUTHERS: Followed by Verne Huser.

CHAIR PETERSON: Good evening, sir. Will you please state your name and address for the record.

MR. FLYNN O'BRIEN: Good evening. Timothy Flynn O'Brien, 817 Gold Avenue southwest. And I swear to tell the truth. I represent Bosque School.

CHAIR PETERSON: All right. You may have six minutes.

MR. FLYNN O'BRIEN: I'm going to read a statement. On Tuesday, January 17, 2012, Silver Leaf Ventures, LLC advised Bosque School that it construed a January 2005 real estate purchase agreement to require Bosque School to require Bosque School to support Silver Leaf's development proposal.



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Bosque School intends to seek prompt declaratory relief from the Court construing the terms of the purchase agreement and whether or not it obligates Bosque School to support the department plan.

At the present time and in light of concerns raised by Silver Leaf Ventures, LLC, and with the potential for litigation, Bosque School withdraws its opposition. Bosque School contacted staff regarding whether it could withdraw the materials previously submitted in relation to EPC Project 1003859 and was told that it could not.

That's the end of the statement.

CHAIR PETERSON: Thank you, Mr. Flynn O'Brien

MS. CARRUTHERS: Next we have Verne Huser, followed by Melanie Keithley.

CHAIR PETERSON: Good evening, sir. Will you please state your name and address for the record.

MR. HUSER: My name is Verne Huser. I live at 7106 Coors Trail, Northwest. I live west of the river, east of Coors.

(Witness sworn.)

CHAIR PETERSON: Are you representing a neighborhood organization?

MR. HUSER: I'm sorry?

CHAIR PETERSON: Are you representing a neighborhood at this --

MR. HUSER: No, I'm not. I'm trying to represent the wildlife of the bosque.

CHAIR PETERSON: You may have six minutes, then, please.

MR. HUSER: As I said, I live east of Coors, but west of the river, near the Open Space Visitors Center. I volunteer as a master naturalist at city and county open space areas and at several state parks, including the Rio Grande valley state park and the Aldo Leopold Forests.

On the map here, the lower right-hand corner, where it says Dietz Farm Road, that is the Aldo Leopold Forest. On the east side of the river from Montano south to the boundary of the -- of Rio Grande Nature Center, which is a state park, and so is the entire bosque between the two Indian reservations, the Isleta and the Sandia.

I represent the unrepresented, the coyotes and the cranes, the beavers and the badgers, the porcupine and the muskrats, bald eagles and herons that call the bosque home.

The proposed Walmart project would destroy the ambience of the bosque with its noise, pollution and its very presence. It would be less than an 8th of a mile from the bosque, less than a quarter of a mile from the river itself, less than three-eighths of a mile from a known beaver den. Beavers don't build many lodges along the Rio Grande. They don't need to. They den in the bank.

I'm not going to read from Thoreau, though I admire him greatly, but he never came west of the Alleghenies. But Aldo Leopold spent 15 years in the southwest and is highly revered as -- well,

FAMILY briefing

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URNAL AND WIRE REPORTS



GREG SORBER/JOURNAL

led by passing traffic as they forage in a field along Rio Grande

found "a young female" at the wheel who later told police that her mother asked her to jump on the driver's seat because she did not want to get arrested.

Man Tied Up Driver Accused of DWI

FARMINGTON — A New Mexico man hogtied a suspected drunken driver accused of barely avoiding several head-on collisions on a stretch of U.S. 550.

Justin Canuto was seen driving southbound in the northbound lanes of the highway on Sunday night. The 22-year-old pulled over next to a convenience store where he was confronted by several witnesses who had followed him into the

parking lot.

Canuto became belligerent and tried to run away, prompting another man to tackle and hogtie him before sheriff's deputies arrived, San Juan County Sheriff's Sgt. Al Jamison. Canuto was later charged with drunken driving.

"They were all very adamant that they wanted something to happen," Jamison said of the witnesses.

While deputies don't recommend tying up suspected drunken drivers, no charges were filed against the man who tied Canuto.

"I think they were trying to save lives, and if you look at that infant, I'll stand behind them every day," Sheriff Ken Christesen said.

Panel To View Walmart Plan

Journal Staff Report

The controversial plan to build a Walmart at Coors and Montano near the river will go before a city panel today, but a decision on whether to approve the project isn't expected to be immediately made.

Meanwhile, Bosque School, which is located near the proposed store site, sent its parents a letter on Wednesday stating "due to recent circumstances, we can no longer take a role in relation to this project."

"The developer has raised concerns about Bosque School's position based upon a 2005 pur-

chase agreement between it and Bosque School," the letter reads. "We are concerned that if we do not withdraw from our position, we will end up in costly litigation. This is a risk the school cannot afford to take."

Walmart wants to build a 98,900-square-foot store on the southeast corner of the intersection, but hundreds of neighbors have said they don't want to see the big-box retailer set up shop there. Today at 3 p.m., the applicant, Tierra West LLC, acting on behalf of Walmart, will go before the Environmental Planning Commission. The hearing is at the Convention Center.

Astorga Found Guilty in '05 Slaying

from PAGE C1

verdict "reasonable."

"We certainly understand the reasoning of the jury, given the circumstances of the case," Brandenburg said.

Police say the Martinez killing was what led Astorga into a bloody confrontation with a deputy four months later.

Astorga was convicted in late 2010 of the slaying of Bernalillo County deputy James McGrane during a traffic stop in the East Mountains. Police said he feared getting arrested on a

warrant for Martinez's slaying.

On Wednesday, Astorga was also convicted of tampering with evidence and being a felon in possession of a firearm. He faces a maximum 28 years in prison on all charges, including sentencing enhancements for being a habitual offender.

Mitchell said he interpreted the second-degree murder conviction to be a "compromise" by the jury, which was also asked to consider a more serious charge of first-degree murder, indicating the deliberate intention to take a life.

DEATHS/ FUNERALS

from PAGE C3

ROMERO, BARBARA ANN

Age 73, passed away on Monday, January 16, after a courageous hospice stay at home. She is survived by her husband, Victor A. Romero of Rio



two teams that went on to the southwest regionals in Waco, Texas. Roger dedicated countless hours to help ANY boy or who showed an interest in baseball. His passion for baseball and his dedication and love for kids was undeniable.

A memorial will be held at Calvary Chapel of Albuquerque, (4001 Osuna Rd. N.E.) this Saturday January 21, 2012 from 11:00 - 2:00. In lieu of flowers, a memorial fund for Alma and Donna Sands has been set up at Wells Fargo Bank on Paseo Del Norte and Wyoming Blvd.