

Mr. Jack Cloud, DRB Chair

Development Review Board

City of Albuquerque

600 2nd Street NW

Albuquerque, New Mexico

Email: jcloud@cabq.gov

June 2, 2016

**RE: WINROCK TOWN CENTER SECTION 8 (PHASE B) – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Mr. Cloud,

Modulus Architects represents Winrock Partners as the “Agent” and Architect of Record for this submittal of Site Development Plan for Building Permit. This portion of the Winrock Town Center project is referred to as “Section 8” and is the located on the far northwest corner of Winrock Town Center, currently undeveloped. This undeveloped parcel is approximately 2.4 acres in size. The proposed building area is approximately +/- 20,843 SQ FT of commercial retail space. This is a shared tenant building that will accommodate approximately six to eight tenants’ spaces.

This project is zoned SU-3/MU-UPT and is under the jurisdiction of the Uptown Sector Plan, therefore requiring the approval by the URT prior to submitting for DRB approval. The URT review was held March 28, 2016 and the subsequent submittal and approval by the URT was given on June 1, 2016. The URT comments have been addressed as outlined in this narrative and approved by planning staff.

There is an approved hydrology plan for the parcel (parcel B) that accompanies this request dated April 29, 2016 submitted by Scott Eddings, P.E., and approved by Rita Harmon, Senior Engineer with Development Review Services. A copy of this hydrology approval has been submitted with this application.

We have provided a copy of the comments received by the URT and have provided our responses below as they correspond to the comments. All of these changes are found in the drawings that are part of this request for Site Development Plan for Building Permit approval. There are no public infrastructure items being presented or requested as part of this submittal.

**ACTIONS TAKEN BY MODULUS ARCHITECTS TO COMPLY WITH THE URT COMMENTS**

**ZONING & DESIGN REGULATIONS**

**BUILDINGS:**

A.1 – In addition to the stucco and decorative tile being proposed, we have incorporated cast stone wainscoting to match the center standard at the new development areas. Along with additional articulation such as awnings, glass windows, faux high window/awning elements at the parapet.

**ARTICULATION:**

A.2 – We articulated the rear with additional cornice changes and color changes, it is important to note that the southern and eastern building elevations are screened from public view by existing buildings to

the south (Garduno’s and Genghis Grill). These buildings to the south create a non- public service yard

area.

**SCREENING**

B.1 - To clarify, the trash receptacle is a roll off type with compactor and bin, the roll off is within the non-public service court yard thereby screened by the existing buildings to the south. We have however, elected to install a 7ft split face CMU wall along the southern side of the roll off to provide additional screening.

B.2 - The 7ft CMU screening wall is shown within the updated site plan immediately south of the roll off refuse location.

**FENCING AND WALLS**

C. 1 - The 7ft CMU screening wall is shown within the updated site plan immediately south of the roll off refuse location.

**OPEN SPACE**

8. D - Landscaping has been updating according to the requested agency comments.

**LANDSCAPE**

F. 1 - This has been updated within the site plan for building permit along areas containing the 4ft landscaping buffer

F. 8 - Hydrology plan has been approved

F. 16 - Hydrology plan has been approved

**TREES**

G.3 - Signature trees have been switched out to shade trees to increase the amount of shade trees

G.6 - That was completed on the Site Plan for building permit

**WALKWAYS**H.3 - Sidewalks have been dimensioned and keynoted with proper detail indicating decorate contract edge detail

H5 – Pedestrian lighting bollard detail has been keynoted and diagrammatically marked on the site plan at each proposed location.

**PARKING**

J.10 - Motorcycle parking dimensions have been included at standard size (4ft x8ft) per stall

**SIGNAGE**

L.2 - Additional signage information has been included on the elevation on the separate signage elevation plan indicating size location colors lighting and materials of all proposed signs.

L.4 - Sign plan provided

L.7 - Sign plan proved

L.10 - Sign plan provided

**TRANSPORTATION (Comments provided separately on March 28, 2016)**

1. Please remove all the revision bubbles and triangles. Although they are helpful for review, they are confusing if the site plan comes in for an administrative amendment. ***Completed***
2. Perform an overall quality control check. There are a couple spelling mistakes and about 24 of the keyed notes are either not used or not shown when they should be. ***Completed***
3. A scale of 1”=20’ should be used for this site for easier review and understanding. ***We are unable to comply with this request due to the size constraints of our sheet.***
4. Existing versus proposed conditions must be clearly shown. It would be helpful if you remove the platting notes, easements and utility notes. Only show physical site features. ***Completed***
5. Please identify all existing buildings, sidewalks, curbs, drive pads, turn lanes and anything that influences the parking and circulation on the site. ***Completed***
6. Identify all existing access easements and rights of way width dimensions for Indian School Rd. and Uptown Loop Rd. As well as existing medians, sidewalks, curbs, drive pads, and turn lanes. ***Completed***
7. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. Provide dimensions. ***Completed***
8. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" ***Completed***
9. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) ***Completed***
10. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show ADA pathway dimensions. ***Completed***
11. Please provide a sight distance exhibit for all site access (see the *Development Process Manual*, *Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). ***Completed***
12. Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.” ***Completed***
13. Please include a copy of your shared access and parking agreement with the adjacent property owner. ***We have provided a copy of the plat that demonstrates the shared access and parking agreement.***
14. The standard drawing 2426 does not apply to keyed note 4. Please revise. ***Completed***
15. Keyed Note 36B is not listed. Please clarify. ***Completed***
16. Motorcycle spaces and bike racks should be located near the main entrance to the businesses. Please clarify where that is and revise as needed. ***Completed***
17. Please clarify where the property lines are located. ***Completed***

We look forward to reviewing our submittal with you at the June 15, 2016 Development Review Board hearing. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: abenson@modulusarchitects.com

Best regards,

Angela Benson, Principal

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