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February 27, 2018

Ms. Kim Dicome  
DRB Chairperson, Planning Department  
City of Albuquerque  
600 2nd St NW  
Albuquerque, NM 87102

**VIA E-Mail:** kdicome@cabq.gov

RE: Project Number 1004167 (17EPC-40043); Site Development Plan for Building Permit  
DRB Application addressing the Conditions of Approval

Dear Ms. Dicome,

We are in receipt of the Official Notification of Decision for the subject project dated October 13, 2017. The plans have been revised to address the Conditions of Approval as follows:

**CONDITIONS: 17EPC-40043 – Site Development Plan for Building Permit**

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.  
**RESPONSE:** *This letter is intended to meet the requirement.*
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.  
**RESPONSE:** *We met with Catalina Lehner on January 12, 2018 to review the revised plans and ensure the conditions have been met.*
3. A note shall be added to state that the Site Development Plan shall comply with the Design Regulations of the Bosque Plaza Site Plan for Subdivision.  
**RESPONSE:** *The note has been added to the Site Plan.*
4. The applicant shall obtain a variance to each of the following Bosque Plaza design regulations regarding setback: A) setback from the internal lot line, and B) maximum allowable setback from Bosque Plaza Lane. Alternatively, the building location and site design shall be revised to comply with the setback standards of the Bosque Plaza Site Development Plan for Subdivision.  
**RESPONSE:** *Both Variance requests (17ZHE-80271 and 17ZHE-80270) were approved by the ZHE on January 3, 2018. No appeals were filed. A copy of both decisions are included with this submittal.*

5. Walls:
- A. A Decorative feature from (C)(2)(a) and (C)(2)(b) shall be added to the proposed wall pursuant to Zoning Code 14-16-3-19, Height and Design Regulations for Walls, Fences, and Retaining Walls.
- RESPONSE:** *Upon discussing the matter with Catalina Lehner, we determined that the proposed wall does not meet the applicability of this section from the code.*
- *Section (1)(a) states that the criteria applies to walls that are four feet in height. The proposed retaining wall does not exceed four feet in height.*
  - *Section (1)(b) states that any wall that does not exceed four feet in height above the abutting grade on the public side shall only comply with subsections (B)(2)(b) and (B)(2)(c) Materials and textures of this section. Since the main retaining wall along Coors is below grade and does not face the public street, this section does not apply. The section of wall facing south is actually facing Bosque Plaza which is a Private Road, not a Public Street. Therefore, this criteria does not apply.*
  - *Section (1)(c) states that the public street side of all front, side, and rear yard walls that require a Special Exception. The proposed wall does not require a special exception, therefore this criteria does not apply.*
- Nonetheless, the Developer has indicated that they will be installing a Split Face block wall such that the color matches the building's Monastery Brown.*
6. Outdoor Seating
- A. A shaded patio space with outdoor seating shall be provided (Standard C-5).
- RESPONSE:** *We have added a shaded patio space in the landscape island at the main driveway entrance into the site. This space contains a bench, a shade tree, and a trash can per the revised site plan. This location was desired by both Catalina Lehner and the neighbors.*
- B. Seating Calculations shall be provided.
- RESPONSE:** *We have added the calculations to the revised site plan as required. A second bench had to be added along the east entry side of the building as it would not spatially fit in the landscape area with the other bench.*
7. Landscaping- Trees
- A. A tree shall be added near the entrance on Bosque Plaza Lane to shade the pedestrian access point.
- RESPONSE:** *The shade tree has been added to the revised Landscape Plan.*
- B. One or two more deciduous trees shall be added to achieve the ratio of 75/25 deciduous to evergreen trees (Standard A-3).
- RESPONSE:** *The deciduous trees have been added to the revised Landscape Plan.*
8. Landscaping- General
- A. Additional Landscaping shall be added to the Landscaping Beds north and east of the building to meet the requirements for 80% coverage (Standard A-6).
- RESPONSE:** *The additional landscaping has been added to the revised Landscape Plan and Calculations provided.*
- B. The Parking Area shall be landscaped with a minimum of 20% of its' area (Standard A-16).
- RESPONSE:** *According to the criteria, landscape areas within 6' of the perimeter of the parking lot can be included in this calculation. The necessary calculations have been provided on the revised Landscape Plan.*
- C. The variety of sumac shall match that on the Bosque Plaza plant palette.
- RESPONSE:** *The Landscape Plan has been revised accordingly.*
- D. Curb notches shall be shown on the landscaping plan and match those on the Grading and Drainage Plan.
- RESPONSE:** *The curb notches have been labeled on the Revised Landscape Plan.*

- E. Landscape beds shall be depressed below grade.  
**RESPONSE:** *A general note has been added to the landscape plan.*
- 9. Views Preservation
  - A. Add a bullet point stating the building's highest point from the finished floor.  
**RESPONSE:** *The bullet point showing the building highest point from finished floor has been added.*
  - B. The length of the building shall be noted as 102 feet (See sheet SP-1.1).  
**RESPONSE:** *The length of the building is 101 feet per the side view angled from Coors Blvd. The 1 foot discrepancy is coincidental. This was discussed with Catalina Lehner.*
  - C. The term View Area shall be used on the Massing Exhibit.  
**RESPONSE:** *The term was updated on the plan.*
  - D. The dimensions used in the Massing Exhibit shall correspond to the dimension on Sheet SP 1.1.  
**RESPONSE:** *The dimensions have been updated.*
- 10. Signage
  - A. The Project Identification Sign shall be for the Bosque Plaza shopping center (Standard F-2-a and Sheet 1, signage note).  
**RESPONSE:** *There is an existing billboard located where the proposed Bosque Plaza sign is to be located. This sign is being removed with this project and will be replaced with the correct sign per the Site Plan for Subdivision.*
  - B. Building mounted signage shall not exceed 6% of the façade to which it is applied (Standard F3-a).  
**RESPONSE:** *A note has been added to the building elevations that all building mounted signage will be permitted separately and shall comply with the Bosque Plaza Site Plan for Subdivision.*
  - C. Signage Calculations and Dimensions shall be shown.  
**RESPONSE:** *See Item (B) above regarding the general note that was added. All signs will be permitted separately and shall be in compliance with the Bosque Plaza requirement.*
  - D. Signage in or on the windows shall be prohibited.  
**RESPONSE:** *A note has been added on the building elevations accordingly.*
- 11. Architecture
  - A. The windows shall be multi-paned and trimmed in white. (Standard G30b2).  
**RESPONSE:** *The windows have been updated and Catalina Lehner has agreed that the windows are now in compliance.*
  - B. The coping and wainscoting shall be real red brick (Standard G3-b2).  
**RESPONSE:** *The color has been modified to real red brick and Catalina Lehner has reviewed and concurred with the revised elevations.*
  - C. Two decorative windows (see A, above) shall be added to each of the south, east, and north elevations.  
**RESPONSE:** *The decorative white, multi-paned windows have been added.*
- 12. Clarification
  - A. The color of the light poles shall be specified.  
**RESPONSE:** *The site plan note for site lighting has been added to reflect the color of the poles and heads are black which match those currently within the Bosque Plaza shopping center.*
  - B. Contour lines shall be faded back on the landscaping plan.  
**RESPONSE:** *The landscape plan has been modified accordingly.*

13. The following conditions from the Transportation Development Staff shall be met:
- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).  
**RESPONSE:** *The only improvement required for this project is the new sidewalk and driveways as shown on the subject site plan for building permit.*
  - B. Site Plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA standards.  
**RESPONSE:** *To the best of our knowledge, the site plan is in compliance with both the DPM and ADA standards.*
  - C. ADA curb ramp located at Coors and Bosque Plaza should be updated with truncated domes.  
**RESPONSE:** *The truncated domes have been called out on the site plan.*
  - D. O'Reilly sign must be moved into the property. Coordinate with NMDOT if sign will remain in place.  
**RESPONSE:** *The sign in question is an existing billboard which is being removed as part of this project. The new Bosque Plaza Shopping Center sign will be setback inside the property.*
  - E. Please provide access easement for sidewalk and drive entrance on Lot 8-A.  
**RESPONSE:** *Easements on both Lot 7-A and 8-A have been prepared and are currently under review by the developer and landowner. We will provide a copy once the easements are recorded with the County.*
14. Condition from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). An availability statement is required.  
**RESPONSE:** *The request has been made and the ABCWUA has issued statement number 170920.*
15. General Conditions from PNM  
**RESPONSE:** *All comments and conditions from PNM have been noted and the development will comply accordingly.*

We believe we have addressed all Conditions of Approval from the Environmental Planning Commission and hereby request approval from the Development Review Board. Please feel free to call if you have any further questions or comments concerning the revised plans.

Respectfully submitted,

**WOOTEN ENGINEERING**



Jeffrey T. Wooten, P.E.  
Owner