

Application to:

City of Albuquerque Development Review Board
Submitted on: December 2, 2016

Project No. 1005354
16EPC-40059 - Amend Site Development Plan for Building Permit
16EPC-40060 - Amend Site Development Plan for Subdivision

**Final Sign-off for EPC-approved
Amended Site Development Plan for Subdivision and Building Permit
Sawmill Village Redevelopment - Phase 2
Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B
(To subdivide into Tract 2-D-1A and 2-D-1B)**

Applicant:
Sawmill, LLC
4528 Carlisle Blvd. NE
Albuquerque, New Mexico 87109

Agent:
Design Plus, LLC (Rupal S. Engineer)
2415 Princeton Drive NE Suite G-2
Albuquerque, New Mexico 87107
(505) 843-7587 or (505) 228-7418

This letter is in support of Applicant's Application to amend the existing Site Development Plan for Subdivision and Building Permit.

**Conditions of Approval - 16EPC-40060
Site Development Plan for Subdivision Amendment:**

- 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:

- a. This condition is addressed with this letter.
- 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.*

Response:

Applicant met with Staff Planner Catalina Lehner on Monday, November 11, 2016 at 10:30am.

- 3. This request shall comply with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan and the Sawmill Village design standards (Project #100534, 11EPC-40045)*

Response:

The application complies with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the Sawmill Village design standards (Project #100534, 11EPC-40045).

4. *Sheet SDP 3 shall be updated to remove the references to the performing arts center and microbrewery and replace them with references to the artesian apartments and charter school.*

Response:

Refer to Note 3 on Sheet SDP3 in set dated September 06, 2011.

5. *Conditions from the Transportation Department:*

- a. *Infrastructure and/or ROW dedications may be required at DRB.*

Response:

Infrastructure and/or right of way dedication as required by DDRB shall be provided.

- b. *All work within the public ROW must be constructed under a COA Work Order.*

Response:

All work within the public right of way shall be constructed under COA work orders.

Conditions of Approval - 16EPC-40059, 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 how 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 condition is addressed with this letter.

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.*

Response:

Applicant met with Staff Planner Catalina Lehner on Monday, November 11, 2016 at 10:30am.

3. This request shall comply with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the Sawmill Village design standards (Project #100534, 11EPC-40045).

Response:

This application complies with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the Sawmill Village design standards (Project #100534, 11EPC-40045).

4. *SWPSDP General SU-2 Regulations:*

- A. *A note shall be added to the elevations to indicate that mechanical and electrical equipment shall be screened from public view (Regulation 4.d).*

Response:

Refer to Note 15 on Sheets SDP 5.0 and SDP 5.1 as well as Note 16 on Sheets SDP 5.2 and SDP 5.3 regarding roof-mounted mechanical and electrical equipment.

- B. *A note shall be added to the elevations to indicate that reflective glass is prohibited (Regulation 4.f).*

Response:

Refer to Note 16 on Sheets SDP 5.0 and SDP 5.1 as well as Note 17 on Sheets SDP 5.2 and SDP 5.3 regarding reflective glass.

5. *Parking:*

- A. *The parking space counts for the approximately 10-acre site shall be verified and the Parking Table(s) shall be updated correspondingly.*

Response:

Refer to table on Sheet SDP 1.0 for updated Parking counts and plan on Sheet SDP 1.1 for parking space counts.

- B. *Parking Space totals shall be indicated by summary numbers (Sheet SDP 1.1).*

Response:

Refer to plan on Sheet SDP 1.1 for Parking space totals summary numbers.

- C. *The location of the motorcycle spaces shall be shown (Sheet SDP 1.0).*

Response:

Refer to Note 24 on Sheet SDP 1.1 for motorcycle parking space locations.

6. *Landscaping:*

- A. *One of the two additional trees (the northernmost one) approved with the 2011 landscaping plan, along the western boundary of Phase II, shall be included with the current landscaping plan.*

Response:

Refer to plan on Sheet SDP 2.0 for locations of all trees along the western boundary that comply with 2011 landscaping plan.

- B. *The trees along Bellamah Ave. shall be of a tall, canopy-forming variety (such as Red Oak approved in 2011 or a canopy-forming tree on the current landscape legend).*

Response:

Refer to plan on Sheet SDP 2.0 for revised tree species specified along Bellamah Ave.

7. *Walls and Fences (Sawmill Village Design Standards):*

- A. *Fencing along the subject site's western boundary shall be like the fencing at the adjacent Sawmill Lofts (Screen Walls and Fences section).*

Response:

Refer to note 30 on Sheet SDP 1.1 and detail A1 on Sheet SDP 1.2 for fence along western boundary.

- B. *A detail of fencing along the subject site's western boundary, including height, color and materials, shall be provided (Screen Walls and Fences section).*

Response:

Refer A1 on Sheet SDP 1.2 for detail of fence along western boundary.

- C. *A detail of the fence near the detention pond shall be provided (Screen Walls and Fences section).*

Response:

Refer to A2 on Sheet SDP 1.2 for detail of guardrail along detention pond.

8. *Lighting and Signage (Sawmill Village Design Standards):*

A. The light pole details shall indicate colors and materials (Site Lighting section).

Response:

Refer to Light Fixture Details on Sheet SDP 1.2 for fixture colors and materials.

B. *The monument sign detail shall specify lighting, if any (Signage section.)*

Response:

Refer to D4 on Sheet SDP 1.2 for monument sign light fixture.

C. *The dimensions and square footages of the building-mounted signs shall be indicated.*

Response:

Refer to SDP 5.2 and SDP 5.3 for dimensions of building mounted signage.

9. *Architecture (Sawmill Village Design Standards):*

A. *The accent material of the buildings will be specified as stained cement panels to be consistent with the materials used in Sawmill Village (Exterior Wall Materials and Colors section).*

Response:

Refer to Note 7 on Sheets SDP 5.0 and SDP 5.1 for specified stained cement panel material locations.

B. *A note needs to be added to the elevations to indicate that roofs will be a low heat absorbing single-ply material in a light color (Roof Materials and Colors section).*

Response:

Refer to Note 17 on Sheets SDP 5.0 and SDP 5.1 and Note 18 on Sheets SDP 5.2 and SDP 5.3 regarding low-heat absorbing materials.

C. *The buildings shall be dimensioned and their square footage totals listed (Sheet SDP 1.0).*

Response:

Refer to plan on Sheet SDP 1.1 for overall building dimensions.

10. *Pedestrian Access and Circulation*

A. *Clarify if the path that runs south-north along the subject site's eastern side will provide both on and off-site connectivity to recreation and facilities (Trails & Sidewalks section - Design Standards).*

Response:

Refer to Note 36 on Sheet SDP 1.1 for path connectivity.

B. *Seating shall be provided in the large plaza area east of Building A-1 (Public Open Space section - Design Standards).*

Response:

Refer to Note 9 on Sheet SDP 1.1 for plaza seating locations.

C. *The landscaping beds at the northwest corner of Building A-4 shall be made smaller and non-circular to facilitate pedestrian circulation through the Phase II site.*

Response:

Refer to plan on Sheet SDP 1.1 for revised planting bed layout.

11. *Condition from the Solid Waste Management Division:*

The refuse enclosure shall be moved a minimum of 10' north from the proposed location because the #10 landscape island on approach to proposed double enclosure poses a hindrance for refuse truck access. Do not plant anything next to refuse enclosure that will create an overhang. A complete/detailed spec. sheet for the proposed refuse enclosure, built to COA minimum requirements, including a sanitary drain, is needed.

Response:

Refer to SDP 1.1 for revised refuse enclosure locations. Refer to C1 on Sheet SDP 1.2 for City of Albuquerque standard refuse enclosure details. Refer to SDP 2.0 for revised locations of trees along western boundary.

12. *Conditions from Transportation Department. The following comments need to be addressed prior to DRB:*

- A. *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. (66-1-4.1B NMSA 1978)*

Response:

Refer to Note 27 on Sheet SDP 1.1 for 'NO PARKING' notation on ADA access aisles.

- B. *The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.*

Response:

Refer to C5 on Sheet SDP 1.2 for revised language on parking signs.

13. *Conditions from PNM:*

- A. *An existing overhead electric distribution line crosses the subject property of Phase 2. It is the applicant's obligation to abide by any conditions or terms of those easements.*

Response:

All conditions and terms of easements regarding existing overhead electric distribution lines shall be met.

- B. *It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:*

*Mike Moyer, PNM Service Center
4201 Edith Blvd NE, Albuquerque, NM 87107
Phone: (505) 241-3697*

Response:

PNM shall be contacted by project developer.

- C. *Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to PNM Electric Service Guide at www.pnm.com for specifications.*

Response:

All ground-mounted screening shall be designed per PNM Electric Service Guide specifications.

Submitted by: Rupal S. Engineer
Design Plus, LLC, Agent for Applicant