

November 23, 2015

Ms. Kym Dicome City of Albuquerque 600 2nd Street NW

Albuquerque, NM 87102

# Re: URT – Design Requirements

***Retail Development –Uptown Restaurant***

***SWC Uptown Loop and Indian School Road NE***

***Albuquerque, New Mexico***

***City Planning Project # 1007316***

Dear Kym:

This project consists of two new restaurants, a warm shell, 5,000 s.f. ground-up building. The project is located on the southwest corner of Indian School Road. and Uptown Loop Road in Albuquerque, New Mexico. The proposed site is a subdivision for the Target development in Uptown.

The design of the project has been carefully vetted against the requirements of the Uptown Sector Development Plan, and the adopted City Council Resolution R-13-188. The narrative below describes how the project meets the intent and specifics of these requirements:

**Uptown Sector Development Plan: Chapter V. Zoning and Design Regulations**

Buildings:

The proposed building exterior finish materials are all durable and of high quality and have been selected to match or coordinate with the existing ABQ Uptown development to the north. Stucco with textured paint, metal panels and storefront systems are the materials used on the proposed building. Site walls match the cultured stone used on the existing Target building. None of the “prohibited” building materials are used.

The proposed building is designed to coordinate with the existing Target, and ABQ Uptown in materials, articulation and landscape treatments.

Screening:

Trash receptacles and mechanical equipment are all screened using a variety of methods. Refuse containers for the proposed building are screened with walled enclosures finished with materials that coordinate with the adjacent building. Roof-top mechanical equipment is screened with parapet wall extensions.

Fencing and Walls:

As stated above, screen walls are finished with materials and colors that match or compatible with the adjacent Target building. Parking spaces which are adjacent to the public right of way are screened with existing low walls of either cast in place concrete or stone veneer. None of the “prohibited” materials are used.

Open Space:

Open space is provided in the form of a plaza, planting strips and select landscape areas. Calculations are provided in the submittal drawings indicating both the required and provided open space, landscaping and shading.

Pedestrian Plazas:

The plaza on the site has been designed to meet the requirements in the Sector Plan. As mentioned above, plazas are connected with walkways and are easily accessible. Special paving was used as a surface treatment on the plazas and amenities such as seating, pedestrian scale lighting, trash receptacles and bike racks were provided.

Landscape:

A landscape plan has been provided as part of the submittal package. The landscape design is based on the requirements of the Sector Plan and calculations and notes are provided to confirm compliance.

Trees:

The landscape plan indicates the number, placement and species of trees to be provided along public streets, walkways and in parking lots. The number and location of shade and specialty tress has been carefully reviewed to ensure compliance with the Sector Plan.

Walkways:

There are existing walkways along the public right of way, through the parking lot and connecting the existing plaza areas within the site. They were detailed to meet the requirements of the Sector Plan, including required widths, materials and border patterns. Pedestrian lighting and other amenities are provided along walkways.

Landscape Buffers:

This section of the Sector Plan does not include any required buffers for the subject site.

Parking:

Surface parking areas are landscaped per the requirements of the landscape section of the Sector Plan. Shaded pedestrian walkways are provided linking parking of the proposed building to the main building entrances of the Target store. Motorcycle and bicycle parking is provided near the building entry.

Landscape Plan:

The landscape plan in the submittal package has been carefully vetted against the requirements of the Sector Plan. Drawings, calculations and notes are provided to confirm compliance.

Signage

Signage requirements and sizing are provided in the submittal package. The signage has been carefully vetted against the requirements of the Sector Plan to ensure compliance.

**Conclusion:**

The proposed building provides visual screening of the existing surface parking and provides a mix of on-site uses to accompany the existing Target and parking structure.

We respectfully request approval of the above request. Kym, should you have any questions or concerns, please contact me 505-761-9700.

Very truly yours,

**DekkerlPerichlSabatini**

cc: John Sedberry, Sedberry and Associates

Scott Leonard, Dekker/Perich/Sabatini

