

March 24, 2017

Comments for 2440 Louisiana NE

Response to comments in RED by DPS.

Staff Planner and Code Enforcement:

Please update the property owner authorization letter. The letter in the packet is dated October 9, 2015 .

Please find attached an updated property owner authorization letter.

Sheet 1 of 15

The walkway shown along the north side of the lot will need to be 10 feet wide.

The walkway has been increased to 10 feet.

Please add additional trash receptacles, one near the southeast corner of the site, near the pedestrian crossing for the parking lot, one on the east side of the building facing Louisiana and one in the parking lot near the open space area.

The respective trash receptacles have been added.

Sheet 2 of 15

Provide a wall detail for the perimeter wall and retaining wall, Show materials

A wall detail for the perimeter wall and retaining wall has been added. (RE: SHEET 03)

Sheet 3 of 15

A 10 foot separation distance is required between buildings. The plan shows 6 feet 6 inches between the two buildings at the south end of the site.

The distance between buildings is 11 feet 6 inches, which is now noted on the plan. The 6 feet 6 inches clearance is between a metal exterior stair and the building. (RE: SHEET 04)

Sheet 5 of 15

A four foot wide landscaping strip is required (Section F.1) adjacent to the 10 foot wide sidewalk. The landscape strip along the south side of the buildings appears to be less than 4 feet.

The Walkway has been increased to 10 feet with a 4 foot wide landscape stripe. (RE: SHEET 06)

The

Please confirm that the trees shown on the north edge of the site meet the parking lot tree requirement. Show existing trees and state what species they are so that we can determine that they meet the plan requirements

The existing evergreen trees and shrubs along the northern portion of the north parking lot have not been included in the Parking lot tree count, plant/groundcover counts and square footage calculations. The shade trees throughout the parking lots have been placed to meet the “No parking space shall be more than 60’ from a tree trunk” guideline, per the Uptown Sector Development Plan. (RE: SHEET 06)

Sheet 9 of 15

Please add stating that future signage can be approved administratively, provided it complies with the applicable regulations. Also add this note to sheets 10 and 11.

Note has been added to the corresponding sheets. (RE: SHEET 10, 11, 12)

Solid Waste:

Please center trash enclosure in between parking islands. Currently parking islands are hindering refuse vehicle access to enclosure. Vehicle should have a straight access in and out.

Trash Enclosure has been centered to provide straight in and out access.

Remove trees from parking islands tree canopies hinder refuse truck turning radius. Possible Center one tree per island so canopy does not encroach into turning radius.

Shade trees have been removed to accommodate refuse truck. Trees are not able to be centered, as pole lighting is centered in islands. (RE: Sheet 06)

There is only access to the property from the Northern access from Louisiana. Unable to enter or exit from the Southern access from Louisiana.

Hydrology:

A grading and drainage plan is required. First flush volume requirements have to be addressed.

A grading and drainage plan was provided that includes a narrative concerning the first flush. (RE: Sheet 08) The underground pond proposed will have volume to accommodate the first flush requirements.

Albuquerque Bernalillo County Water Utility Authority:

1. Please provide, for review by Utility Development, a Fire 1 Plan for the new construction taking place.

This was approved by FM on 2.2.2017. (RE: Sheet 15)

- a. If the fire flow requirements can be met then availability 160418R shall remain in effect and a mini work order process can be utilized for the connections proposed.

New availability statement for this development specifically on 3.16.17. (RE: WL & SAS AVAIL STATEMENT)

- b. If the fire flow cannot be met then a new Availability Statement addressing the needs of the site will need to be executed prior to construction.

City Engineer/Transportation

1. Complete a QA/QC review of the keyed notes. There are a couple details that mis-labeled. See notes 3, 5, 6 and 19 and attached scans.

The details have been revised per the attached scans.

2. The ADA parking space highlighted in the attached scan does not have a safe path to the building. I would suggest moving it and the access aisle to the west so it can share the connection with the other two ADA accessible spaces.

Please let me know if you have any questions or need clarification.

The ADA parking space has been revised to provide a safe path to the building. (RE Sheet 02)

Office of Neighborhood Coordination:

UPTOWN NEIGHBORHOOD ASSOCIATION LIST Updated on: February 27, 2017

ABQ-Park Neighborhood Association "R"

Alex W. Morgan
7414 Leah Dr. NE/87110 385-2888 (c)

James Sundsmo
7501 Prospect Ave. NE/87110 363-9380 (h)

Alvarado Park Neighborhood Association "R"

Darcy Bushnell
2017 Alvarado NE/87110 379-5335 (h)

Elissa M. Dente
2100 Alvarado NE/87110
268-8337 (h) 563-3387 (c)

Classic Uptown Neighborhood Association "R"

David Haughawout

2824 Chama St. NE/87110 888-4424 (h)

Robert Lah

2901 Mesilla St. NE/87110 883-8829 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner

2014 Utah St. NE/87110 271-9027 (h)

Donna Yetter

2111 Hoffman Dr. NE/87110

Jerry Cline Park Neighborhood Association "R"

Mollie Papen

1016 Espanola St. NE/87110 268-5728 (h)

Cindy Griesmeyer

909 San Pablo St. NE/87110 459-6920 (c)

Mark Twain Neighborhood Association "R"

Barbara Lohbeck

1402 California NE/87110
254-0285 (h) 259-1932 (c)

Noreen Bladergroen

1201 California St. NE/87110
255-7052 (h) 358-1225 (c)

Quigley Park Neighborhood Association "R"

Eric Olivas

2708 Valencia Dr. NE/87110

Lisa Whalen

2713 Cardenas Dr. NE/87110 277-0268 (w)

Snow Heights Neighborhood Association "R"

Laura Garcia

1404 Katie St. NE/87110 235-5858 (c)

Julie Nielsen

8020 Bellamah Ave. NE/87110 292-3989 (h)

Winrock South Neighborhood Association "R"

Virginia Kinney

7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

John Kinney

7110 Constitution Ave. NE/87110-7122
321-5432 (message)

Winrock Villas Condo. Association

David Ely

1601 Pennsylvania St. NE/87110 975-2020 (h)

Heather Pithan

1601 Pennsylvania St. NE/87110 884-8280 (o)