

Jolene Wolfley
Development Review Board Chair
Plaza Del Sol
600 2nd St NW
Albuquerque, NM 87102

Dear Ms. Wolfley,

Dekker/Perich/Sabatini, agent for Nuevo Atrisco, LLC, is seeking approval for a Major Site Plan Amendment reviewed by the Development Review Board, including a waiver to the required width of on-site pedestrian connections (5-3(D)(3)(b)(4)), for the subject properties located at 201 Unser Blvd NW. This request will facilitate commercial retail and restaurant development, including a mobile food vendor court.

The subject site is located at 201 Unser Blvd NW, a vacant parcel on the northwest corner of Central Ave and Unser Blvd. The site is located within the designated West 66 Activity Center, a Premium Transit Station Area, and the West Central Metropolitan Redevelopment Area (MRA) boundary. The associated West Central MRA Plan specifically identifies the subject property as an opportunity site and encourages a private public partnership to facilitate its redevelopment for industrial or commercial space (West Central Metropolitan Redevelopment Area Plan, page 4). The applicant has been working with the City's Metropolitan Division to generate a development program that will achieve the goals of the Area Plan. The resulting site development plan, outlined below, has been approved by the City's MRA.

The property is currently a single vacant parcel that will be re-platted into three parcels zoned Mixed-Use Moderate Intensity (MX-M). The northern parcel will include a multi-purpose structure that can accommodate restrooms, storage, a janitorial closet, maintenance room and other associated facilities. A commercial teaching kitchen community room may be added to the structure. There will also be a food vendor court and associated amenities including shade structures, and an open space area that will accommodate a children's activity area, water feature and, periodically, a farmer's market. This public plaza and its associated amenities are the heart of the project and is strategically collocated adjacent to the community building with large doors that can be opened to create a seamless indoor and outdoor flow for visitors enjoying the food vendors. The southern parcels will contain a 5,000 square foot retail/restaurant with a potential pick up window, a parking lot, and another 6,000 square food retail/restaurant.

The project will provide relief to the current food and service desert the area residents are experiencing, create a community amenity improving the neighborhood, and provide business creation and job opportunities for area residents. The project design creates synergistic connectivity between and to the adjacent Library, workforce housing, and the ART bus system. The result is a true live/work/play/learn mixed-use project that will be a gem of the West Central area.

The proposed amendment complies with the Review and Decision Criteria for a Site Plan – DRB per section 6-6(l)(3) of the IDO as outlined below.

6-6(I)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is zoned Mixed Use Medium Density (MX-M) and is located within a designated Activity Center, West Route 66 Center, and a Premium Transit Station Area. The applicant is requesting a waiver, **per section 14-16-6-6(P), to sidewalk requirements of 5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development** as outlined below. Aside from the requested waiver, the proposed site plan complies with all other applicable City standards.

Section 5-3(D)(2)(b) Sidewalks of the IDO, requires sidewalks to be constructed per the DPM. Unser Blvd is classified as an arterial located within a designated Activity Center for which the DPM requires 10' wide sidewalks. There is an existing 6' sidewalk along Unser Blvd with a 1' buffer between the sidewalk edge and the eastern property line. As a public private partnership project coordination with the City's Metropolitan Redevelopment Division, the applicant has been in discussions with the MRA and the City's Transportation Division that indicated providing a 3' sidewalk easement, along with the existing 1' foot buffer, would allow the City to expand the existing sidewalk facility if found necessary in the future would be acceptable. The platting action associated with this request dedicates this easement and the applicant is therefore requesting a waiver of 3' to the 10' required width to accommodate the existing 6' sidewalk. The following section outlines compliance with DPM Section 2-9(B)(2)(i) Criteria for Waiver from IDO Sidewalk Standards Requests for a waiver to not provide sidewalks as required pursuant to IDO Subsection 14-16-5-3(D).

1. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to one or more sides of the subject property or area.

The subject site has existing 6' landscape buffer and adjacent 6' wide sidewalk. The parcels surrounding the subject site exhibit this same streetscape condition, providing a 6' landscape strip and 6' wide sidewalk. Granting this waiver to allow the deviation in required width would ensure cohesion among the existing sidewalk system. Additionally, as outlined below, the existing infrastructure meets the streetscape elements required by adopted City policies and standards within the maximum feasible width allowed within the existing right-of-way and creates a cohesive streetscape along Unser Boulevard.

2. The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.

The City's right-of-way is insufficient to meet the maximum widths for landscape buffers and sidewalks per the requirements of DPM TABLE 7.2.29 Street Element Dimensions. The right-of-way of Unser Boulevard currently contains an existing 6' landscape buffer strip and an adjacent 6' sidewalk in close proximity to the subject site's property line. These existing facilities are consistent with the roadway elements identified by the ABC Comprehensive Plan for the safe pedestrian realm within designated Activity Centers that ensure that pedestrian facilities are buffered from traffic. These existing facilities were constructed by the City of Albuquerque out of compliance with the required dimensions of the DPM TABLE 7.2.29 Street Element

Dimensions, likely because the existing 6' landscape strip and 6' sidewalk are the maximum feasible widths that could be accommodated within the existing Unser Blvd right-of-way. While out of compliance with the desired widths as identified in DPM TABLE 7.2.29 Street Element Dimensions, these facilities do meet the intent of the ABC Comprehensive Plan for protected pedestrian facilities and do meet the minimum ADA requirements. The requested waiver would allow the existing facilities to be maintained in a state that works to achieve the desired streetscape elements of the Comp Plan and DPM to the maximum extent feasible within the current right-of-way allocations.

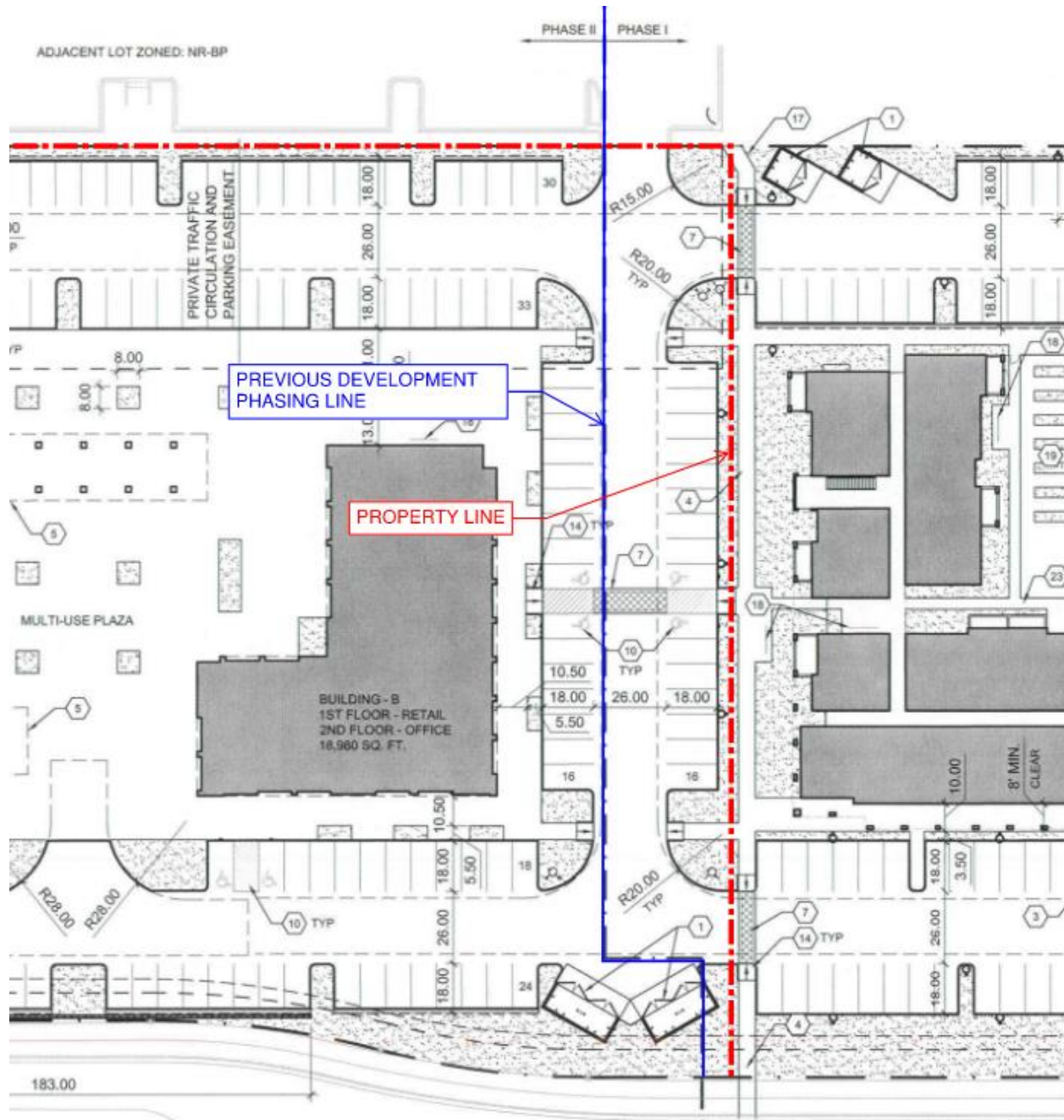
3. The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.

The adjoining sidewalks along Unser Boulevard are all out of compliance with the DPM, rather than the 10' width, all existing sidewalks (along the existing Nuevo Atrisco housing site and along existing development further to the north such as the UNM Southwest Mesa Center for Family and Community Health) are 6' in width. The requested waiver to allow the continuance of the existing 6' sidewalk would ensure that the facility on the subject site matches the width and location of existing facilities along this segment of Unser Boulevard. Granting the waiver would therefore enable a smooth sidewalk transition and ensure a cohesive streetscape treatment and character along Unser Boulevard.

The proposed development provides all required on-site pedestrian pathways per section 5-3(D)(3) On-site Pedestrian Connections. The site accommodates a network of pedestrian paths per the required widths; an 8' walkway between the two commercial buildings and connecting to the sidewalk on Central Ave, 7' walkways within the parking lots, and 6' walkways to building entrances and any ADA parking spaces.

The proposed buildings comply with all of the dimension standards listed in Table 5-1 Dimension Standards for MX-M. Front Central Avenue meet the required 15' maximum setbacks. Building heights range from 27-29', below the 65' allowed maximums. Required setback lines have been indicated on the site plan (sheet SD1.1) and meet the allowed 15' front and side maximums along Central, and the minimums for the 0' minimum side and rear setbacks.

The site plan complies with Section 5-1(D)(2)(b) that requires 50% of the front property line to be occupied by a building. 185' of the 313.88 linear feet of property line is occupied by a building equating to 58%. The property line is now located directly adjacent to the sidewalk of the adjacent multi-family site and the community building and associated outdoor amenities occupy the location that was once a drive-aisle and parking indicated below. The outdoor spaces associated with the community building therefore do not front parking areas and the buffering requirements of 5-1(D)(2)(b)2 are not applicable.



The site plan complies with all applicable use specific standards are follows. The proposed site plan contains three retail / restaurant buildings not exceeding 6,000 square feet a piece on a site that is zoned M-X. The use specific standards for retail uses of Section 4-3-D-37 therefore do not apply to this site.

The subject site provides a food vendor court, but the food vendor trailers are not mobile rather they will be secured in place and have independent utility sources and therefore aren't subject to the requirements of Section 4-3D-10 for Mobile Food Courts. The food court vendor area does meet many of the standards for mobile food court. It will be fenced with a metal perimeter fence. The area within the fence, aside from the lawn, is anticipated to be permeable material but a concrete sidewalk will be

provided around the perimeter to ensure accessible routes. Additionally, any associated amenities such as tables and chairs will not obstruct designated ingress or egress areas.

The use complies with the fencing requirement of Section 4-3-D-32 Other Outdoor Entertainment. As mentioned above, the perimeter of the food court area is fenced by a metal fence. The fencing will ensure that activity from the food court use will not pass beyond the property line onto surrounding parcels.

The outdoor gathering space in Lot 1 could potentially accommodate farmers markets. As the site is not located in the R-A, R-1, R-T, or MX-T zone districts it is not subject to the use standards of Section 4-3-D-36.

Any proposed restaurant uses will comply with the use specific standards of Section 4-3-D-8 restaurants. Alcohol sales will comply with NM State law requirements as applicable. The site complies with solid waste collection requirements of Part 9-10-1 of ROA 1994 as provide by the solid waste signatures obtained as part of the site plan approval. This approval was included in the site plan amendment packet submitted to DRB staff on 6.3.2022. The drive-through facility associated with lot 3 complies with the use standards of Section 4-3(F)(4). The order board will be limited to a maximum of 50 square feet, oriented away from the public street, and screened by the dumpster enclosure and associated landscaping. The use is compliant with all applicable parking and loading standards. The lot is not adjacent to any protected lots and therefore does not need to comply with neighborhood edge protections.

The proposed off-street parking is compliant with the requirements of Table 5-5-1: Minimum Off-street Parking Requirements. Each parcel provides the required amount of off-street parking spaces on-site; lot 1 requires 44 (26 for restaurant and 18 for food truck court) and provides 94; lot 2 requires 30 for the proposed restaurant use and provides 38, and lot 3 requires 22 spaces for the proposed restaurant use and provides 28. No off-street parking lots are located between the front facades of the primary building and the front property line as required by 5-5(F)(1)(b), parking is located internal to the site and screened by buildings on the perimeter. As there is long parking located along the front property line, landscape buffers per section 5-6(F)(1)(i)1b are not required. Motorcycle and bicycle parking is also provided per or in excess of IDO requirements. Site landscaping is compliant with the standards of Section 5-6 Landscaping, Screening and Buffering. As mentioned above, no off-street parking lots are located between the front facades of the primary building and the front property line as required by 5-6(F)(1)(i)1. A 5' wide landscape buffer with the required ratio of trees and shrubs is provided along Unser Blvd per section 5-6(F)(1)(i)2.b. Section 5-6(E)(1)(c) exempts portions of the lot line covered by an access easement along adjacent lots. As an access easement runs along the entire western property line this lot line is exempt from a landscape buffer. The site meets the required 15% landscape coverage. All parking lots across the three development parcels meet the required tree requirements so that there is a minimum of one tree per every 10 parking spaces and ensure that no parking space may is located more than 100 feet from a tree trunk. Parking lot landscaping is compliant with 5-6(F)(2)(b); lot 1 containing more than 50 parking spaces contains 10% landscaping and Lots 2 and 3 which contain less than 50 parking spaces contain 5% landscaping. Adjacent parcels containing the Central and Unser Library and the Nuevo Atrisco apartments to the north are also zoned MX-M and therefore don't require any edge buffering per section 5-6(E).

The proposed building design meets the standards of section 5-11(E) Mixed-Use and Non-Residential Zone Districts. The ground floor of primary buildings for development has a minimum clear height of 10 feet per 5-11(E)(1). Buildings utilize a variety of strategies to provide a sense of human scale and interest at ground level including the use of architectural corner elements, the strategic location of pedestrian entrances and windows the incorporation of metal awnings and strategic material and color changes at key architectural features. Street facades facing meet the façade design standards of 5-11(E)(2)(b)3 by providing a combination of primary pedestrian entrances, storefront windows with sills no higher than 30 inches above the finished floor, and awnings along at 30 percent of the length of the façade, distributed so that at least 1 of these features occurs every 40 feet. Street-facing façade longer than 50 feet are complainant with standards of 5-11(E)(2)(b)4 by incorporating a combination of wall plane projections or recesses, an offset, reveal, pilaster, or projecting element, and changes in parapet height. Each ground floor of a street-facing façade contains a minimum of 30 percent of its surfaces in transparent windows and/or doors per section 5-11(E)(2)(b).

The subject site does not disturbed any sensitive lands as identified by IDO section 5-2(C), as outlined below:

- Arroyos - not applicable as no arroyos are located on the site.
- Floodplains and Special Flood Hazard Areas - not applicable as the site is not located within a flood zone or flood hazard area as indicated by FEMA maps.
- Irrigation facilities (acequias) - not applicable as no acequias are located on the site.
- Large stands of mature trees - not applicable as there are no large stands of mature trees located on the site.
- Riparian areas - not applicable as no riparian areas located on the site.
- Rock outcroppings - not applicable as no rock outcroppings located on the site.
- Significant archaeological sites - not applicable as no significant archeological sites located on the site.
- Steep slopes and escarpments - as indicated on the map, site slopes are fairly flat and no steep slopes or escarpment exist on the site.
- Wetlands- not applicable as no wetlands located on the site.

6-6(I)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The subject site is located within a designated Activity Center, Premium Transit Station area, and Metropolitan Redevelopment Area that has a robust existing vehicular, transit, and pedestrian network and utilities infrastructure. The applicant has taken several measures to ensure these systems have capacity to accommodate the proposed development without placing additional burden on those systems, including:

- a. Coordinated with the utilities providers to ensure site capacity and worked to mitigate potential burdens of the existing utilities infrastructure.
- b. An approved Grading and Drainage Plan to accommodate the proposed development. The proposed site development plan will comply with all applicable on-site drainage requirements.
- c. An approved Fire One Plan to the Fire Marshall for any associated site development plan approvals.

6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not located within an approved Master Development Plan that establishes any additional applicable standards to which the proposed development must comply.

The project team provided all adjacent Neighborhood Associations an opportunity to meet and discuss the proposed amendment prior to this submittal. A neighborhood meeting was held on May 11, 2022 with the representatives of the Avalon NA, Los Volcanes NA, Southwest Alliance, and Westside Coalition of Neighborhood Associations to discuss the project and respond to potential concerns. Questions covered issues around the variety of commercial uses anticipated, specifics regarding proposed amenities such as the community room and water feature, anticipated hours of operation, and specific dates for review and approval process milestones such as when the application will be submitted to and heard by the DRB. A detailed meeting report drafted by the City's Alternative Dispute Resolution offices has been included in the DRB submittal for review. No one expressed opposition to the planned development and no mitigation measures were required or requested.

Based upon the rationale presented in this letter, we respectfully request approval of the proposed site plan to facilitate the development of the Nuevo Atrisco. Upon completion, we feel that this project will diversify the economy of Central and Unser Premium Transit Station Area and the greater Westside. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700 or jessical@dpsdesign.org.

Sincerely,

Jessica Lawlis, Dekker Perich Sabatini
Agent for Nuevo Atrisco, LLC

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
NMDOT	PR-2018-001405 Site Plan PR-2020-003847 Plat	6.24.2022	NMDOT does not have any comments at this time	No response necessary	-
AMAFCA	PR-2020-003847 Plat	6.24.2022	No adverse comments	No response necessary	-
MRMPO	PR-2018-001405 Site Plan	6.24.2022	MRMPO has no adverse comments	No response necessary	-
	PR-2020-003847 Plat	6.24.2022	MRMPO has no adverse comments.	No response necessary	-
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	Availability Statement #211219 has been issued and provides the conditions for service. The availability statement indicated a fire flow of 1,725 gpm whereas the provided fire one plan in the DRB submittal indicated a fire flow of 2,000 gpm. Please confirm. A new request for availability may be required to account for the increase in fire flow.	Civil is coordinating with ABCWUA and has submitted a new water availability statement	
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	Is the proposed 6" waterline near the southwest corner of proposed Lot 3 public or private? It seems as though it is proposed as public given a proposed meter is connecting to it. The proposed alignment may be better suited if it is a straight line within public right-of-way without bends. The proposed private fire line and domestic water service can take perpendicular service from this proposed line.	Civil is coordinating with ABCWUA and has submitted a new water availability statement	
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	What is being served by the existing 6" waterline stub that is being connected to? Please confirm it is not a private fire line. The as-builts for City Project No. 4383.91 seem to indicate a non-pressure connection at the northern terminus of this line (station 13+56.90, 127.60' LT).	Civil is coordinating with ABCWUA and has submitted a new water availability statement	
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	Why is there a proposed 5' private water easement on proposed Lot 2 for the private fire line that serves proposed Lot 2?	Civil is coordinating with ABCWUA and has submitted a new water availability statement	
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	Please confirm proposed Lot 2 and Lot 3 have separate sanitary sewer services? It appears that Lot 2 will be utilizing an existing 6" private	Civil is coordinating with ABCWUA and has submitted a new water availability statement	

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses

Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets																
			sanitary sewer stub from Unser Blvd. which is separate from Lot 3. Please confirm.																		
ABCWUA	PR-2018-001405 Site Plan	6.24.2022	Will a platting action take place?	The applicant submitted a separate platting submittal that will also be heard on June 29, 2022 PR-2020-003847.	-																
APS	PR-2018-001405 Site Plan	6.24.2022	<p>Residential development is a permissive primary use under the MX-M (Mixed Use Medium Intensity) zoning designation. Initial application proposed development of 88 multi-family residences; however, this is unstated in the current document. Should development include future residential dwellings, there will be impacts to Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Current enrollment at West Mesa High School is above capacity and enrollment at Painted Sky Elementary School is approaching capacity; development will be a strain on both of these schools.</p> <table border="1"> <thead> <tr> <th>School</th> <th>2021-2022 (40th Day) Enrollment</th> <th>Facility Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>Painted Sky Elementary School</td> <td>600</td> <td>660</td> <td>60</td> </tr> <tr> <td>Jimmy Carter Middle School</td> <td>612</td> <td>950</td> <td>338</td> </tr> <tr> <td>West Mesa High School</td> <td>2,013</td> <td>1,995</td> <td>-18</td> </tr> </tbody> </table> <p>To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <ul style="list-style-type: none"> • Provide new capacity (long term solution) <ul style="list-style-type: none"> o Construct new schools or additions o Add portables o Use of non-classroom spaces for temporary classrooms o Lease facilities o Use other public facilities • Improve facility efficiency (short term solution) <ul style="list-style-type: none"> o Schedule Changes <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Double sessions <input checked="" type="checkbox"/> Multi-track year-round o Other 	School	2021-2022 (40 th Day) Enrollment	Facility Capacity	Space Available	Painted Sky Elementary School	600	660	60	Jimmy Carter Middle School	612	950	338	West Mesa High School	2,013	1,995	-18	The site plan amendment that is the basis of this request does not propose any additional residential uses from the 88 multi-family units at Nuevo Atrisco apartments that were constructed on the northern site. School capacity of the area will therefore not be impacted by the proposed amendment.	-
School	2021-2022 (40 th Day) Enrollment	Facility Capacity	Space Available																		
Painted Sky Elementary School	600	660	60																		
Jimmy Carter Middle School	612	950	338																		
West Mesa High School	2,013	1,995	-18																		

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
			<ul style="list-style-type: none"> ☑ Float teachers (flex schedule) • Shift students to Schools with Capacity (short term solution) <ul style="list-style-type: none"> o Boundary Adjustments / Busing o Grade reconfiguration • Combination of above strategies All planned additions to existing educational facilities are contingent upon taxpayer approval		
Parks and Rec	PR-2020-003847 Plat	6.24.2022	No objection to the requested replat. Central Ave NW is a Community Principal Arterial and a Proposed Pedestrian Project per the MTP 2040; Unser Blvd NW is a Regional Principal Arterial; both require street trees upon applicable development per IDO Section 5-6(B).	No response necessary	-
Parks and Rec	PR-2018-001405 Site Plan	6.24.2022	It is unclear when the City project will be complete and the number of street trees planned? Street trees are typically required by the applicant in the landscape buffer inside the property line. Is it possible to provide more trees?	The applicant follows the previously approved DRB landscape plan that notes public ROW landscape to be installed by the city. Due to the setbacks and building placement no street trees are feasible along Central Avenue within the property line. Required walkway, parking lot, and parking lot edge trees are met within the site and along Unser Blvd.	
Parks and Rec	PR-2018-001405 Site Plan	6.24.2022	The Urbanite Ash is not a recommended tree on the City's Official Plant Palette due to drought and heat stress. The Nature Conservancy's NM Climate Ready List may show additional options for the parking lot.	The submitted Landscape Plan SDP2.1 does not list Urbanite Ash as a proposed tree.	
Planning	PR-2018-001405 Site Plan	6.24.2022	The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.	The project team will reflect the accurate project numbers on all sheets resubmitted to DRB staff for final sign-off.	
Planning	PR-2018-001405 Site Plan	6.24.2022	Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda		
Planning	PR-2018-001405 Site Plan	6.24.2022	All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. All Landscape Plans must be	The Site Plan amendment packet submitted on 6.3.2022 which can be retrieved utilizing this link ☐ Nuevo Atrisco - DRB Major	SDP2.1

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
			sealed and signed by a Landscape Architect licensed in the State of New Mexico.	SP Amendment Submittal 6.3.2022 , included a landscape plan on page 161 of the pdf. This landscape plan was signed/stamped by a NM registered landscape architect.	
Planning	PR-2018-001405 Site Plan	6.24.2022	The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.	The applicant has worked with Transportation, Hydrology, and Water Authority to receive the proper signatures for Form S, which was resubmitted to DRB staff in a supplemental submittal on 6.7.2022. The appropriate files can be retrieved utilizing the following link:	
Planning	PR-2020-003847 Plat	6.24.2022	All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.	The applicant understands that all re-platting actions cannot increase any existing nonconformity or create a new nonconformity.	
Planning	PR-2018-001405 Site Plan	6.24.2022	Future development must meet all applicable standards and provisions of the previous approved Site Plan. Future changes to approved Site Plan may require minor/major amendments to that plan. If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM.	The applicant understands that future changes to the approved site plan may require future amendments. It is our understanding that the existing site plan does not include specific standards tailored for this development, so future amendments	-
Planning	PR-2018-001405 Site Plan	6.24.2022	Please identify the front (is the front Central Avenue?), side and rear of the buildings and show setback measurements on the Site Plan for compliance with Table 5-1-2.	Yes, Central Avenue is the front, Unser is the side and the property line abutting the apartments is the rear. SDP1.1 was amended to lists required setback in Project Data, identification about front/side/rear was added.	SDP1.1
Planning	PR-2018-001405 Site Plan	6.24.2022	Elevations should show a measurement for the total building height of each building even though it is clear that buildings will comply with 65 foot height allowance for a Premium Transit area.	The elevation sheets SD5.1, 5.2 and 5.3 indicate a T.O. ROOF that shows the total building height measurement.	SDP5.1-5.3

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses

Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
Planning	PR-2018-001405 Site Plan	6.24.2022	<p>For the various uses referenced in the amendment file please ensure all the standards below are being met. All were discussed in previously with the applicant.</p> <p>Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit, PT-Premium Transit and Activity Center.</p> <ul style="list-style-type: none"> • 4-3-D-37 Retail Use Specific Standards. • 4-3-D-10 Mobile Food Court Use Specific Standards. Please demonstrate how 4-3-D-10-e&f are being met. • 4-3-D-36 Farmers Market Use Specific Standards. • 4-3-D-8 Restaurant Use Specific Standards along with 4-3-F-4 Drive-through or Drive-up Facility. Please provide additional detail on drive-through/Drive-up and demonstrate how standards are being met. • 4-3-D-32 Other Outdoor Entertainment Use Specific Standards. • 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. • 5-2 Site Design, Climate and Geographic analysis. • 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements and demonstrate all sections are being met. Identify Use from Table 5-5-1 for Lot 1. • 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-C-16 Alternative Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Please provide additional detail to demonstrate all sections are being met. • 5-7 Walls/Fences. • 5-11-E Building and façade design. For Use and Development definitions reference section 7-1. 	<p>The applicant has updated the justification letter associated with this request to address how the site complies with the standards requested here.</p> <p>4-3-D-37 Retail Use Specific Standards. The proposed site plan contains three retail / restaurant buildings not exceeding 6,000 square feet a piece on a site that is zoned M-X. The use specific standards for retail uses of Section 4-3-D-37 therefore do not apply to this site.</p> <p>4-3-D-10 Mobile Food Court Use Specific Standards. The subject site provides a food vendor court, but the food vendor trailers are not mobile rather they will be placed on permeant foundation secured in place and have with independent power sources and therefore aren't subject to the requirements of Section 4-3D-10 for Mobile Food Courts. The food court vendor area does meet many of the standards for mobile food court. It will be fenced with a metal perimeter fence. The area within the fence, aside from the lawn, is anticipated to be permeable material but a concrete sidewalk will be provided around the permitter to ensure accessible routes. Additionally, any associated amenities such as tables and chairs will not obstruct designated ingress or egress areas.</p> <p>4-3-D-32 Other Outdoor Entertainment Use Specific Standards. The use complies with the fencing requirement of Section 4-3-D-32 Other Outdoor Entertainment. As mentioned above, the perimeter of the food court area is fenced by a metal fence. The fencing will ensure that activity from the food court use will not pass beyond the property line onto surrounding parcels.</p> <p>4-3-D-36 Farmers Market Use Specific Standards.</p>	

NUEVO ATRISCO DRB MEETING 6.29.2022

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
				<p>The outdoor gathering space in Lot 1 could potentially accommodate farmers markets. As the site is not located in the R-A, R-1, R-T, or MX-T zone districts it is not subject to the use standards of Section 4-3-D-36.</p> <p>4-3-D-8 Restaurant Use Specific Standards along with 4-3-F-4 Drive-through or Drive-up Facility. Any proposed restaurant uses will comply with the use specific standards of Section 4-3-D-8 restaurants. Alcohol sales will comply with NM State law requirements as applicable. The site complies with solid waste collection requirements of Part 9-10-1 of ROA 1994 as provide by the solid waste signatures obtained as part of the site plan approval. This approval was included in the site plan amendment packet submitted to DRB staff on 6.3.2022. The drive-through facility associated with lot 3 complies with the use standards of Section 4-3(F)(4). The order board will be limited to a maximum of 50 square feet, and ordinated away from the public street, and screened by the dumpster enclosure and associated landscaping. The use is compliant with all applicable parking and loading standards. The lot is not adjacent to any protected lots and therefore does not need to comply with neighborhood edge protections.</p> <p>5-11-E Building and façade design. The proposed building design meets the standards of section 5-11(E) Mixed-Use and Non-Residential Zone Districts. Buildings utilize a variety of strategies to provide a sense of human scale and interest at ground level including the use of architectural corner elements, the strategic location of pedestrian entrances and windows, the incorporation of metal awnings and strategic material and color changes at key</p>	

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

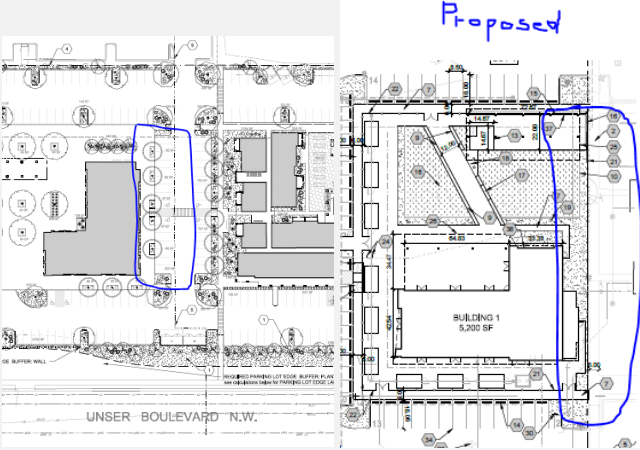
NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
				architectural features. Building facades facing Central Avenue meet the façade design standards of 5-11(E)(2) by providing a combination of primary pedestrian entrances, storefront windows with sills no higher than 30 inches above the finished floor, and awning along at 30 percent of the length of the façade, distributed so that at least 1 of these features occurs every 40 feet. These facades do not exceed 100' in length and therefore do not need to comply with the standards of Section 5-11(E)(3).	
Planning	PR-2018-001405 Site Plan	6.24.2022	Identify the use from Table 5-5-1 that is being used for the parking requirement (i.e., 5 spaces per 1000 GFA). Parking reductions are possible in Premium Transit Areas (See IDO 5-5(C)(5))	The applicant revised the site plan sheet to indicated there uses from Tale 5-5-1 that is being used for the parking requirement.	SDP1.1
Planning	PR-2018-001405 Site Plan	6.24.2022	No Landscape Plan sheet is included with the Major Site Plan Amendment – DRB submittal, but an Alternative Landscape Plan is mentioned in the justification letter. The Alternative Landscape Plan should be submitted to DRB. Any Alternative Landscape Plan must be approved prior to the approval of the Major Site Plan Amendment – DRB application.	The Site Plan amendment packet submitted on 6.3.2022 which can be retrieved utilizing this link (☐ Nuevo Atrisco - DRB Major SP Amendment Submittal 6.3.2022) included a landscape plan on page 161 of the pdf. No alternative landscape plan was deemed necessary.	SDP2.1
Planning	PR-2018-001405 Site Plan	6.24.2022	As part of landscaping plan: confirm compliance with 5-6(D)(2)(b) “Downtown, Urban Centers, and Main Street and Premium Transit areas. Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt.”	The applicant has added shrubs to the landscape strip to the south of the pedestrian path between the buildings and the property line along Central Avenue. The landscape coverage within this areas complies with the 50% percent requirement.	SDP2.1
Planning	PR-2018-001405 Site Plan	6.24.2022	Show compliance with 5-6(F)(1)(b) “Downtown, Urban Centers, and Main Street and Premium Transit Areas. Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer	A 5' wide landscape buffer with the required ratio of trees and shrubs is provided along Unser Blvd., where required.	SDP2.1

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses

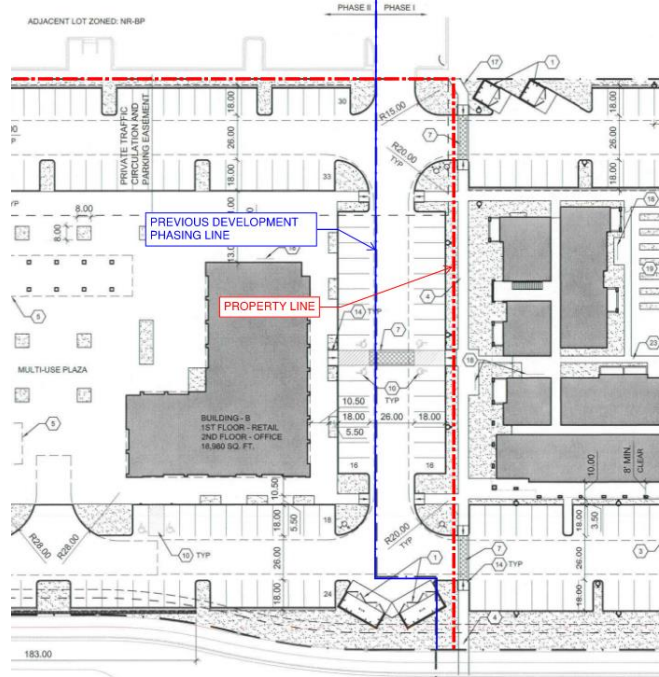
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
			at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall."	Section 5-6(E)(1)(c) exempts portions of the lot line covered by an access easement along adjacent lots. As an access easement runs along the entire western property line this lot line is exempt from a landscape buffer.	
Planning	PR-2018-001405 Site Plan	6.24.2022	Show compliance with 5-6(F)(2)(b) "Downtown, Urban Centers, and Main Street and Premium Transit Areas. At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped."	Parking lot landscaping is compliant with 5-6(F)(2)(b); lot 1 containing more than 50 parking spaces contains 10.4% landscaping and Lots 2 which contain less than 50 parking spaces contain 8.2% landscaping, and lot 3 which contains less than 50 parking spaces contains 6% landscaping within the parking lot. This information is reflected on landscape plan, sheet SD2.1.	SDP2.1
Planning	PR-2018-001405 Site Plan	6.24.2022	<p>There is a row of trees on the existing Site Plan that provides some landscape buffer between the commercial and the multi-family. Please show how the proposed landscaping provides equivalent or better landscaped buffering to the multi-family development.</p> 	A landscape buffer is not required per Table 5-6-4. The applicant added additional trees as a buffer to the adjacent multi-family housing site.	SDP2.1

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses

Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
Planning	PR-2018-001405 Site Plan	6.24.2022	<p>Confirm compliance with 5-1(D)(2)(b)(2) along the north property line: “A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.”</p> 	<p>The site plan complies with Section 5-1(D)(2)(b) that requires 50% of the front property line to be occupied by a building. 185’ of the 313.88 linear feet of property line is occupied by a building equating to 58%.</p> <p>The property line is now located directly adjacent to the sidewalk of the adjacent multi-family site and the community building and associated outdoor amenities occupy the location that was once a drive-aisle and parking indicated below. The outdoor spaces associated with the community building therefore do not front parking areas and the buffering requirements of 5-1(D)(2)(b)2 are not applicable, see diagram to the left.</p>	
Planning	PR-2018-001405 Site Plan	6.24.2022	<p>The Climatic and Geographic Responsive Evaluation and Sun Shade Analysis is well executed and shows high achievement of climatic responsive elements with some capture of mountain views.</p>	No response necessary	
Planning	PR-2018-001405 Site Plan	6.24.2022	<p>Provide a comment letter showing how the façade requirements of 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas are being met.</p>	<p>The applicant has revised the justification to outline compliance with the standards of 5-11(E)(2)(b). The revised justification has been submitted to the DRB on x.x.2022.</p>	-

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
Planning	PR-2018-001405 Site Plan	6.24.2022	Include in the comment letter how the Outdoor Seating requirements of 5-11(E)(3)(b) are being met.	Section 5-11(E)(3)(b) Urban Centers, and Main Street and Premium Transit Areas requires that each primary building containing more than 30,000 square feet of gross floor area on the ground floor shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of gross floor area on the ground floor. Proposed buildings are all below 6,000 square feet and there do not need to comply with this requirement. Despite being exempt, the site does provide 1 outdoor gathering areas on lot 1 that includes shade and other desired pedestrian amenities similar to what is required in 5-11(E)(3)(b).	
Planning	PR-2018-001405 Site Plan	6.24.2022	Please note that staff could have future comments and the Major Site Plan Amendment – DRB application is still under review.	The applicant understands that future comments may arise.	
Planning	PR-2018-001405 Site Plan	6.28.2022	Provide confirmation about the landscaping of the ROW along Central which is fronting the southern boundary of the site.	The applicant has met with DRB Staff on 7.8.2022 where it was determined that an easement was sufficient.	
Planning	PR-2020-003847 Plat	6.28.2022	The application number must be added to the Plat.	The application numbers will be indicated on the plat.	
Planning	PR-2020-003847 Plat	6.28.2022	DXF file approval email from AGIS must be submitted prior to final sign-off from Planning.	The applicant will submit an DXF file prior to final sign-off.	
Planning	PR-2020-003847 Plat	6.28.2022	All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity		
Planning	VA-2022-00165	6.28.2022	The Waiver request for the existing sidewalk width along the western side of Unser Blvd. NW could be acceptable depending on		

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Waiver | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
	Sidewalk Wavier		accommodation for future right-of-way width to be established for a future need for the 10 foot sidewalk.		
Planning	VA-2022-00165 Sidewalk Wavier	6.28.2022	The dimensional standards must be met for each of the proposed uses and lots. Provide confirmation that the standards are being met.	Dimensions have been added to the site plan to indicate the sidewalk widths.	SD1.0
Hydrology		6.28.2022	Hydrology has an approved Conceptual Grading & Drainage Plan (K10D058) with engineer's stamp 05/19/22.	No comment necessary	
Hydrology		6.28.2022	Hydrology has no objection to the Amended Site Plan.	No comment necessary	
Hydrology		6.28.2022	Hydrology defers to Transportation on the Sidewalk Waiver.	No comment necessary	
Hydrology		6.28.2022	Hydrology has no objection to the platting action.	No comment necessary	
Code Enforcement	PR-2020-003847 Plat	6.28.2022	Previous comments from CE 12/01/21 Sketch Plat have been noted and/or addressed.	No comment necessary	
Code Enforcement	PR-2020-003847 Plat	6.28.2022	CE has no further comments and no objections to the platting action proposed	No comment necessary	
Code Enforcement	PR-2018-001405 Site Plan	6.28.2022	Prior comments from CE 12/01/21 Sketch Plat are noted in submittal and appear to have been addressed.	No comment necessary	
Code Enforcement	PR-2018-001405 Site Plan	6.28.2022	Property is zoned MX-M, and must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 for lots and buildings. Show setbacks and heights on site plan and note/indicate requirements met.	The site plan and elevations sheets have been amended to indicate compliance with required standards such as setback and building heights.	SD1.0 SD5.1-3
Code Enforcement	PR-2018-001405 Site Plan	6.28.2022	Property is also located in the Premium Transit and Main Street Transit Area Corridors, which affect Dimensional Standards and present specific requirements related to these Corridor Areas regarding Development Design standards, such as IDO section 5-1(D)(2), as well as standards in IDO sections 5-5, Parking and 5-6, Landscaping, and 5-11 Building Design. Please show applicable Transit Area standards on Site Plans and note how plan is meeting those Dimensional/Design standard requirements.	The justification letter has been amended to address compliance with the standards indicated.	
Code Enforcement	PR-2018-001405 Site Plan	6.28.2022	Proposed Amendment to the Site Plan has multiple changes which were not reflected in prior approved plan, and may affect requirements in IDO sections 4-3 Use Specific standards, 5-5, Parking, 5-6, Landscaping,	The justification letter has been amended to address compliance with the standards indicated.	

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat

NUEVO ATRISCO | MAJOR SITE PLAN AMENDMENT DRB COMMENT RESPONSES

NUEVO ATRISCO DRB Comment 6.24.2022 Responses					
Commenting Agency	Action	Date Received	Comment	Applicant Response	Applicable sheets
			5-11 Building Design, and 5-12 Signs. Planning has recently submitted multiple detailed comments related to these changes, and Code Enforcement defers and refers to the Planning comment submittal, requiring that all IDO Code requirements cited are satisfied prior to approval.		
Transportation	PR-2020-003847 Plat	6.28.2022	There is a previously approved TCL for conceptual purposes, dated June 3, 2022. Please include this as part of the submittal package. (This is needed also for comparison purposes.)	The applicant will submit the previous TCL for comparison purposes.	
Transportation	PR-2020-003847 Plat	6.28.2022	The justification for the sidewalk waiver to allow for a 6-foot wide sidewalk along Unser Blvd. has been reviewed and there was mention of coordinating with DMD on future sidewalk widening. Please fill me in on any discussions or decisions made on this.	The applicant has met with DRB and DMD Staff on 7.8.2022 where it was determined that an easement was sufficient for future sidewalk widening.	
Transportation	PR-2020-003847 Plat	6.28.2022	A Civil Detail sheet has been included with the package since the conceptual TCL was approved for DRB. All details shall be submitted through the Building Permit process to approve the TCL for building permit.		
Transportation	PR-2020-003847 Plat	6.28.2022	A platting action is being submitted separately to establish shared access. This is typically required prior to site plan approval	A separate platting action is being undertaken concurrent to this site plan application.	

NUEVO ATRISCO DRB MEETING 6.29.2022

PR-2018-001405 Case Description: Amendment to Site Plan | SD-2022-01115, VA-2022-00165 Sidewalk Wavier | PR-2020-003847 Case Description: Major Preliminary Plat