

## Regina Okoye

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**From:** Regina Okoye  
**Sent:** Thursday, December 12, 2019 1:24 PM  
**Subject:** FW: Winrock Hotel DRB PR-2019-001579

**Importance:** High

**From:** Aranda, James M. <[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)>  
**Sent:** Thursday, December 12, 2019 11:40 AM  
**To:** Angela Williamson <[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)>; Martinez, Jacobo R. <[jacobomartinez@cabq.gov](mailto:jacobomartinez@cabq.gov)>  
**Cc:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>  
**Subject:** RE: Winrock Hotel DRB PR-2019-001579  
**Importance:** High

Angela,

Thank you for your query regarding the applicability of IDO §5-11 (E)(2) to the Winrock Hotel Site Plan (DRB PR-2019-001579). I conducted a detailed review of the overall site plan, the approved plat dated 6/11/2019, and GIS data and 2018 orthoimagery. I also discussed the project and applicability of the aforementioned IDO provision with Senior DRB Planner Maggie Gould. In reviewing all pertinent project information provided to me by the applicant, it appears that the proposed structure is internal to the Winrock site and **does not** face a public street. The applicant has certified that the proposed structure faces the back side of an apartment complex and is separated by a private access easement as documented—this detail was ascertained by conducting analysis of GIS data and 2018 orthoimagery.

Upon review of all available pertinent application information and the applicable provisions of the Integrated Development Ordinance, it is my interpretation that the provisions of IDO §5-11 (E)(2) are not applicable to the proposed project, also referred to as the Winrock Hotel (DRB PR-2019-001579).

Thank you for your patience in this matter. Please feel free to contact the Planning Department if you have any questions or require additional information regarding this matter.

Respectfully,

JMA



**JAMES M. ARANDA, MCRP**  
deputy director | planning department  
o 505.924.3361  
m 505.803.6378  
e [jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Angela Williamson <[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)>  
**Sent:** Wednesday, December 11, 2019 4:17 PM  
**To:** Aranda, James M. <[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)>; Martinez, Jacobo R. <[jacobomartinez@cabq.gov](mailto:jacobomartinez@cabq.gov)>  
**Cc:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>  
**Subject:** RE: Winrock Hotel DRB PR-2019-001579

Good afternoon James,

Thank you for your response. I have attached an overall Winrock site plan with the area of the hotel highlighted. I have also included the approved plat in which you can see that there is no public roadway. I just got out of a Winrock infrastructure meeting with Shahab, Maggie and Jeanne related to another issue but this was also reiterated by all in that meeting that this is not a public roadway. Per your request I have included the comments from planning with this question in it.

It is my interpretation that the provisions of 5-11(E(2) of the IDO regarding façade design do not apply in this particular project for the reasons state previously. Your direction on this issue would be greatly appreciated.

All my best,  
Angela

**ANGELA M. WILLIAMSON, CEO/PRINCIPAL**

**MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305

Albuquerque, NM 87109

Mobile + Text 505.999.8016

Office 505.338.1499 (Ext. 1000)



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**From:** Aranda, James M. <[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)>  
**Sent:** Tuesday, December 10, 2019 2:57 PM  
**To:** Martinez, Jacobo R. <[jacobomartinez@cabq.gov](mailto:jacobomartinez@cabq.gov)>; Angela Williamson <[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)>  
**Cc:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>  
**Subject:** RE: Winrock Hotel DRB PR-2019-001579

Angela,

Thank you for your query and supporting information. I am working on an official interpretation. Please send me a pdf of the site plan so I can verify the proposed building location and the status of the private easement (it could be a callout referencing the private easement on the site plan).

In addition please send me the full language of the DRB Planning comment so I have a better understanding of which requirements in IDO §5-11(E) they are referencing.

Last but not least, I want to ascertain your specific question—is it whether or not the provisions of IDO §5-11(E)(2) apply to the project?

Thank you!

JMA



**JAMES M. ARANDA, MCRP**

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**From:** Martinez, Jacobo R.

**Sent:** Monday, December 9, 2019 1:12 PM

**To:** 'Angela Williamson' <[awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)>

**Cc:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>; Aranda, James M. <[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)>

**Subject:** RE: Winrock Hotel DRB PR-2019-001579

Thank you, Angela

I am going to forward this email to Mr. James Aranda who will help provide an official interpretation.

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**From:** Angela Williamson [<mailto:awilliamson@modulusarchitects.com>]

**Sent:** Monday, December 9, 2019 10:58 AM

**To:** Martinez, Jacobo R. <[jacobomartinez@cabq.gov](mailto:jacobomartinez@cabq.gov)>

**Cc:** Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>

**Subject:** Winrock Hotel DRB PR-2019-001579

Good morning Jacobo,

DRB (Planning) provided a comment that states:

“Make sure that 5-11(E)(2) of the IDO regarding façade design is being met.”

2. Each façade facing a **public street** shall incorporate at least 2 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 40 linear feet contains at least 1 of the following features:

I met with Russell Brito on this issue some time ago. This hotel is internal to the Winrock site and does NOT face a public street. It faces the back side of an apartment complex and is separated by a private access easement as documented. This is NOT a public street.

Can you please provide your interpretation on this so I can move forward with the DRB review?

Thank you,  
Angela

**ANGELA M. WILLIAMSON, CEO/PRINCIPAL**  
**MODULUS ARCHITECTS, INC.**

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

December 10, 2019

Mr. Dana Peterson, P.E.  
Development Review Services  
PO Box 1293  
Albuquerque, NM 87103

RE: **Marriot Suites at Winrock  
Conceptual Grading and Drainage Plan Resubmittal  
Hydrology File: J19D0581**

Dear Mr. Peterson,

Thank you for your prompt review of the submittal. Below is a list of your comments received on November 7<sup>th</sup> which are included in *italics* and our responses in **bold** text.

1. Please provide the stormwater quality volume (SWQV) calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them. Additionally, large portions of the site do not appear to drain to any pond.
  - *Sub-basin 100A discharges 2,635 cubic feet of storm water into SWQ #1 which has a capacity of 2,921 cubic feet of storage.*
  - *Sub-basin 100A discharges 2,859 cubic feet of storm water into SWQ #1 which has a capacity of 3,852 cubic feet of storage.*
  - *SWQ #3 thru #18 are micro ponds within the parking islands.*
2. You may elect to make Payment-in-Lieu of onsite management for the volume not captured. In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management.
  - *Payment in-Lieu shall make up the difference between required and provided storage.*
3. This site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Vol. =  $0.26 \times \text{Imp. Area}$ ).
  - *Required Volume =  $112,650 \times 0.26/12 = 2,440.75$  cubic feet*
  - *Provided Volume (swq #3 + swq #18) @ 6-inch depth = 2,022 cubic feet.*
4. Label the Plan as "Conceptual – Not for Construction" or similar.
  - *Plans have been labeled "Conceptual-Not for Construction".*
5. The land treatments in the existing and proposed hydrology calculations are not reflective of the site and the proposed work.
  - *Existing land treatments have been changed to 0% A, 0% B, 3%, C and 97% D.*
  - *Proposed land treatments have been changed to 0% A, 0% B, 3%, C and 97% D.*

6. Additional detail, per the DPM Ch. 22.7 *Grading Plan Checklist*, is required:
  - a. Discussion and impacts of upstream offsite flows are missing.
    - ***Off-Site Flows do not enter the site. Language has been added to sheet C100.***
  - b. Proposed contours are rough and seem to ignore curbs, waterblocks and other site features.
    - ***Additional modeling has been done to provide additional clarity of proposed topography.***
  
7. Drainage features such as curb cuts, rundowns, roof drains, etc... should be identified at this stage; specific hydraulic calculations and exact locations may be deferred to Building Permit.
  - ***Curb cuts, rundowns and roof drains are shown on sheet C102.***

We greatly appreciate your time and consideration. Please contact me if you have any questions.

Sincerely,

  
Scott Eddings, P.E.



LEED® Accredited Professionals  
Landscape Design  
Landscape Construction  
Grounds Maintenance

STREET 7525 Second Street NW  
Albuquerque NM 87107  
MAIL PO Box 10597  
Albuquerque NM 87184-0597

MAIN 505.898.9615  
FAX 505.898.2105  
headsuplandscape.com

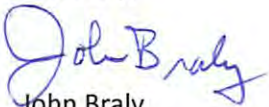
December 12, 2019

To Whom It May Concern:

This letter addresses the discussion concerning moving mature trees in the Winrock Center. The trees in question are *Platanus x acerifolia* (Sycamore) trees located in a narrow planting strip along Winrock Loop. The question is, can these Sycamore trees feasibly be moved from their present location to another location?

These Sycamores have a drip line diameter of approximate 35 feet with varying calipers. They were planted in a narrow strip of lawn that is watered by lawn sprinklers. The planting strip is bordered by concrete curb and asphalt. Given the size of the trees, one would have to dig into the ground beneath the curb and asphalt to capture enough root ball. Since the trees were planted in a lawn area and are watered by lawn sprinklers, the trees probably have a shallow root system. The challenges of forming a solid root ball with shallow roots and digging in soil beneath asphalt and concrete curb make the feasibility of digging and moving the trees very difficult. The survival rate would be probably be less than 50%. The large equipment needed to perform this task does not, to my knowledge, exist in the state of New Mexico. I'd surmise, digging and moving the trees would be very expensive and very risky.

Sincerely,

  
John Braly

New Mexico Landscape Architect #128

Yellowstone (formerly Heads Up) Landscape Company







DRB Chair, Planning Department  
Development Review Board Members  
City of Albuquerque  
600 Plaza del Sol, 600 2nd NW, Albuquerque, NM 87102

December 12, 2019

**RE: MARRIOT HOTEL AT WINROCK MALL – DRB PROJECT NUMBER: PR –2018-001579**

Members of the Development Review Board,

At our last DRB Hearing regarding the anticipated hotel at Winrock Town Center there was public testimony regarding the +/- 7 Sycamore Trees along the perimeter of the hotel site plan. Modulus Architects along with our Civil Engineer and Landscape Architect met at length to discuss and review our options regarding the possibility of saving these trees.

A survey of the trees was overlaid with our intended site plan. Based on information from the City Forester as well as our Landscape Architect, it is not only the trees that have to be considered but also the health of the tree roots protection area. In this case, the tree root areas exceed 35 ft. per tree.

We explored all possibilities to save the trees' but based on the size of the root protection area as well as the lack of viable options for relocation (see letter from registered Landscape Architect on file) we are unable to save the trees. To the greatest extent possible, our team of experts have come to a consensus that saving the trees on this plan will not be feasible.

We are willing to save as many trees as possible in the parking area as well as having just planted an excess of more than 28 new trees south of this site. We have also provided more landscaping than what is required for this project in order to help compensate for the removal of these trees. Lastly, but most importantly, within the next few months we will be submitting for approval a new park located within Winrock Town Center that will be more than 80,000 SF. It is and has always been the intention of the developers to create an environmentally friendly and fully landscaped development unlike any other commercial development in Albuquerque.

Please contact me if you have any questions.

Best Regards,

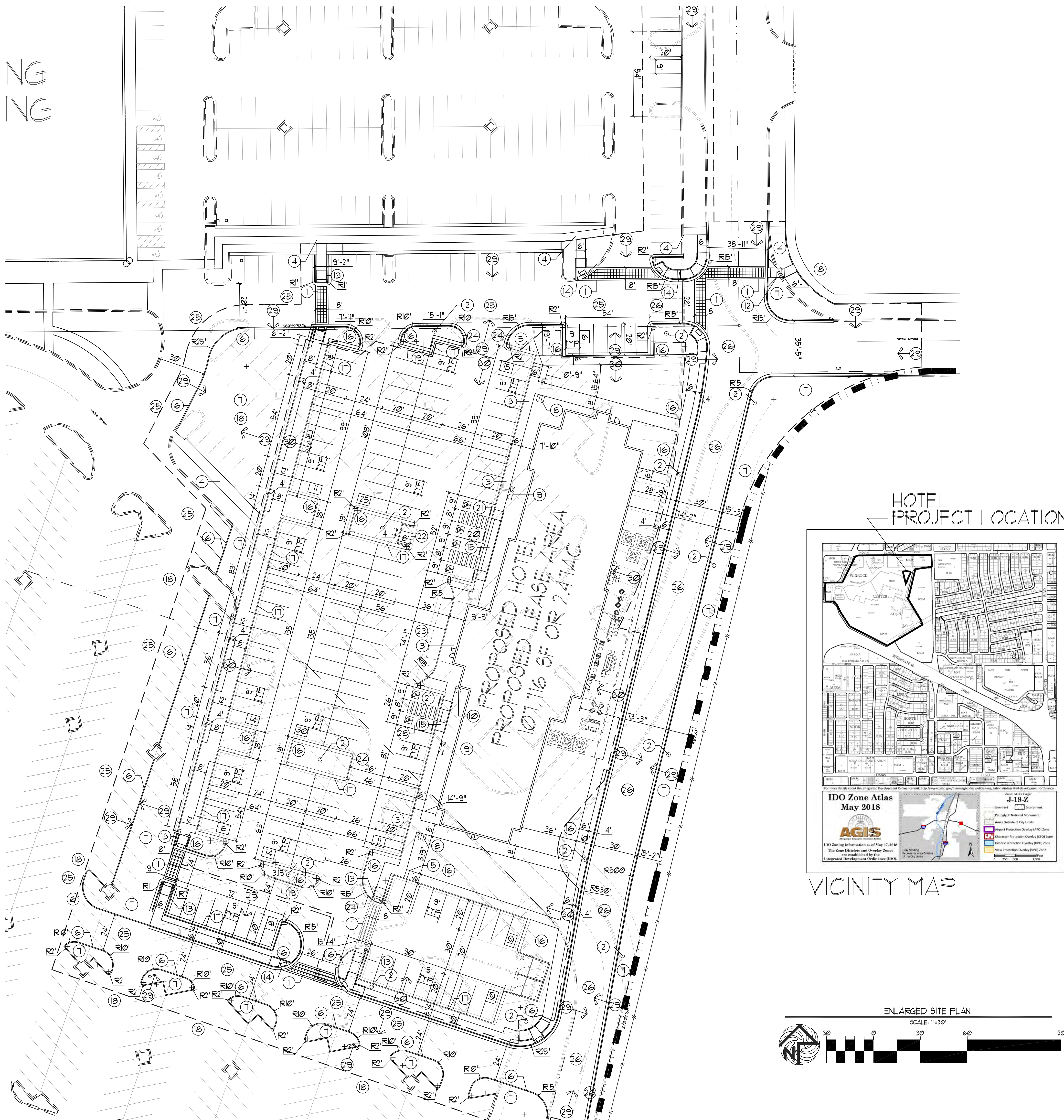
Angela Williamson, Principal  
Modulus Architects, Inc.  
100 Sun Ave. NE Suite 305



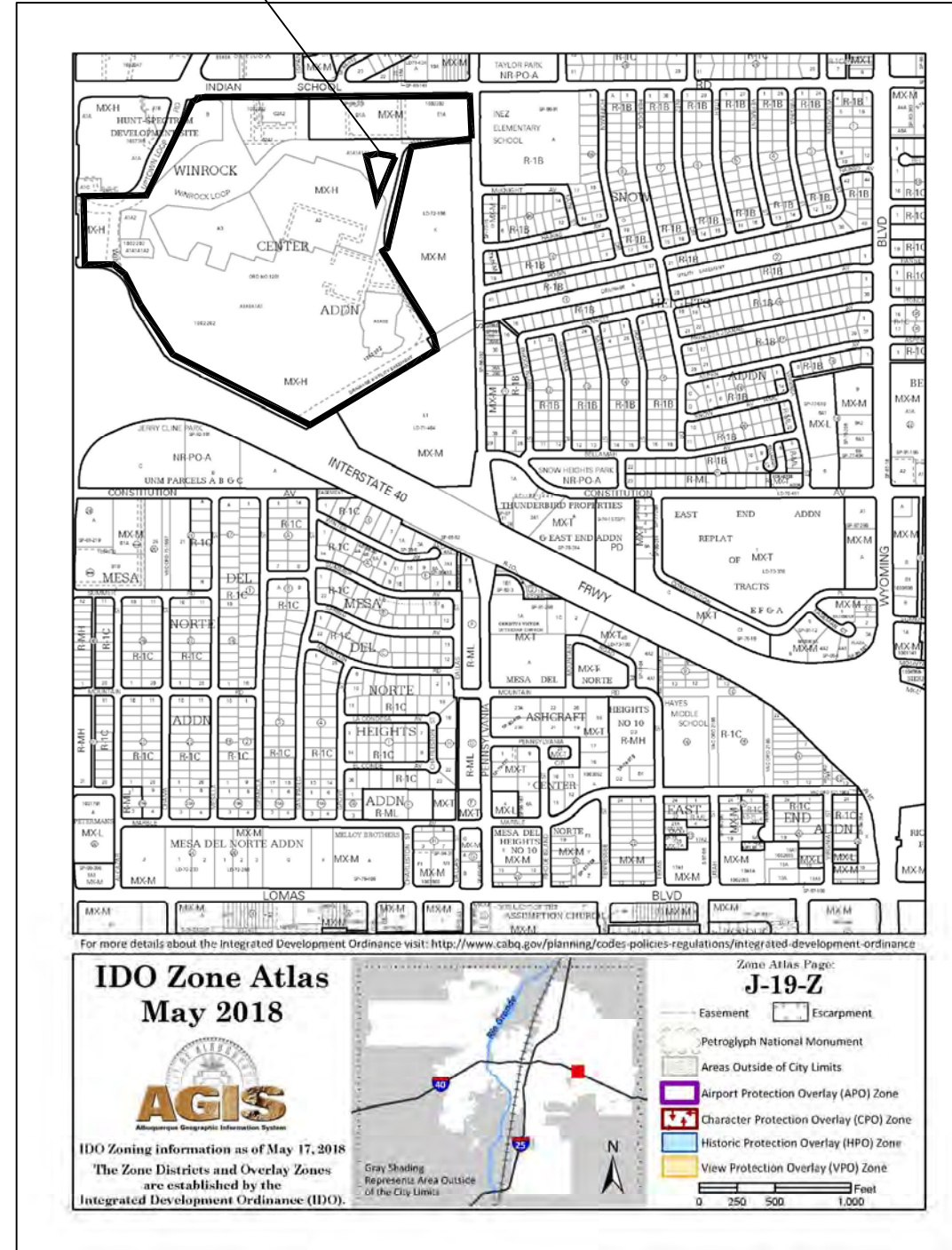
Albuquerque, NM 87109



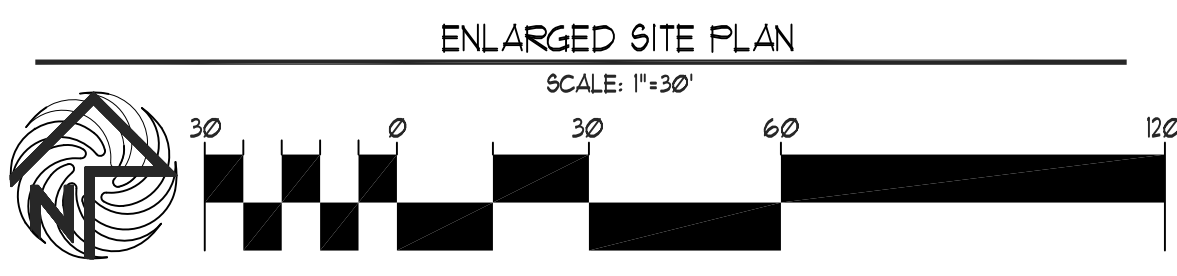




HOTEL PROJECT LOCATION



VICINITY MAP



- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A11
  - 2 20' LIGHT POLE LOCATION RE: DETAIL 3/A11
  - 3 INTEGRALLY COLORED CONC. SIDEWALK RE: DET 2/A12
  - 4 INDICATES EXISTING SIDEWALK SLAB AREA TO REMAIN
  - 5 INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 12/A12
  - 6 INDICATES NEW TEMP ASPHALT 6" EXTRUDED CURB
  - 7 INDICATES OFFSITE TEMP LANDSCAPE AREA TO BE GRAVELED ONLY (RE: LANDSCAPE PLAN)
  - 8 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 11/A12  
TYPICAL BIKE RACK GRAPHIC SYMBOL:
  - 9 BENCH LOCATION  
TYPICAL BENCH GRAPHIC SYMBOL:
  - 10 TRASH RECEPTACLE
  - 11 6" STEEL BOLLARD WITH CUSTOM CAP
  - 12 HANDICAP RAMP RE: 15/A11
  - 13 HANDICAP RAMP RE: 16/A11
  - 14 HANDICAP RAMP RE: 12/A11
  - 15 HANDICAP RAMP RE: 17/A11
  - 16 INDICATES LANDSCAPE AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
  - 17 INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A11 FOR KNOTCH DETAIL
  - 18 NOT A PART-FUTURE REDEVELOPMENT PHASE
  - 19 6" HIGH CONC. ISLAND RE: DET 4/A11  
RE: SITE GRADING PLAN FOR INFO
  - 20 DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A12
  - 21 WHEELSTOP RE: DET 5/A12
  - 22 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION  
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE  
RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
  - 23 EXTERIOR DECORATIVE CONCRETE ENTRY AREA MAIN BUILDING ENTRY PATHWAY
  - 24 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
  - 25 EXISTING ASPHALT DRIVE
  - 26 NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
  - 27 TIE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK LOCATION
  - 28 HC PARKING STALL RE: DET 5/A12
  - 29 INDICATES LANDLORD WORK SCOPE AREA
  - 30 INDICATES HOTEL OWNERSHIP WORK SCOPE AREA

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 UNIROCK CENTER ADDITION
TOTAL ACREAGE:	2.47 ACRES PROPOSED
EXISTING ZONING:	MX-H
PROPOSED USE:	HOTEL
PROPOSED BUILDING SIZE:	149 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	160 PARKS
TOTAL PARKING REQ.:	149 ROOMS / 3 X 2 + 99 REQUIRED PARKS
HC PROVIDED:	6 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
HC REQUIRED:	6 SPACES
BIKE SPACES PROVIDED:	10 SPACES
BIKE SPACES REQUIRED:	6 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
MOTORCYCLE SPACES REQUIRED:	3 SPACES

LINE/TYPE LEGEND

INTERNAL PHASE LINE	
MATCH LINE	
EXISTING PROPERTY LINE	
EXISTING CURB LINE	
PROPOSED CURB LINE	

PROJECT NUMBER: PR-2018-00519

APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABQUJA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
100 SUN AVE. N.W. SUITE 305  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: UNIROCK TOWN CENTER  
2100 LOUISIANA BLVD NE  
ALBUQUERQUE, NEW MEXICO

JOB NO.: WIN-HOTEL

PROJECT MANAGER: STEPHEN DUNBAR, AIA

DRAWN BY: XXX

SHEET TITLE: PROPOSED HOTEL DEVELOPMENT

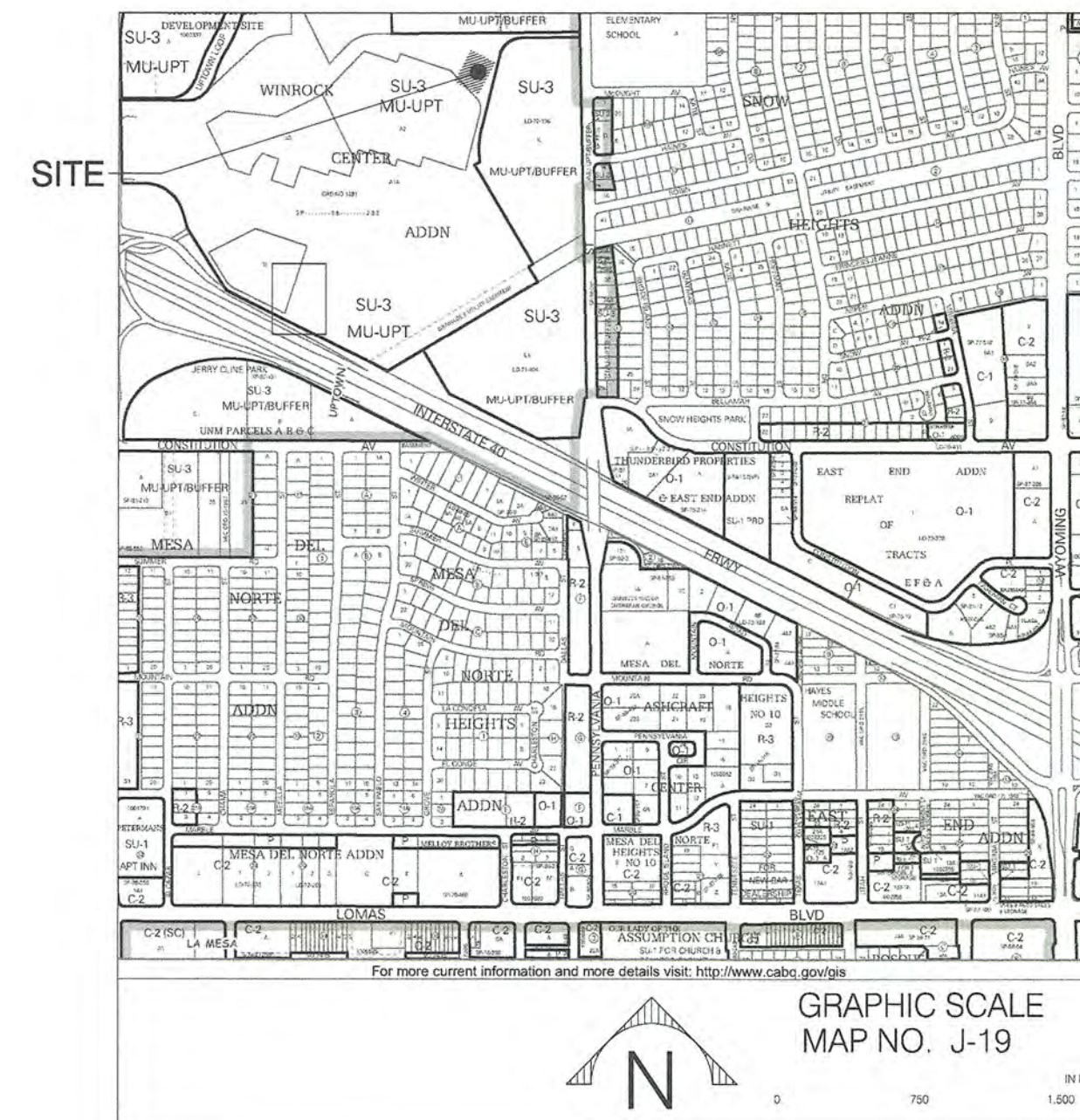
DATE: 10/25/2019

SCALE: RE: SCALE

SHEET: SP-1A2



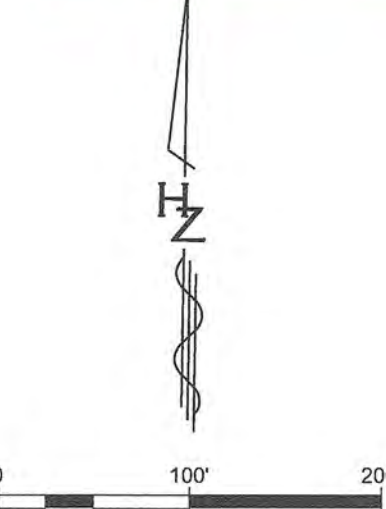
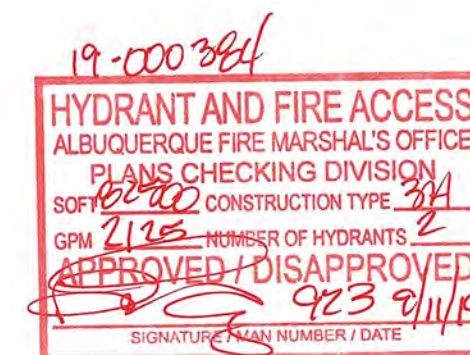
VICINITY MAP



KEYED NOTES

1. NEW PUBLIC FIRE HYDRANT
2. FIRE LANE DESIGNATION - PAINT CURB RED WITH ALTERNATING "NO PARKING" AND "FIRE LANE" TEXT @ 50' INTERVALS, MAX.
3. BUILDING HEIGHT: 75-FEET
4. EXISTING BUILDING - SPRINKLED
5. KNOX BOX
6. FIRE SERVICE LINE
7. POST INDICATOR VALVE
8. EXISTING FIRE HYDRANT
9. FDC LOCATION
10. STANDPIPE

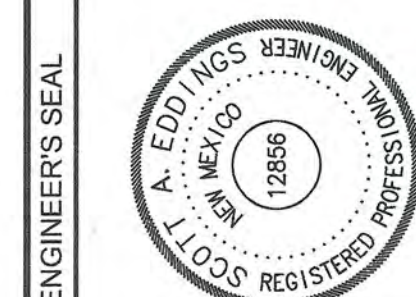
BUILDING AREA: 82,500 SF  
 CONSTRUCTION TYPE: III-A, SPRINKLED  
 FIRE FLOW TYPE: 2,000 GALLONS/MINUTE, 2 FIRE HYDRANTS PROPOSED  
 FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT CHECKLIST NOTES  
 SECURITY GATES: NONE  
 PREMISE ID: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY.  
 ACCESS AND LOADING: AN APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.  
 GRADE: FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

**SUN CAPITAL HOTELS, INC.**  
 WINROCK TOWN CENTER  
 HOTEL  
 TITLE: **HOTEL - FIRE ONE PLAN**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	EXHIBIT 1	



NO.	DATE	REVISIONS	BY
	DESIGNED BY: SAE	DESIGN	
	DRAWN BY: LRT		
	DATE: JULY 19, 2019		
	DATE: JULY 19, 2019		
	PROJ.#: R203690 04		
	DWG NAME: HOTEL FIRE ONE.dwg		
	CHECKED BY: SAE		
	DATE: JULY 19, 2019		

AS BUILT INFORMATION	
CONTRACTOR	DATE
STARTED BY	DATE
ACCEPTANCE BY	DATE
FIELD CATCHER BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

BENCH MARKS	
FOUND MONUMENT "20_H18"	DATE
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	DATE
N=1493,154.978	DATE
E=1545,042.210	DATE
PUBLISHED EL=5283.22 (N.A.D. 1986)	DATE
GROUND TO GRID FACTOR=0.99961580	DATE
DELTA ALPHA ANGLE=C+1130.11"	DATE

Plotted: 8/11/2019 12:08:23 PM, By: Tufeye, Linda  
 Last Saved: 8/11/2019 12:07:38 PM, Info: AutoCAD/Enhance/HOTEL FIRE ONE.dwg

